

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



20884 ~~20284~~ (cc)

January 21, 1997.

Mr. Jerry Sherman
2429 Lincoln Ave.
Alameda, CA 94501

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

STID 2063

Re: Destruction of monitoring wells at 2501 Santa Clara Ave., Alameda, CA 94501

Dear Mr. Sherman,

This office and the San Francisco Bay Region- Water Quality Control Board have reviewed the case files for the above site and have determined that the site is ready for closure. However, prior to issuing a closure letter, this office is requesting that the three remaining monitoring wells be properly destroyed under permit from the Alameda County Flood Control District, Zone 7. Once closure of these wells is documented, this office will send you the Remedial Action Completion Certification letter, along with the Case Closure Summary.

Thank you for your cooperation. If you have any questions or comments, please contact me at (510) 567-6763.

Sincerely,


Juliet Shin
Senior Hazardous Materials Specialist

cc: Ms. Helen Goodman, 3239 Thompson Ave., Alameda, CA 94501
Acting Chief

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



RO# 884

December 5, 1996

Mr. Jerry Sherman
Jerry's Tire and Auto Center
2429 Lincoln Avenue
Alameda, CA 94501

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

STID 2063

Re: Closure of the site located at 2501 Santa Clara Ave., Alameda, CA

Dear Mr. Sherman,

This is to notify you that the Alameda County Environmental Protection Division is preparing to recommend to the Regional Water Quality Control Board (RWQCB) that the above case be considered for closure. The closure protocol involves the following: 1) the preparation of a Case Closure Summary by this office; 2) a two-tiered review process of the Case Closure Summary by this office; 3) the Case Closure Summary then goes to the RWQCB who has 30 days to review the summary and either concur or request additional information/investigations; 4) if the RWQCB concurs, this office will send you a closure letter, signed by the Director of this Division, along with a copy of the Case Closure Summary.

If you have any questions or comments, please contact me at (510) 567-6763.

Sincerely,

Juliet Shin
Senior Hazardous Materials Specialist

cc: Ms. Helen Goodman
3239 Thompson Ave.
Alameda, CA 94501

Mr. Peng Leong
ICES
P.O. Box 11582
Berkeley, CA 94712

Acting Chief

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



Ro # 884
RAFAT A. SHAHID, Assistant Agency Director

February 8, 1996

Ms. Helen Goodman
3239 Thompson Ave.
Alameda, CA 94501

ALAMEDA COUNTY 94500
Environmental Health Services
1131 Harbor Bay Pkwy., #250
Alameda CA 94502-6577
(510) 567-6700 FAX (510) 337-9335

STID 2063

Re: Required investigations at 2501 Santa Clara Ave., Alameda, California

Dear Ms. Goodman,

Per our conversation on February 8, 1996, and the County's June 15, 1993 and November 15, 1995 letters to you, continued groundwater monitoring and reporting is required for all three monitoring wells at the above site. This is a requirement based on regulations outlined in Title 23 California Code of Regulations and the California Water Code. Failure to conduct groundwater monitoring and reporting requirements could result in fines of up to \$1,000 per day, pursuant to Section 13268(b) of the California Water Code. To date, no work has been conducted out at the site since July 27, 1993.

Based on my previous conversations with you, there appears to be some confusion on the part of you and Mr. Sherman as to who the State designates as responsible for investigations at the site. Per Section 2720, Article 11 Title 23 California Code of Regulations, both you and Mr. Sherman are responsible for any investigations and corrective actions at the site. Per the above regulations, a "Responsible Party" is defined as "any owner of property where an unauthorized release of a hazardous substance from an underground storage tank has occurred", "any person who had or has control over an underground storage tank at the time of or following an unauthorized release of a hazardous substance", and "any person who owned or operated the underground storage tank(s) immediately before the discontinuation of its use." Consequently, both you and Mr. Sherman are designated by the State regulations as "Responsible Parties", and are therefore responsible for investigations/corrective action at the site.

