

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



RO#874

ENVIRONMENTAL HEALTH SERVICES
ENVIRONMENTAL PROTECTION
1131 Harbor Bay Parkway, Suite 250
Alameda, CA 94502-6577
(510) 567-6700
FAX (510) 337-9335

March 27, 1997

Jerriann Alexander, Civil Engineer
R. William Rudolph, Geotechnical Engineer
Subsurface Consultants, Inc.
171 - 12th St. #205
Oakland, CA 94607

Re: Elmhurst Anodizing, 910 -81st Ave. #18, Oakland, CA 94621;
SCI 611.008

Dear Ms. Alexander & Mr. Rudolph,

In your report, you stated that I "...concluded that immediate action beyond the County's jurisdiction was necessary...contacted the EPA..." I did neither. Someone else from our agency or another agency was responsible for these actions. Please correct your report. If you have any questions regarding this, you may contact me at 567-6746.

Sincerely,

Don Hwang
Hazardous Materials Specialist

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



RO# 874

RAFAT A. SHAHID, DIRECTOR

DEPARTMENT OF ENVIRONMENTAL HEALTH
1131 Harbor Bay Parkway
Alameda, CA 94502-6577
(510) 567-6777

STID 953

February 5, 1996

Steve Banker LCB Associate
1000 Broadway, Suite 620
Oakland, CA 94607
Attn: Merle Konigsberg

RE: OLEN LOT, 910 81ST AVENUE, OAKLAND, CA 94621

Dear Responsible Party,

This office and the Regional Water Quality Control Board (RWQCB) have reviewed the case closure summary for the above referenced site and concur that no further action related to the underground tank release is required at this time. Before a remedial action completion letter is sent, the one onsite monitoring well (MW-1) should be decommissioned. Please notify this office upon completion of well destruction so a closure letter can be issued.

Information on the proper procedures for the decommissioning of monitoring wells may be obtained from Alameda County Water District - Zone 7 at (510)484-2600.

If you have any questions, please feel free to call me at (510)567-6764.

Sincerely,

Dale Klettke, CHMM
Hazardous Materials Specialist

c: Tom Peacock, LOP Manager--files
bc Jeriann Alexander, P.E. c/o Subsurface Consultants, Inc., 171 12th Street, Suite 201,
Oakland, CA 94607

0953mwde.dkt

ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY

DAVID J. KEARS, Agency Director



R0874

RAFAT A. SHAHID, ASST. AGENCY DIRECTOR

DEPARTMENT OF ENVIRONMENTAL HEALTH
State Water Resources Control Board
Division of Clean Water Programs
UST Local Oversight Program
80 Swan Way, Rm 200
Oakland, CA 94621
(510) 271-4530

October 15, 1993
StID # 953

Mr. Steve Banker
LCB Associates
The Ordway Building
1 Kaiser Plaza, Suite 301
Oakland, CA 94612-3603

**Re: Comment on October 15, 1993 Soil Remediation and August 1993
Quarterly Monitoring Report for 910 81st Ave, Oakland 94621**

Dear Mr. Banker:

Our office has received and reviewed the above referenced report detailing the overexcavation of soils and groundwater sampling for the site at 910 81st Ave. Our office agrees with the conclusion of your consultant ie soil contamination has been removed to a large extent and groundwater appears to be contaminated with low levels of extractable and volatile petroleum hydrocarbons. Since benzene has not been detected in any of the three monitoring events and the level of gasoline, diesel and TEX (toluene, ethylbenzene and xylenes) remain low, you should continue to monitor well, MW-1, on a quarterly basis.

You may contact me at (510) 271-4530 if you have any questions.

