

SEP 10-8-99

ALAMEDA COUNTY
HEALTH CARE SERVICES



AGENCY
DAVID J. KEARS, Agency Director

20902

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

StID 4048

October 5, 1999

Mr. Robert Linford
Linford Air and Refrigeration
2850 Poplar Street
Oakland, CA 94608

RE: Well Decommission at 2850 Poplar St, Oakland, CA

Dear Mr. Linford:

This office and the San Francisco 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 onsite monitoring wells (MW-1 through MW-5) and slotted PVC and riser (within the former tank excavation) should be decommissioned, if they will no longer be monitored. Please notify this office upon completion of well destruction so a closure letter can be issued.

Well destruction permits may be obtained from Alameda County Public Works. They can be reached at (510) 670-5248.

If you have any questions, I can be reached at (510) 567-6762.

Sincerely,

eva chu
Hazardous Materials Specialist

email: Robert Kitay, asenorth@aol.com

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



RO# 902

ENVIRONMENTAL HEALTH SERVICES

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

February 18, 1999

Mr. Robert Linford
The Linford Company
2850 Poplar Street
Oakland, California 94608

Subject: Linford Property – 2850 Poplar Street, Oakland, CA 94608

Dear Mr. Linford:

This agency has reviewed the case file for the above referenced property including the recent "Groundwater Monitoring Report" dated January 15, 1999, prepared and submitted by Aqua Science Engineers, Inc. for the subject site.

Elevated levels of petroleum hydrocarbon contamination (up to 6,000 ppb Total Petroleum Hydrocarbon (TPH) as gasoline; 1,800 ppb TPH as diesel; 1,100 ppb benzene; 1,000 ppb toluene; 140 ppb ethyl benzene and 1,300 ppb xylenes) are still detected in the groundwater beneath the site. These concentrations were evaluated using the ASTM's Risk Based Corrective Action (RBCA) methodology. Benzene concentration found in groundwater did not pass the Tier 1 Risk-Based Screening Level (RBSL) for groundwater to indoor air exposure pathway (using the commercial scenario).

Before closure can be pursued for this site, the following items should be addressed:

- 1) The groundwater flow direction beneath the site should be verified. It appears that groundwater flow direction change from south to southwest to southeast.
- 2) Groundwater monitoring should be conducted on a quarterly basis. Please submit a revised monitoring program.
- 3) Monitoring wells MW-1, MW-2 and MW-3 appeared to be screened below the water table. Please provide the rationale for the construction of these three wells and how it affects the results (if any) collected from the three wells.
- 4) Following the removal of the two tanks in 1992, a groundwater extraction well was installed in each of the tank pits. Please verify the status of these extraction wells, its accessibility and integrity.
- 5) In order to facilitate site closure, a RBCA Tier 2 evaluation has to be conducted or remediation to meet the RBCA Tier 1 Risk Based Screening Levels should be implemented at the subject property.

Mr. Robert Linford
RE: 2850 Poplar Avenue, Oakland, CA 94608
February 18, 1999
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Please submit a work plan to address the following issues mentioned above. Your work plan should be submitted to this office no later than April 1, 1999.

If you have any questions concerning this letter or the subject site, please call me at (510) 567-6780.

Sincerely,



Susan L. Hugo
Hazardous Materials Specialist

C: Chuck Headlee, San Francisco Bay Regional Water Quality Control Board
Robert Kitay, ASE, 208 W. El Pintado, Danville, CA 94526
SH / files

ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY

DAVID J. KEARS, Agency Director



RAFAT A. SHAHID, ASST. AGENCY DIRECTOR

R0902

April 28, 1993
STID# 4048

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. Robert Lindford
Lindford Air & Refrigeration Co.
2850 Poplar Street
Oakland, California 94608

**RE: Investigation / Remediation Related to the Two Former
Underground Storage Tanks at Lindford Air & Refrigeration
2850 Poplar Street, Oakland, California 94608**

Dear Mr. Lindford:

The Alameda County Department of Environmental Health, Hazardous Materials Division has recently reviewed the Work Plan for Groundwater Contamination Assessment dated April 5, 1993 and prepared by Aqua Science Engineers Inc. for the referenced site.