Based on the previous groundwater sampling events conducted in 1992 and 1993, levels of Total Petroleum Hydrocarbon as gasoline (TPHg) and benzene, which is a known carcinogen, were observed to be consistently increasing in downgradient Well MW-3 (the last sampling event identified 7,200 parts per billion (ppb) TPHg and 3.9 ppb benzene in groundwater). This office is requiring that groundwater monitoring for the on-site wells continue to determine the following: 1) whether substantial leaching from soil contamination into groundwater is continuing; 2) whether plume migration has stabilized; 3) whether the plume is substantially impacting adjacent residences; and 4) whether the plume is bioattenuating. Groundwater samples should be analyzed for TPHg and benzene, toluene, ethylbenzene, and xylenes. In conjunction with the

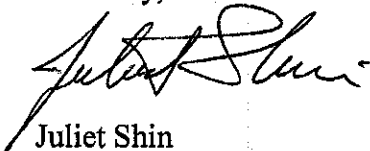
Ms. Helen Goodman
Re: 2501 Santa Clara Ave.
February 8, 1996
Page 2 of 2

groundwater sampling, this office is requiring that water level measurements and corresponding groundwater gradient determinations be made, and that a groundwater monitoring report, incorporating all this information and the lab analysis results, be submitted to this office for review **within 45 days of the date of this letter (i.e., by March 21, 1996)**. Based on the results of the next groundwater monitoring event, this office will determine what additional work will be required at the site.

Additionally, up to 3,000 parts per million (ppm) TPHg and 0.44ppm benzene were left in place alongside, and most likely beneath, the on-site building. **Based on the human health protective threshold levels given in the American Society of Testing and Materials' Risk Based Corrective Action (ASTM RBCA) guidelines, the potential vapors resulting from these concentrations may pose a health risk to employees occupying the building, and possibly adjacent residences. This office is requesting that discussions be presented in the next report to confirm or dispute this possibility.**

If you have any questions or comments, please feel free to contact me at (510) 567-6763.

Sincerely,



Juliet Shin
Senior Hazardous Materials Specialist

cc Mr. Jerry Sherman, Jerry's Tire and Auto Center, 2429 Lincoln Ave.
Alameda, CA 94501

Ms. Cheryl Gordon, State Water Resources Control Board, Division of Clean Water
Programs, Underground Storage Tank Cleanup Fund Prog., P.O. Box 944212
Sacramento, CA 94244-2120

Gil Jensen-Alameda County District Attorney's Office

Peng Leong, ICES, P.O. Box 11582, Berkeley, CA 94712

Acting Chief-File

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



Ro# 884

RAFAT A. SHAHID, Assistant Agency Director

February 8, 1996

Mr. Jerry Sherman
Jerry's Tire and Auto Center
2429 Lincoln Ave.
Alameda, CA 94501

Alameda County CC4580
Environmental Health Services
1131 Harbor Bay Pkwy., #250
Alameda CA 94502-6577
(510)567-6700 FAX(510)337-9335

STID 2063

Re: Required investigations at 2501 Santa Clara Ave., Alameda, California

Dear Mr. Sherman,

Per our conversation on February 8, 1996, and the County letters sent to you on June 20, 1995 and November 15, 1995, you were requested to resume groundwater monitoring and reporting of all three monitoring wells at the above site. This is a requirement based on regulations outlined in Title 23 California Code of Regulations and the California Water Code. Failure to conduct groundwater monitoring and reporting requirements could result in fines of up to \$1,000 per day, pursuant to Section 13268(b) of the California Water Code. To date, no work has been conducted out at the site since July 27, 1993, in and around the time you purchased the property. You were made aware of investigation requirements at the site prior to purchasing the property in 1993, based on your conversations with the County in 1993.

Based on my previous conversations with you, there appears to be some confusion on the part of you and Ms. Goodman as to who the State designates as responsible for investigations at the site. Per Section 2720, Article 11 Title 23 California Code of Regulations, both you and Ms. Goodman are responsible for any investigations and corrective actions at the site. Per the above regulations, a "Responsible Party" is defined as "any owner of property where an unauthorized release of a hazardous substance from an underground storage tank has occurred", "any person who had or has control over an underground storage tank at the time of or following an unauthorized release of a hazardous substance", and "any person who owned or operated the underground storage tank(s) immediately before the discontinuation of its use." Consequently, both you and Ms. Goodman are designated by the State regulations as "Responsible Parties", and are therefore responsible for investigations/corrective action at the site.