Sincerely,

Barney M. Chan
Hazardous Materials Specialist

cc: J. Alexander, Subsurface Consultants, Inc., 171 12th St.,
Suite 201, Oakland CA 94607

E. Howell, files

2-910-81

ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY

DAVID J. KEARS, Agency Director



R0874

RAFAT A. SHAHID, ASST. AGENCY DIRECTOR

March 8, 1993
StID # 953

DEPARTMENT OF ENVIRONMENTAL HEALTH
State Water Resources Control Board
Division of Clean Water Programs
UST Local Oversight Program
80 Swan Way, Rm 200
Oakland, CA 94621
(510) 271-4530

Mr. Steve Banker
LCB Associates
The Ordway Building
One Kaiser Plaza, Suite 301
Oakland CA 94612-3603

**Re: Review of March 3, 1993 Hydrocarbon Contamination Assessment
for 910 81st Ave., Oakland CA 94621**

Dear Mr. Banker:

Our office has received and reviewed the above referenced report prepared by Subsurface Consultants, Inc. (SCI). This report details the results of the additional subsurface investigation at 910 81st Ave., Oakland CA. Recall five borings, one piping run sample and the installation of one monitoring well within one of the boring was performed. Our office agrees with the consultants conclusions and recommendations which follow:

1. The additional piping run soil sample indicates that you would not expect a lead contamination problem in the area of the former piping sample which initially found 636 mg/kg (parts per million) lead.
2. It appears that the gasoline contamination is most highly concentrated within the former tank pit. Our office agrees that the soils within the previous tank pit should be removed and the pit should be backfilled with clean fill. Our office also would like soil samples from the pit floor and sidewalls to be taken to verify the extent of hydrocarbon contamination. Please contact me 48 working hours in advance in order to witness the soil resampling.
3. As recommended by SCI, quarterly groundwater sampling should continue and reported to our office.

You may contact me at (510) 271-4530 should you have any questions.

Sincerely,

A handwritten signature in cursive script that reads "Barney M. Chan".

Barney M. Chan, Hazardous Materials Specialist

cc: G. Jensen, Alameda County District Attorney Office
R. Hiett, RWQCB
J. Alexander, SCI, 171 12th St., Oakland CA 94607
E. Howell, files 2-910-81

ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY

DAVID J. KEARS, Agency Director



R0874

RAFAT A. SHAHID, ASST. AGENCY DIRECTOR

March 8, 1993
StID # 953

DEPARTMENT OF ENVIRONMENTAL HEALTH
State Water Resources Control Board
Division of Clean Water Programs
UST Local Oversight Program
80 Swan Way, Rm 200
Oakland, CA 94621
(510) 271-4530

Mr. Steve Banker
LCB Associates
The Ordway Building
One Kaiser Plaza, Suite 301
Oakland CA 94612-3603

**Re: Review of March 3, 1993 Hydrocarbon Contamination Assessment
for 910 81st Ave., Oakland CA 94621**

Dear Mr. Banker:

Our office has received and reviewed the above referenced report prepared by Subsurface Consultants, Inc. (SCI). This report details the results of the additional subsurface investigation at 910 81st Ave., Oakland CA. Recall five borings, one piping run sample and the installation of one monitoring well within one of the boring was performed. Our office agrees with the consultants conclusions and recommendations which follow:

1. The additional piping run soil sample indicates that you would not expect a lead contamination problem in the area of the former piping sample which initially found 636 mg/kg (parts per million) lead.
2. It appears that the gasoline contamination is most highly concentrated within the former tank pit. Our office agrees that the soils within the previous tank pit should be removed and the pit should be backfilled with clean fill. Our office also would like soil samples from the pit floor and sidewalls to be taken to verify the extent of hydrocarbon contamination. Please contact me 48 working hours in advance in order to witness the soil resampling.
3. As recommended by SCI, quarterly groundwater sampling should continue and reported to our office.

You may contact me at (510) 271-4530 should you have any questions.

Sincerely,

Barney M. Chan, Hazardous Materials Specialist

cc: G. Jensen, Alameda County District Attorney Office
R. Hiett, RWQCB
J. Alexander, SCI, 171 12th St., Oakland CA 94607
E. Howell, files 2-910-81

ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY

DAVID J. KEARS, Agency Director



R0874

RAFAT A. SHAHID, ASST. AGENCY DIRECTOR

December 2, 1992
STID # 953

DEPARTMENT OF ENVIRONMENTAL HEALTH
State Water Resources Control Board
Division of Clean Water Programs
UST Local Oversight Program
80 Swan Way, Rm 200
Oakland, CA 94621
(510) 271-4530

