

ALAMEDA COUNTY HAZARDOUS MATERIALS DIVISION

04/16/96

UNDERGROUND STORAGE TANK CLEANUP SITE

AGENCY#: 10000 SOURCE OF FUNDS: F-FEDERAL INSPECTOR: SH
 StID: 930 SUBSTANCE: 12034 -Diesel
 SITE NAME: KTVU DATE REPORTED : 08/05/93
 ADDRESS : 2 Jack London Sq DATE CONFIRMED: 08/09/93
 CITY/ZIP : Oakland, CA 94607 MULTIPLE RP's : N

CASE TYPE: G CONTRACT STATUS: 4 PRIOR:2B4 EMERGENCY RESPONSE:

| | | | |
|---------------------|-----|-------------|----------|
| RP SEARCH | : S | DATE END: | 08/05/93 |
| PRELIM ASSESSMENT | : C | DATE BEGIN: | 11/30/93 |
| REMEDIAL INVESTIG | : C | DATE END: | 12/03/93 |
| REMEDIAL ACTION | : C | DATE BEGIN: | 12/03/93 |
| POST REMED MONITOR: | | DATE END: | 02/08/95 |
| | | DATE BEGIN: | 08/05/93 |
| | | DATE END: | 02/08/95 |

TYPE ENFORCEMENT ACTION TAKEN: 1 DATE OF ENFORC. ACTION: 08/05/93

UNDERGROUND STORAGE TANK CLEANUP SITE - SCREEN #2

LUFT FIELD MANUAL CONSIDERATION: 3HSCAWG CASE CLOSED: Y on: 04/03/96

DT EXC START: 08/05/93 REMEDIAL ACTIONS TAKEN: ED

RP #1: CONTACT: Mr. Bob Reagan RP COST:
 RP COMPANY NAME: KTVU / FOX Ph:
 ADDRESS: 2 Jack London Square
 CITY/STATE: Oakland, California 94623

ΔHeMENT:

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



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

January 8, 1996
STID # 930

Mr. Bob Reagan
KTVU
2 Jack London Square
Oakland, California 94623

RE: Case Closure - KTVU Television
2 Jack London Square, Oakland, CA 94623

Dear Mr. Reagan:

The Alameda County Department of Environmental Health, Environmental Protection Division has recently received concurrence from the Regional Water Quality Control Board regarding this office determination that no further action is required concerning the removal of two underground storage tanks (4,000 gallon diesel and 10,000 gallon gasoline) at the referenced site.

Please be advised that the three groundwater monitoring wells (MW-1, MW-2, and MW-3) at the site must be properly decommissioned before our agency will issue the Remedial Action Completion Certification (closure letter) for the subject site. A report must be submitted documenting the abandonment of the monitoring wells.

Additionally, you will need to notify this office 72 hours in advance of the well abandonment field activities.

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

Sincerely,

Susan L. Hugo

Susan L. Hugo
Senior Hazardous Materials Specialist

c: Jun Makishima, Interim Director, Environmental Health
Gordon Coleman, Acting Chief, Environmental Protection / files
Kevin Graves, San Francisco Bay RWQCB

ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY

DAVID J. KEARS, Agency Director



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 18, 1993
STID# 930

Mr. Bob Reagan
KTVU Inc.
2 Jack London Square
Oakland, California 94623

**RE: Work Plan - Subsurface Petroleum Hydrocarbon Contamination
Assessment - KTVU 2 Jack London Square Oakland, CA 94623**

Dear Mr. Reagan:

The Alameda County Department of Environmental Health, Hazardous Materials Division has recently reviewed the Work Plan for Subsurface Petroleum Hydrocarbon Contamination Assessment (October 19, 1993) prepared and submitted by Applied Environmental Solutions Inc. for the referenced site.

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

- 1) Construction and placement of the proposed three monitoring wells 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) Monitoring wells must be surveyed to an accuracy of 0.01 foot and referenced to mean sea level (MSL).
- 4) Groundwater elevation readings must be performed every month for six consecutive months and reduced to every quarter after the first six months. Verified downgradient direction must be established at the site. 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.