Based on the previous groundwater sampling events conducted in 1992 and 1993, levels of Total Petroleum Hydrocarbon as gasoline (TPHg) and benzene, which is a known carcinogen, were observed to be consistently increasing in downgradient Well MW-3 (the last sampling event identified 7,200parts per billion (ppb) TPHg and 3.9ppb benzene in groundwater). This office is requiring that groundwater monitoring for the on-site wells continue to determine the following: 1) whether substantial leaching from soil contamination into groundwater is continuing; 2)

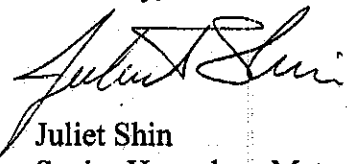
Mr. Jerry Sherman
Re: 2501 Santa Clara Ave.
February 8, 1996
Page 2 of 2

whether plume migration has stabilized; 3) whether the plume is substantially impacting adjacent residences; and 4) whether the plume is bioattenuating. Groundwater samples should be analyzed for TPHg and benzene, toluene, ethylbenzene, and xylenes. In conjunction with the groundwater sampling, this office is requiring that water level measurements and corresponding groundwater gradient determinations be made, and that a groundwater monitoring report, incorporating all this information and the lab analysis results, be submitted to this office for review **within 45 days of the date of this letter (i.e., by March 21, 1996)**. Based on the results of the next groundwater monitoring event, this office will determine what additional work will be required at the site.

Additionally, up to 3,000 parts per million (ppm) TPHg and 0.44ppm benzene were left in place alongside, and most likely beneath, the on-site building. **Based on the human health protective threshold levels given in the American Society of Testing and Materials' Risk Based Corrective Action (ASTM RBCA) guidelines, the potential vapors resulting from these concentrations may pose a health risk to employees occupying the building, and possibly adjacent residences. This office is requesting that discussions be presented in the next report to confirm or dispute this possibility.**

If you have any questions or comments, please feel free to contact me at (510) 567-6763.

Sincerely,



Juliet Shin
Senior Hazardous Materials Specialist

cc: Ms. Helen Goodman, 3239 Thompson Ave., Alameda, Ca 94501

Ms. Cheryl Gordon, SWRCB, Division of Clean Water Programs,
Underground Storage Tank Cleanup Fund Prog., P.O. Box 944212,
Sacramento, CA 94244-2120

Gil Jensen-Alameda County District Attorney's Office

Peng Leong, ICES, P.O. Box 11582, Berkeley, CA 94712

Acting Chief-File

ALAMEDA COUNTY
HEALTH CARE SERVICES



AGENCY
DAVID J. KEARS, Agency Director

R0884
RAFAT A. SHAHID, DIRECTOR

November 15, 1995

Mrs. Helen Goodman
3239 Thompson Ave.
Alameda, CA 94501

Alameda County CC4580
Environmental Protection Division
1131 Harbor Bay Parkway, Room 250
Alameda CA 94502-6577

STID 2063

Re: Investigations at 2501 Santa Clara Ave., Alameda, CA

Dear Mrs. Goodman,

Based on past investigations at the above site, elevated levels of soil and groundwater contamination were identified at the site. Per the March 17, 1993 Aqua Science Engineers, Inc. report, up to 3,000 parts per million (ppm) Total Petroleum Hydrocarbons as gasoline (TPHg) and 0.4ppm benzene was left in the soil beneath the existing site building. Additionally, based on the last Quarterly Groundwater Monitoring Report, dated August 16, 1993, elevated levels of TPHg at 7,200 parts per billion (ppb) and benzene at 3.9ppb was identified in on-site well MW-3.

Per Article 5 Title 23 California Code of Regulations, this office is requesting that you conduct another round of groundwater sampling for all the site's wells **within 30 days of the date of this letter**. These samples shall be analyzed for TPHg and benzene, toluene, ethylbenzene, and total xylenes (BTEX). Additionally, you are required to collect water level measurements and calculate the groundwater gradient flow direction beneath the site. **A groundwater sampling report, documenting the work and sample results, shall be submitted within 30 days following the completion of field activities.**

After obtaining the results of this next sampling event, this office is requesting that we convene to discuss the options for further investigations and/or remediation at the site.

If you have any questions or comments, please contact me at (510) 567-6763.