Based on this review, the work plan is acceptable provided the following items are addressed:

- 1) Construction and placement of the well must adhere to the requirements specified in "Tri-Regional Board Staff Recommendations for Preliminary Evaluation and Investigation of Underground Tank Sites", August, 1990. Monitoring wells must be screened to intercept free floating product and accommodate seasonal water table fluctuations.
- 2) Soil samples from borings must be collected every five feet as per RWQCB's guidelines. Field instruments are acceptable as a screening tools only. Any evidence of soil contamination such as odor, visual staining or field instrument readings must be verified by analysis from a state certified laboratory.
- 3) Please clarify if all the piping associated with the two former tanks have been removed and if soil samples were collected at a rate one sample per twenty lineal feet.
- 4) Please clarify if the dispenser island has been removed and if any soil sample was collected from underneath the island.
- 5) Soil samples collected at the bottom of the former tank excavation exhibited elevated levels of petroleum hydrocarbon contamination as high as 2,000 ppm TPH gasoline, 88 ppm TPH diesel, 2.6 ppm benzene, 5.8 ppm toluene, 3.2 ppm ethyl benzene, 18 ppm xylene. The lateral and vertical extent of

Mr. Robert Lindford
RE: 2850 Poplar Street, Oakland, CA 94608
April 28, 1993
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soil contamination remains undefined. Additional soil borings located in the area north, east and south of the tank excavation are required to defined the extent of soil contamination.

- 6) Groundwater elevation readings must be performed every month for six consecutive months and reduced to every quarter after the first six months. Groundwater monitoring wells must be sampled on a quarterly basis and analyzed for the following target compounds: TPH gasoline, TPH diesel, benzene, toluene, ethyl benzene and xylene. After four quarters of non detectable levels have been achieved, the frequency of sampling events will be evaluated and/or a recommendation for signoff/case closure by RWQCB will be determined.
- 7) Please submit a time schedule for all phases of the investigation and remediation activities and the anticipated time when cleanup will be completed at the site.
- 8) Please notify this office at least 48 hours in advance for the start up of work plan implementation so a site visit can be arranged by a representative from this office.

Response to items 3, 4, 5, and 7 listed above must be submitted to this office **no later than May 28, 1993.**

A report must be submitted within **45 days** after completion of this investigation. Until cleanup is complete, you will need to submit reports to this office and to RWQCB every three months (or at a more frequent interval, if specified at any time by either agency). In addition, the following items must be incorporated in your future reports or workplans:

- a cover letter from the responsible party or tank owner stating the accuracy of the report and whether he/she concurs with the conclusions and recommendations in the report or workplan
- site map delineating contamination contours for soil and groundwater based on recent data should be included and the status of the investigation and cleanup must be identified
- proposed continuing or next phase of investigation / cleanup activities must be included to inform this department or the RWQCB of the responsible party or tank owner's intention

Mr. Robert Lindford
RE: 2850 Poplar Street, Oakland, CA 94608
April 28, 1993
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- any changes in the groundwater flow direction and gradient based on the measured data since the last sampling event must be explained
- historical records of groundwater level in each well must be tabulated to indicate the fluctuation in water levels
- tabulate analytical results from all previous sampling events; provide laboratory reports (including quality control/quality assurance) and chain of custody documentation

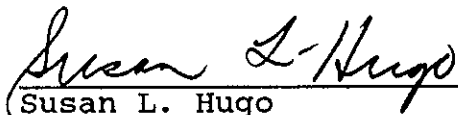
All reports and proposals must be submitted under seal of a California Registered Geologist or Registered Civil Engineer with a statement of qualifications for each lead professionals involved with the project. Copies of reports must also be submitted to :

Rich Hiett
RWQCB, San Francisco Bay Region
2101 Webster Street, Fourth Floor
Oakland, California 94612

Because we are overseeing this site under the designated authority of the Regional Water Quality Control Board, this letter constitutes a formal requests for technical reports pursuant to California Water Code Section 13267 (b). Any extensions of stated deadlines or changes in the workplan must be confirmed in writing and approved by this agency or RWQCB.

Please contact me at (510) 271-4530 if you have any questions concerning this letter.