Merle Konigsberg c/o
Mr. Steve Banker LCB Associates
The Ordway Building
#1 Kaiser Plaza, Suite 301
Oakland CA 94612-3603

**Re: Work Plan for Soil and Groundwater Assessment at
910 81st Ave., Oakland CA 94621**

Dear Mr. Banker:

Our office has received and reviewed the November 2, 1992 work plan for soil and groundwater assessment as provided by Subsurface Consultants, Inc. (SCI). In general, their work plan for the drilling of four test borings and converting of the downgradient boring into a monitoring well is acceptable. However, our office has the following additional concerns:

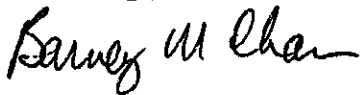
1. Please provide a copy of the manifest for the disposal of the underground tank to complete our tank closure report.
2. The source of the water in the excavation pit remains a mystery. As reported previously by SCI, it was determined that the water was not from the sanitary sewer and EBMUD was unable to determine that it was from one of their water lines. Because of the rate at which water seeped into the pit, it was not thought to be groundwater. Groundwater in this area normally occurs at approximately 10-11 feet, a depth lower than where this water was noticed. In any event, the flow of this water needs to be determined and corrected since it poses a conduit for dissolved hydrocarbon contamination. Please provide a plan of correction for this situation.
3. The vertical extent of soil contamination has yet to be determined particularly in the area of soil sample T-2 where 490 parts per million (ppm) of Total Petroleum Hydrocarbons as gasoline (TPHg) was found. It would be prudent to excavate this soil to reduce its impact to groundwater. Please provide a work plan to assess and remediate this soil contamination.
4. Recall that soil sample P-1, taken under the piping, had a total lead concentration of 636 ppm. It is therefore necessary to perform a soluble lead analysis on this sample via the Waste Extraction Test (WET) method. Please provide the analytical results of this analysis.

Mr. Steve Banker
STID #953
Olen Lot
December 2, 1992
Page 2.

Please provide the requested information to our office within 45 days of receipt of this letter.

You may contact me at (510) 271-4530 if you have any questions.

Sincerely,



Barney M. Chan
Hazardous Materials Specialist

cc: G. Jensen, Alameda County District Attorney Office
R. Hiatt, RWQCB
J. Alexander, SCI, 171 12th Street, Suite 201, Oakland 94607
E. Howell, files

2-wp910-81

ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY

DAVID J. KEARS, Agency Director



R0874

RAFAT A. SHAHID, ASST. AGENCY DIRECTOR

September 2, 1992
STID 953

DEPARTMENT OF ENVIRONMENTAL HEALTH
State Water Resources Control Board
Division of Clean Water Programs
UST Local Oversight Program
80 Swan Way, Rm 200
Oakland, CA 94621
(510) 271-4530

Ms. Merle Konigsberg c/o
Mr. Steve Banker, LCB Associate
1000 Broadway Suite 620
Oakland CA 94607

Re: Request for Work Plan for Subsurface Investigation at
910 81st Ave., Oakland CA 94621

Dear Ms. Konigsberg:

Our office has received and reviewed the results of soil samples taken subsequent to the underground tank removal at the above site. The July 20, 1992 report was provided by your consultant, Subsurface Consultants, Inc. The report indicates that 480 parts per million (ppm) gasoline and BTEX (benzene, toluene, ethylbenzene and xylenes) in the amounts of 280, 2200, 4800 and 9200 parts per billion (ppb) respectively, was found in in the soil sample taken from approximately one foot into the native soil at the east end of the tank. A hole seen in the tank is the likely source of the fuel release. Because of these results your site has considered to have experienced an unauthorized release of petroleum fuel; the extent of which must be determined and remediated. Enclosed please find an Unauthorized Release/Leak Report form to be completed by you or your designee.