Sincerely,

Juliet Shin
Senior Hazardous Materials Specialist

Mrs. Helen Goodman
Re: 2501 Santa Clara Ave.
November 15, 1995
Page 2 of 2

cc: ^{AP} Mr. Jerry Sherman
2429 Lincoln Ave.
Alameda, CA 94501

Cheryl Gordon
State Water Resources Control Board
Division of Clean Water Programs
Underground Storage Tank Cleanup Fund Prog.
P.O. Box 944212
Sacramento, CA 94244-2120

Acting Chief-File

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



R0884

RAFAT A. SHAHID, DIRECTOR

November 15, 1995

Mr. Jerry Sherman
2429 Lincoln Ave.
Alameda, CA 94501

Alameda County CC4580
Environmental Protection Division
1131 Harbor Bay Parkway, Room 250
Alameda CA 94502-6577

STID 2063.

Re: Investigations at 2501 Santa Clara Ave., Alameda, CA

Dear Mr. Sherman,

Based on past investigations at the above site, elevated levels of soil and groundwater contamination were identified at the site. Per the March 17, 1993 Aqua Science Engineers, Inc. report, up to 3,000 parts per million (ppm) Total Petroleum Hydrocarbons as gasoline (TPHg) and 0.4ppm benzene was left in the soil beneath the existing site building. Additionally, based on the last Quarterly Groundwater Monitoring Report, dated August 16, 1993, elevated levels of TPHg at 7,200 parts per billion (ppb) and benzene at 3.9ppb was identified in on-site well MW-3.

Per Article 5 Title 23 California Code of Regulations, this office is requesting that you conduct another round of groundwater sampling for all the site's wells **within 30 days of the date of this letter**. These samples shall be analyzed for TPHg and benzene, toluene, ethylbenzene, and total xylenes (BTEX). Additionally, you are required to collect water level measurements and calculate the groundwater gradient flow direction beneath the site. **A groundwater sampling report, documenting the work and sample results, shall be submitted within 30 days following the completion of field activities.**

After obtaining the results of this next sampling event, this office is requesting that we convene to discuss the options for further investigations and/or remediation at the site.

If you have any questions or comments, please contact me at (510) 567-6763.

Sincerely,

Juliet Shin
Senior Hazardous Materials Specialist

Mr. Jerry Sherman
Re: 2501 Santa Clara Ave.
November 15, 1995
Page 2 of 2

cc: *HP* Ms. Helen Goodman
3239 Thompson Ave.
Alameda, CA 94501

Cheryl Gordon
State Water Resources Control Board
Division of Clean Water Programs
Underground Storage Tank Cleanup Fund Prog.
P.O. Box 944212
Sacramento, CA 94244-2120

Acting Chief-File

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



R0884

RAFAT A. SHAHID, Assistant Agency Director

June 20, 1995

Jerry Sherman
2501 Santa Clara Ave.
Alameda, CA 94501

ALAMEDA COUNTY-ENV. HEALTH DEPT.
ENVIRONMENTAL PROTECTION DIV.
1131 HARBOR BAY PKWY., #250
ALAMEDA CA 94502-6577
(510)567-6700

STID 2063

Re: Required investigations at 2501 Santa Clara Ave., Alameda

Dear Mr. Sherman,

Based on a financial review of your State Trust Fund claim by the State Board, you may be eligible to receive a "Letter of Commitment" for this fund. However, during a recent file review, the State determined that you are not currently in compliance with the requirements for investigations and cleanup at your site.

On July 15, 1993, this office sent you a letter requiring that quarterly ground water monitoring and monthly water level measurements and gradient determinations continue at the site. Additionally, this office stated that additional investigations would be required to further delineate the extent of soil contamination beneath the on-site building and delineate the extent of the ground water contamination plume downgradient of the building (refer to copy of attached letter).

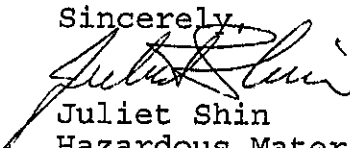
The last quarterly groundwater monitoring report this office received was for sampling conducted in July 1993. You are required to resume the above required monitoring of the on-site wells. The next quarterly groundwater monitoring report shall be submitted to this office **within 90 days of the date of this letter or by September 12, 1995**. Following two subsequent quarters of monitoring, a work plan shall be submitted addressing the delineation of soil and groundwater contamination.

