

ALAMEDA COUNTY
HEALTH CARE SERVICES



AGENCY
DAVID J. KEARS, Agency Director

R0989
RAFAT A. SHAHID, Assistant Agency Director

January 6, 1995
STID# 1741

Mr. S.A. Haslett
Warehouse Investment Co.
100 Dudley Avenue
Piedmont, California 94611

ALAMEDA COUNTY CC4580
DEPT. OF ENVIRONMENTAL HEALTH
ENVIRONMENTAL PROTECTION DIVISION
1131 HARBOR BAY PKWY., #250
ALAMEDA CA 94502-6577

**RE: Subsurface Investigation Work Plan Related to the Former
Underground Storage Tanks at the Former Condor Freight
324 Union Street, Oakland, California 94607**

Dear Mr. Haslett:

The Alameda County Department of Environmental Health, Environmental Protection Division has completed review of the Subsurface Investigation Work Plan dated September 26, 1994, prepared and submitted by Blymyer Engineers, Inc. for the referenced site.

Based on this review, the basic elements of the workplan is acceptable provided the following items are addressed:

- 1) During borehole advancement, soil samples must be collected at a minimum of every five feet in the unsaturated zone, significant changes in lithology and where field screening identifies the presence of contaminants. The selection of samples chosen for laboratory analysis should be based primarily on field evidence. A minimum of one sample submitted for analysis from the boring must be from the saturated/unsaturated zone interface.
- 2) Wells should be surveyed to an accuracy of 0.01 foot and referenced to mean sea level (MSL).
- 3) Groundwater monitoring wells must be sampled at a minimum of every quarter and groundwater elevation readings must be incorporated in the monitoring program. Groundwater flow direction shall be established at the site.
- 4) Please notify this office at least 72 hours in advance for the start up of the work plan implementation so a site visit can be arranged by a representative from this office.

The approved workplan must be implemented within **30 days from the date of this letter**. A report must be submitted to this agency within **45 days** after completion of all the work performed at the site.

Until cleanup is complete, you will need to submit quarterly reports to this office and the following items must be incorporated in your future reports or workplans:

Mr. S.M. Haslett
RE: 324 Union Street, Oakland, CA 94607
January 6, 1995
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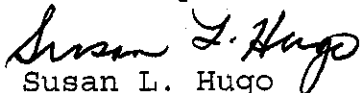
- a cover letter from the responsible party or tank owner stating the accuracy of the report and whether he/she concurs with the conclusions and recommendations in the report or workplan
- site map delineating contamination contours for soil and groundwater based on recent data should be included and 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 of the responsible party or tank owner's intention
- 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.

Lastly, an Underground Storage Tank Unauthorized Release(Leak)/ Contamination Site Report (ULR) must be submitted to this office within **5 working days** upon receipt of this letter. Please complete the enclosed blank ULR form.

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

Sincerely,



Susan L. Hugo
Senior Hazardous Materials Specialist

enclosure

cc: Rafat A. Shahid, Director, Environmental Health
Edgar B. Howell, Chief, Environmental Protection Div. /files
Kevin Graves, San Francisco Bay RWQCB
Mark Detterman, Blymyer Engineers, Inc. - 1829 Clement Avenue,
Alameda, California 94501

ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY



R0989

DAVID J. KEARS, Agency Director

RAFAT A. SHAHID, ASST. AGENCY DIRECTOR

August 1, 1994
STID# 1741

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. S.M. Haslett
Warehouse Investment
100 Dudley Avenue
Piedmont, California 94611

**RE: Underground Storage Tanks Removal at Warehouse Investment
Company (Former Condor Freight Lines) - 324 Union Street
Oakland, California 94607**

Dear Mr. Haslett:

The Alameda County Department of Environmental Health, Hazardous Materials Division has recently reviewed the Underground Storage Tank Closure and Initial Corrective Actions Report dated May 31, 1994 and prepared by Blymyer Engineers, Inc. for the referenced site.

Five underground storage tanks (2-10,000 gallon diesel, 1-1,000 gallon motor oil, 1-550 gallon solvent, 1-550 gallon waste oil) were removed in May 5, 1993. Soil samples collected beneath the tanks at approximately 8 feet bgs detected contamination as high as 4,100 ppm TPH diesel, 150 ppm oil & grease, 0.1 ppm chrysene, 0.11 ppm fluorene, 0.12 ppm pyrene, 94 ppm chromium, 340 ppm nickel, 34 ppm lead, and 46 ppm zinc. Soil samples collected underneath the former diesel dispenser at 2 feet bgs showed 13,000 ppm TPH diesel, 0.59 ppm benzene, 2.5 ppm ethyl benzene, and 9.3 ppm xylene. A grab water sample from the diesel tank pit found 540 ppb TPH diesel.