In addition, you are requested to submit to our office within forty-five (45) days a work plan which details your subsurface investigation and offers a plan to remediate said contamination. Enclosed you will also find a copy of Appendix A, Workplan for Initial Subsurface Investigation, a guidance document published by the Regional Water Quality Control Board (RWQCB) listing the common elements of a workplan. Please be advised that this office is working in conjunction with the RWQCB to oversee the remediation of hydrocarbon contaminated sites such as this. The RWQCB is the agency entrusted to protect the Waters of the State.

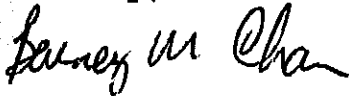
Please be aware that the Tank Closure Report is missing the manifest for the tank and piping. In addition, please send all receipts, weight tags etc, for any contaminated soils or water which was off-hauled from this site. Apparently, 800 gallons of water was removed from the excavation pit by Laidlaw Environmental while stockpiled soils were reinterred into the pit to prevent access problems to the site.

Ms. Merle Konigsberg
STID # 953
910 81st Ave.
September 2, 1992
Page 2.

You should consider this a formal request for technical reports pursuant to the California Water Code Section 13267 (b). All workplans, analytical results or reports should be sent to our office and to that of the RWQCB to the attention of Mr. Rich Hiett. Their address is 2101 Webster St., Fourth Floor, Oakland CA 94612. Be aware, failure to submit the requested documents may subject you to civil liabilities.

Please contact me at (510) 271-4320 should you have any questions regarding this letter.

Sincerely,



Barney M. Chan
Hazardous Materials Specialist

enclosures

cc: M. Thomson, Alameda County District Attorney Office
R. Hiett, RWQCB
J. Alexander, SSC, 171 12th St., Suite 201, Oakland CA 94607
E. Howell, files

WPR-910-81

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



R0874

December 23, 1991

DEPARTMENT OF ENVIRONMENTAL HEALTH
Hazardous Materials Program
80 Swan Way, Rm. 200
Oakland, CA 94621

Mr. Steve Banker Agent for Ms. Merle Cunningsberg Property Owner
LCB Associates
519 17th St. Suite 700
Oakland CA 94612

Re: Underground Tank at 910-81st Ave., Oakland CA 94621

Dear Mr. Banker:

Upon field investigation, on December 16, 1991, it was determined that an underground tank exists at the above site.

In accordance with the California Code of Regulations, Title 23, Chapter 3, Subchapter 16, Underground Tank Regulations, you must perform either of the following:

1. Submit a tank closure plan to this Department as required by Article 7, 2670, or
2. Apply for a permit as required by Article 10, 2710.

You are directed to notify this Department within (10) ten days of your intentions and to obtain the necessary instructions and forms.

Please note that section 25299 of the California Health and Safety Code states that any operator or owner of an underground storage tank is liable for civil penalty or not less than five hundred dollars or more than five thousand dollars per day for failure to obtain a permit, or failing to properly close an underground storage tank, as required by section 25298.

You may contact me at (510) 271-4320 should you have any questions concerning this letter.

Sincerely,

Barney M. Chan
Hazardous Materials Specialist

cc: Gil Jensen, Alameda County District Attorney Office
files
910-81stUGT

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



RO874

March 28, 1991

DEPARTMENT OF ENVIRONMENTAL HEALTH
Hazardous Materials Program
80 Swan Way, Rm. 200
Oakland, CA 94621
(415)

Mr. Michael Katz
Blymyer Engineers, Inc.
1829 Clement Avenue,
Alameda, CA 94501-1395

Re: Site Search for Properties Near 1001 81st Ave., Oakland

Dear Mr. Katz:

This letter is in response to your request for information regarding hazardous materials storage and hazardous materials releases at sites located near 1001 81st Ave., Oakland 94621. Specifically, you requested information at sites on 79th Avenue, 80th Avenue, 81st Avenue and Ruidsdale. The information below provides that which is available from our agency only and is accurate to the best of our knowledge. Below lists all of the County's information on the sites requested which includes sites on 81st Avenue only.