If the above required work is not conducted within the given timeframe, the State Board cannot provide you with a "Letter of Commitment" for funding, and may also take steps to remove your claim from the underground storage tank cleanup fund priority list.

If you have any questions or comments, please contact me at (510) 567-6763.

Mr. Jerry Sherman
Re: 2501 Santa Clara Ave.
June 20, 1995
Page 2 of 2

Sincerely,


Juliet Shin
Hazardous Materials Specialist

cc: Ms. Helen Goodman
3239 Thompson Ave.
Alameda, CA 94501

File

ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY

DAVID J. KEARS, Agency Director



R0884

RAFAT A. SHAHID, ASST. AGENCY DIRECTOR

July 15, 1993

Helen Goodman
Goodman Property
3239 Thompson Ave.
Alameda, CA 94501

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

STID 2063

Re: Response to Final Report of Environmental Activities for
site located at 2501 Santa Clara Avenue, Alameda

Dear Ms. Goodman,

This office has received and reviewed Aqua Science Engineer's (ASE) Final Report of Environmental Activities, dated June 8, 1993. In response to reviewing this report, this office is requiring that you continue quarterly ground water sampling and monthly water level measurements and gradient determinations. Future investigations should include the installation of additional well(s) to determine the extent of ground water contamination, and further assessments of the extent of soil contamination identified beneath the on-site building. ASE recommends that after a period of six months, soil borings or an additional well should be installed at the site to delineate the extent of soil and ground water contamination at the site. This office finds this recommendation acceptable.

Additionally, there is a noticeable difference in the ground water elevation between MW-2A and the other monitoring wells. This office is concerned that this monitoring well was installed in the backfill of the former excavation and is therefore reading shallower ground water depths and not reflecting an accurate gradient flow direction. Please keep a close watch on future ground water elevations to detect any anomalies or discrepancies.

If you have any questions or comments, please contact me at (510) 271-4530.

Sincerely,

Juliet Shin
Hazardous Materials Specialist

Ms. Helen Goodman
Re: 2501 Santa Clara Ave.
July 15, 1993
Page 2 of 2

cc: Richard Hiatt, RWQCB

David Allen
Aqua Science Engineers, Inc.
P.O. Box 535
San Ramon, CA 94583

Edgar Howell-File(JS)

ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY

DAVID J. KEARS, Agency Director



R0884

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

November 24, 1992

Helen Goodman
Goodman Property
3239 Thompson Avenue
Alameda, CA 94501

STID 2063

RE: Overexcavation activities associated with the former waste
oil tank at 2501 Santa Clara Avenue, Alameda, California

Dear Ms. Goodman,

This office has reviewed Aqua Science Engineer's (ASE)
Overexcavation Report, dated November 18, 1992, and is in
agreement with ASE's conclusions that the contaminated soil
affecting the area of the former waste oil tank has been removed.
The tank pit may be backfilled and resurfaced as recommended by
ASE.

If you have any questions or comments, please contact me at (510)
271-4530.

Sincerely,

Juliet Shin
Hazardous Materials Specialist

cc: Richard Hiatt, RWQCB

David Allen
Aqua Science Engineers, Inc.
P.O. Box 535
San Ramon, CA 94583

Edgar Howell-File (JS)

ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY

DAVID J. KEARS, Agency Director



R0884

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

November 10, 1992

Helen Goodman
Goodman Property
3239 Thompson Avenue
Alameda, CA 94501

STID 2063

RE: Investigations at 2501 Santa Clara Avenue, Alameda,
California

Dear Ms. Goodman,

This office has reviewed ASE Environment, Inc.'s Project Report, dated November 6, 1992. Elevated concentrations of Total Petroleum Hydrocarbons as gasoline (TPHg), as high as 32,000 parts per billion (ppb), were identified in Wells MW-2 and MW-3. You are required to continue quarterly monitoring and water level measurements until this site qualifies for final RWQCB "sign-off".