Sincerely,



Susan L. Hugo
Senior Hazardous Materials Specialist

cc: Rafat A. Shahid, Asst. Agency Director, Environmental Health
Rich Hiett, San Francisco Bay RWQCB
Gil Jensen, Alameda County District Attorney's Office
Edgar B. Howell, Chief, Hazardous Materials Division - files
David Allen, Aqua Science Engineers Inc.
P.O.Box 535, San Ramon, California 94583

ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY

DAVID J. KEARS, Agency Director



R0902

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

December 16, 1992
STID# 4048

Mr. Robert Lindford
Lindford Air & Refrigeration Co.
2850 Poplar Street
Oakland, California 94608

**RE: Underground Storage Tank Removals at Lindford Air &
Refrigeration Company - 2850 Poplar St. Oakland CA 94608**

Dear Mr. Lindford:

The Alameda County Department of Environmental Health, Hazardous Materials Division has reviewed the files concerning the removal of two underground storage tanks on July 27, 1992 at the referenced site. We are in receipt and has completed review of the "Final Report - Underground Storage Tank Removal" dated August 31, 1992 and submitted under Aqua Science Engineers' cover letter.

Total Petroleum Hydrocarbon (TPH-gasoline) as high as 2,000 ppm and benzene as high as 2.6 ppm were detected in the soil samples collected from the sidewall of the former gasoline tank at 9 feet below ground surface. Groundwater was encountered at 11 feet and floating product was observed during the tank removal activities. Clearly, the referenced site has experienced a confirmed release pursuant to the San Francisco Bay Regional Water Quality Control Board (RWQCB) fuel leak criteria. As such, further investigation and/or cleanup must be initiated.

This office will be the lead agency overseeing the environmental investigation and cleanup activities at the site. The RWQCB has delegated this authority to our office. However, you must keep the Water Board apprised of all actions taken to characterize and remediate contamination at the site, because the Board retains the ultimate responsibility for ensuring protection of the waters of the state.

A preliminary assessment must be conducted to determine the extent of soil and/or groundwater contamination that has resulted from the former leaking tanks. The information gathered by this investigation will be used to assess the need for additional actions at the site. The preliminary assessment should be designed to provide all of the information in the format shown in the attachment at the end of this letter, which is based on the RWQCB's guidelines.

Mr. Robert Lindford
RE: 2850 Poplar St., Oakland CA 94608
December 16, 1992
Page 2 of 3

You should be prepared to install at a minimum three monitoring wells to establish gradient at the site. One of the wells must be installed **within 10 feet** of the former tank, in the verified downgradient location. Groundwater elevation readings must be performed every month for three consecutive months. Data collected after the first three months will be evaluated if monthly or quarterly groundwater elevation readings is necessary for establishing groundwater flow direction at the site. Groundwater monitoring wells must be sampled on a quarterly basis and analyzed for target compounds (TPHg, TPHd, benzene, toluene, xylene, ethyl benzene and lead). After four quarters of non detectable levels have been achieved, the frequency of sampling events will be evaluated and/or a recommendation for signoff/case closure by RWQCB will be determined.

Until cleanup is complete, you will need to submit reports to this office and to RWQCB every three months (or at a more frequent interval, if specified at any time by either agency). This reports must include information pertaining to further investigative results; the methods of cleanup actions implemented to date; and the method and disposal of any contaminated material. Copies of manifests for such disposal must be sent to this office. Please provide our office with a copy of the manifest for the 5,000 gallon tank which was not included in the final report.

Your work plan must be submitted to this office no later than **February 5, 1993**. All reports and proposals must be submitted under seal of a California Registered Geologist or Registered Civil Engineer with a statement of qualifications for each lead professionals involved with the project. Copies of the reports and proposals must also be submitted to:

Rich Hiett
RWQCB, San Francisco Bay Region
2101 Webster Street, Fourth Floor
Oakland, California 94612

Because we are overseeing this site under the designated authority of the Regional Water Quality Control Board, this letter constitutes a formal requests for technical reports pursuant to California Water Code Section 13267(b). Any extensions of stated deadlines or changes in the workplan must be confirmed in writing and approved by this agency or RWQCB.

Mr. Robert Lindford
RE: 2850 Poplar St., Oakland CA 94608
December 16, 1992
Page 3 of 3

Should you have any questions concerning this letter, please contact me at (510) 271-4530.

Sincerely,



Susan L. Hugo,
Senior Hazardous Materials Specialist

enclosure

cc: Rafat A. Shahid, Asst. Agency Director, Environmental Health
Rich Hiett, San Francisco Bay RWQCB
Gil Jensen, Alameda County District Attorney's Office
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