(R01163) 810 81st Avenue- Mother's Cake and Cookies Co.- A diesel fuel tank has recently been installed at this site. Five underground tanks currently exist at this site, one gasoline, one diesel, two waste oil and one fuel oil. These underground tanks are currently scheduled for removal along with two hydraulic hoists. This company stores pesticides in a shed on the south side of the property. In this same area is the abandoned maintenance area and paint shop. They use sodium hydroxide to pretreat their effluent water. They have a solvent tank in their machine shop along with welding gas cylinders. Some small amounts of waste oil is generated at this site.

(R0557) 851 81st Avenue- Sunshine Biscuit- Recently a fuel oil and a gasoline underground tank were removed from this site. Contamination was discovered and a groundwater investigation is pending. Above ground diesel fuel tanks were installed prior to the tank removals.

(R01086) 860 81st Avenue- Well-Made Products- This company manufactures fluorescent lighting fixtures, sheet metal and wheelbarrows. In 1986 an inspection revealed violations including: improper labeling of containers, greater than 90 days of waste storage, lack of records for waste disposal, leakage of oils to the ground, improper storage and lack of a contingency plan. A written response to these violations was sent to our office. This inspection was in response to a DOHS request for a joint inspection. There are two underground tanks at this site, 1- 2000 gallon diesel and 1- 2000 gallon regular

Mr. Michael Katz
Blymyer Engineers
March 28, 1991
Page 2

gasoline. This company stores oils, paints, solvents and lacquer thinner.

873 81st Avenue- Bay Area Crane Hoist is considered a generator of hazardous waste. The hazardous materials noted in a 1985 inspection include cleaning solvent, aluminum foundry waste and boiler cleaning waste.

880 81st Avenue- Ideal Garage. Property owner is New Educational Development Corporation. In 1986 approximately 40 drums of material was donated to the property owner by Synanon. This company generates waste oil and solvent. There are three underground tanks present, two were abandoned and one is in use to store waste oil.

(R0874) 910 81st Avenue- At this location several businesses have existed that have stored and generated hazardous material.

In 1985, Metalcraft Industries was located here, a tool and die shop. Cromin Marine Repair was also located here in 1985. Aluminum foundry waste was generated here at this time.

In 1986, LCB Associates was located here. At this time an emergency response occurred which our agency responded to. Chemicals associated with drug manufacturing were found including flammable solvent and corrosives.

In 1989, Elmhurst Anodizing, a plating shop moved in but at the time of inspection it was not yet in operation. No follow-up inspection has occurred as of yet.

940 81st Avenue- This is the location of New Century Beverage Co.. Pepsi Cola Bottling Co. stores 2000 gallons of liquid caustic soda and liquid phosphoric acid here.

(R0875) 966 81st Avenue- E.M.A.C.- Electromechanical Assembly Co. Inc., was located here. This company has been out of business since mid-1990. The company performed plating and painting. A 1986 inspection noted several violations including improper labeling, inadequate determination of drum contents, accumulation of waste in treatment tanks and improper storage and storage beyond 90 days. These violations were corrected as of January 1987. Records indicate one 1000 gallon underground tank is present at this site. At the time of

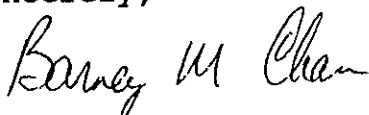
Mr. Michael Katz
Blymyer Engineers, Inc.
March 28, 1991
Page 3

the closure of this business, another inspection was performed. Noted violations included a large number of suspected drums of hazardous waste held beyond 90 days. E.M.A.C. was instructed to submit a closure plan which accounts for the use or disposal of all hazardous materials. A similar request for closure plan was made by EBMUD. E.M.A.C. had a zero discharge permit issued by EBMUD. To this date proper closure of this facility has not been documented and the business is currently closed, fenced and out of operation.

(R0714) 976 81st Avenue- This is a vacant lot used for storage. Several buildings exist here, one used to house maintenance equipment. Two underground tanks are present which are empty and awaiting removal.

This is all the information that is available from this office regarding hazardous waste storage and release on the sites you've requested. Enclose please find a bill for the time spent to perform this site search. You may contact me at 271-4320 should you have any questions.

Sincerely,



Barney M. Chan
Hazardous Materials Specialist

enclosure

cc: Edgar Howell, Chief, Hazardous Materials Division