Additionally, elevated levels of TPHg, as high as 2,500 parts per million (ppm) and benzene, toluene, ethyl benzene, and xylenes were identified in soil samples collected from boring MW-2 and SB-1. Furthermore, during the removal of the gasoline underground storage tanks, up to 7,200 ppm of TPHg was identified from the north and south walls of the excavation. You are required to determine the extent of the soil contamination at the site, and to eventually address the remediation of this soil contamination.

Lastly, on September 25, 1992, ASE Engineers, Inc. conducted overexcavation of the waste oil tank pit. To this date, this office has received no information on the results of the confirmatory soil samples collected from this pit. Please submit sampling results and any additional information you may have on the overexcavation within 30 days of the receipt of this letter.

If you have any questions or comments, please contact me at (510) 271-4530.

Sincerely,


Juliet Shin
Hazardous Materials Specialist

Ms. Helen Goodman
RE: 2501 Santa Clara Ave.
November 10, 1992
Page 2 of 2

cc: Richard Hiatt, RWQCB

Robert La Grone, Alameda Fire Dept.

Dave Allen
Aqua Science Engineers
2411 Old Crow Canyon Road, #4
San Ramon, CA 94583

Edgar Howell-File(JS)

ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY

DAVID J. KEARS, Agency Director



R0884

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 6, 1992

Helen Goodman
Goodman Property
3239 Thompson Ave.
Alameda, CA 94501

STID 2063

RE: The site located at 2501 Santa Clara Avenue, Alameda,
California

Dear Ms. Goodman,

This office has received and reviewed the work plan, dated October 1, 1992, for the above site. The work plan is acceptable to this office with the following changes/additions:

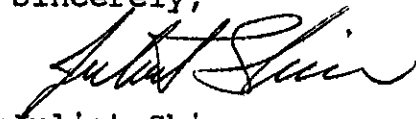
- 1) In addition to the analysis for Oil and Grease (EPA Method 5520 E & F) and purgeable halocarbons (EPA Method 8010), the ground water samples collected from MW-1, the monitoring well closest to the former waste-oil tank, must be analyzed for gasoline, diesel, and BTEX using acceptable methods, such as EPA Methods 8015 and 8020. EPA Method 418.1 is not acceptable because it does not distinguish which hydrocarbons are identified;
- 2) In addition to soil samples being collected at depth intervals of 5 feet and at the soil/ground water interface, soil samples should also be collected from changes in lithology. A minimum of one soil sample is required to be analyzed from each boring; and
- 3) Monitoring wells need to be screened adequately above and below the water table in order to account for seasonal fluctuations of the ground water.

Additionally, during the removal of the gasoline underground storage tanks, up to 7,200 ppm of Total Petroleum Hydrocarbons as gasoline was identified from the north and south walls of the excavation. You are required to determine the extent of soil contamination at the site, and eventually remediate this soil.

Ms. Helen Goodman
RE: 2501 Santa Clara Ave.
October 6, 1992
Page 2 of 2

If you have any questions or comments, please contact me at (510)
271-4530.

Sincerely,



Juliet Shin
Hazardous Materials Specialist

cc: Richard Hiett, RWQCB

Robert La Grone, Alameda Fire Dept.

David Allen
Aqua Science Engineers, Inc.
P.O. Box 535
San Ramon, CA 94583

Edgar Howell-File(JS)

ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY

DAVID J. KEARS, Agency Director



R0884

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

September 28, 1992

Ms. Helen Goodman
3239 Thompson Ave.
Alameda, CA 94501

STID 2063

RE: The Goodman Property, located at 2501 Santa Clara Avenue,
Alameda, California

Dear Mr. Goodman,

On August 13, 1992, two 5,000-gallon gasoline underground storage tanks (UST), one 6,000-gallon gasoline UST, and one 250-gallon waste-oil UST were removed from the above site. Analysis of soil samples collected from the native soil within the waste-oil tank pit identified 250 parts per million (ppm) Total Petroleum Hydrocarbons (TPH) as diesel, and 12,000 ppm Oil and Grease. Analysis of soil samples collected from the native soil within the gasoline tank pit identified up to 7,200 ppm TPH as gasoline and 4.9 ppm benzene. Additionally, shallow ground water was observed within both the gasoline and waste-oil tank pits.