Limited overexcavation was performed in the diesel UST area (June 15, 1993) and in the shop UST area (June 18, 1993). Due to physical constraints (the presence of the shop building and the sidewalk adjacent to the diesel tank area), the following residual soil contamination were left on site: 830 ppm TPH diesel, 710 ppm TPH gasoline, 22 ppm TPH as stoddard solvent, and 150 ppm oil & grease. The metals (chromium, nickel, lead and zinc) detected at the site do not appear to be related to the former tanks.

Hazardous level of lead (5.3 ppm -STLC) was detected in the stockpiled soil from the shop UST excavation. The stockpiled soil was treated on site with the Authorization to Operate a TTU Under Permit by Rule issued by the Department of Toxic Substances Control.

Because of the degree of contamination found at the site, further environmental assessment is required. The extent of soil and ground water contamination must be determined. Groundwater flow direction must be established at the site. One monitoring well must be

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installed within ten feet in the verified downgradient location of the former tank excavation. As part of the Cypress Realignment Project, three monitoring wells (CDF/W-1, CDF/W-2, and CDF/W-3) were installed on site. The integrity of these monitoring wells must be evaluated before the data can be accepted as part of the groundwater monitoring program. Monitoring wells must be surveyed to an accuracy of 0.01 foot and referenced to mean sea level (MSL). Groundwater elevation readings must be incorporated in the sampling program. Quarterly monitoring must be performed to determine extent of the groundwater contamination. Groundwater monitoring wells must be sampled and analyzed for the following target compounds: TPH gasoline, TPH diesel, TPH motor oil, TPH stoddard solvent, benzene, toluene, ethyl benzene, xylene, semi-volatile organic compounds, lead, chromium, nickel, and zinc.

Your work plan must be submitted to this office **no later than September 30, 1994.**

Until cleanup is complete, you will need to submit quarterly reports to this office and the following items must be incorporated in your future reports or workplans:

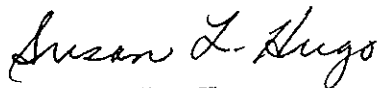
- a cover letter from the responsible party or tank owner stating the accuracy of the report and whether he/she concurs with the conclusions and recommendations in the report or workplan
- site map delineating contamination contours for soil and groundwater based on recent data should be included and 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 of the responsible party or tank owner's intention
- 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

Mr. S.M. Haslett
RE: 324 Union Street, Oakland, CA 94607
August 1, 1994
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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.

Please contact me at (510) 567-6700 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
Gil Jensen, Alameda County District Attorney's Office
Edgar B. Howell, Chief, Hazardous Materials Division - files
Kevin Graves, San Francisco Bay RWQCB
Mike Lewis, Blymyer Engineers, Inc. - 1829 Clement Avenue,
Alameda, CA 94501
Suzanne Goodhue, Cal Trans, P.O. Box 23440, Oakland, CA 94623

ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY

DAVID J. KEARS, Agency Director



R0989

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 13, 1993
STID# 1741

Mr. S. M. Haslett
Warehouse Investment Co.
100 Dudley Ave.
Piedmont, CA 94611

**RE: Work Plan for Treatment of Lead Contaminated Soil
at Warehouse Investment Co. (Formerly Condor Freight
Lines) - 324 Union Street, Oakland, California 94607**

Dear Mr. Haslett:

The Alameda County Department of Environmental Health, Hazardous Materials Division has recently reviewed the Work Plan for Treatment of Lead Contaminated Soil (October 14, 1993) prepared by Soil Specialists Inc. for the referenced site.

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

- 1) Permits and/or requirements from other regulatory agencies must be followed. Please submit copies of approved permits from other regulatory agencies that are applicable to the remediation treatment to be performed at the referenced site.
- 2) The number and approximate location of soil samples which will be collected must be sufficient in both quantity and location to characterize that lead contaminated soil has been remediated to non hazardous levels. Soil samples must be analyzed for TTLC lead, STLC lead and TCLP lead by a State certified laboratory. Soil sampling must be done by an environmental professional.
- 3) Preventive measures must be undertaken to control any wind dispersal and contain any water run-off during the treatment process.
- 4) 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.

Item 1 must be submitted to this office before the work plan implementation.

Mr. S. M. Haslett
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December 13, 1993
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A report must be submitted within **30 days** after completion of this phase of remediation. In addition, the underground storage tank closure report must be incorporated in this report documenting all the work performed at the referenced.

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

Sincerely,

Susan L. Hugo

Susan L. Hugo
Senior Hazardous Materials Specialist

cc: Rafat A. Shahid, Asst. Agency Director, Environmental Health
Rich Hiett, San Francisco Bay RWQCB
Edgar B. Howell, Chief, Hazardous Materials Division - files
Jim Scott, Soil Specialists Inc., - P.O. Box 363
Los Gatos, CA 95031-361
Mike Lewis, Blymer Engineers, Inc. - 1829 Clement Avenue
Alameda, CA 94501