Guidelines established by the Regional Water Quality Control Board (RWQCB) require that a soil and ground water investigation be conducted whenever an unauthorized release of product is suspected from an underground storage tank. The above information would indicate that such an event has occurred.

You are required to conduct a Preliminary Site Assessment (PSA) to determine the lateral and vertical extent and severity of latent soil and ground water contamination which may have resulted from the release at the site. The information gathered by the PSA will be used to determine an appropriate course of action to remediate the site, if deemed necessary. The PSA must be conducted in accordance with the RWQCB Staff Recommendations for the Initial Evaluation and Investigation of Underground Tanks, the State Water Board's LUFT Manual, and be consistent with requirements set forth in Article 11 of Title 23, California Code of Regulations. The major elements of such an investigation are summarized in the attached **Appendix A**. The major elements of the guidelines include, but are not limited to, the following:

- o At least one ground water monitoring well must be installed within 10 feet of each tank pit, oriented in the confirmed downgradient direction relative to ground water flow. In the absence of data identifying the

Helen Goodman
RE: 2501 Santa Clara Ave.
September 28, 1992
Page 2 of 4

confirmed downgradient direction, a minimum of 3 wells will be required to verify gradient direction.

- o Subsequent to the installation of the monitoring wells, these wells must be surveyed to an established benchmark, with an accuracy of 0.01 foot. Additionally, ground water samples are to be collected and analyzed quarterly. Water level measurements are to be collected monthly for 12 consecutive months, and then quarterly thereafter. The analysis of the initial soil and ground water samples should include testing for the appropriate fuel contaminants listed in Table 2 of the RWQCB's Staff Recommendations for the Initial Evaluation and Investigation of Underground Tanks for gasoline and waste oil tanks.

This Department will oversee the assessment and remediation of your site. Our oversight will include the review of and comment on work proposals and technical guidance on appropriate investigative approaches and monitoring schedules. The issuance of well drilling permits, however, will be through the Alameda County Flood Control and Water Conservation District, Zone 7, in Pleasanton. The RWQCB may choose to take over as lead agency if it is determined following the completion of the initial assessment that there has been a substantial impact to groundwater.

The PSA proposal is due within 45 days of the date of this letter. Once the proposal is approved, field work should commence within 60 days. A report must be submitted within 45 days after the completion of this phase of work at the site. Subsequent reports are to be submitted quarterly until this site qualifies for final RWQCB "sign-off". Such quarterly reports are due the first day of the second month of each subsequent quarter.

The referenced initial and quarterly reports must describe the status of the investigation and must include, among others, the following elements:

- o Details and results of all work performed during the designated period of time: records of field observations and data, boring and well construction logs, water level data, chain-of-custody forms, laboratory results for all samples collected and analyzed, tabulations of free product thicknesses and dissolved fractions, etc.
- o Status of groundwater contamination characterization

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- o Interpretation of results: water level contour maps showing gradients, free and dissolved product plume definition maps for each target component, geologic cross sections, etc.
- o Recommendations or plans for additional investigative work of remediation

Please be advised that this is a formal request for technical reports pursuant to **California Water Code Section 13267 (b)**. Any extensions of the stated deadlines, or modifications of the required tasks, must be confirmed in writing by either this agency or RWQCB.

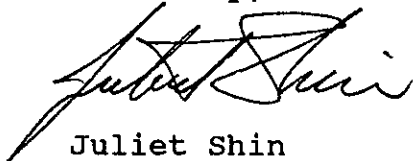
Please be reminded to copy Richard Hiett, at the San Francisco Bay Region-Water Quality Control Board, on all correspondence and reports regarding this site.

This office has enclosed an Unauthorized Leak/Release form. Please complete this form and submit it to this office within 45 days of the receipt of this letter.

Lastly, this office has no records regarding the fate of the excavated contaminated soil. Please submit any information you have regarding this matter, including manifests.

If you have any questions or comments, please contact Ms. Juliet Shin at (510) 271-4530.

Sincerely,



Juliet Shin
Hazardous Materials Specialist

Attachment

cc: Richard Hiett, RWQCB

Robert La Grone, Alameda Fire Dept

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Steve DeHope
Aqua Science Engineers
2411 Old Crow Canyon Road, #4
San Ramon, CA 94583

Edgar Howell-File (JS)