Mr. Bob Reagan
RE: 2 Jack London Square, Oakland, CA 94623
November 18, 1993
Page 2 of 3

- 5) 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.

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 every three months or at a more frequent interval, if specified at any time by this 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 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

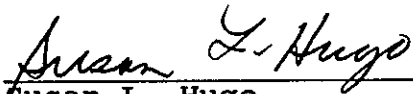
All reports and proposals must be submitted under seal of a California Registered Geologist or Registered Civil Engineer with a statement of qualifications for each lead professionals involved with the project.

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.

Mr. Bob Reagan
RE: 2 Jack London Square, Oakland, CA 94623
November 18, 1993
Page 3 of 3

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
Edgar B. Howell, Chief, Hazardous Materials Division - files
Mark Wuest, Applied Environmental Solutions Inc.
2530 Berryessa Road, Suite 809
San Jose, California 95132

Susan, please call me regarding
the site closure request submitted
by CET Environmental Services, Inc.
for KTVU located at 2 Jack London
Square, Oakland.

Thank You,

Bob Mercado



**CET Environmental
Services, Inc.**

Bob Mercado
Environmental Construction Coordinator

5845 Doyle Street, Suite 104
Emeryville, California 94608
Telephone: (510) 652-7001
Fax: (510) 652-7002

white -env.health
 yellow -facility
 pink -files

ALAMEDA COUNTY, DEPARTMENT OF ENVIRONMENTAL HEALTH

80 Swan Way, #200
 Oakland, CA 94621
 (415) 271-4320

Hazardous Materials Inspection Form

II, III

Site ID # 930 Site Name KTVU Today's Date 8/10/93

II.A BUSINESS PLANS (Title 19)

- 1. Immediate Reporting 2703
- 2. Bus. Plan Stds. 25503(b)
- 3. RR Cars > 30 days 25503.7
- 4. Inventory Information 25504(a)
- 5. Inventory Complete 2730
- 6. Emergency Response 25504(b)
- 7. Training 25504(c)
- 8. Deficiency 25505(a)
- 9. Modification 25505(b)

Site Address 2 Jack London Square
 City Oakland Zip 94623 Phone _____

II.B ACUTELY HAZ. MATLS

- 10. Registration Form Filed 25533(a)
- 11. Form Complete 25533(b)
- 12. RMPP Contents 25534(c)
- 13. Implement Sch. Req'd? (Y/N)
- 14. OffSite Conseq. Assess. 25524(c)
- 15. Probable Risk Assessment 25534(d)
- 16. Persons Responsible 25534(g)
- 17. Certification 25534(f)
- 18. Exemption Request? (Y/N) 25536(b)
- 19. Trade Secret Requested? 25538

MAX AMT stored > 500 lbs, 55 gal., 200 cft.?

Inspection Categories:

- I. Haz. Mat/Waste GENERATOR/TRANSPORTER
- II. Business Plans, Acute Hazardous Materials
- III. Underground Tanks

9:30 - 11:30 AM

* Calif. Administration Code (CAC) or the Health & Safety Code (HS&C)

III. UNDERGROUND TANKS (Title 23)

- | | |
|---------------------------------------------------------------|-----------------------------------------------------------------------------------------|
| General | <input type="checkbox"/> 1. Permit Application 25284 (H&S) |
| | <input type="checkbox"/> 2. Pipeline Leak Detection 25292 (H&S) |
| | <input type="checkbox"/> 3. Records Maintenance 2712 |
| | <input type="checkbox"/> 4. Release Report 2651 |
| | <input type="checkbox"/> 5. Closure Plans 2670 |
| Monitoring for Existing Tanks | <input type="checkbox"/> 6. Method |
| | 1) Monthly Test |
| | 2) Daily Vadose Semi-annual groundwater One time soils |
| | 3) Daily Vadose One time soils Annual tank test |
| | 4) Monthly Groundwater One time soils |
| | 5) Daily Inventory Annual tank testing Cont pipe leak det Vadose/gndwater mon. |
| | 6) Daily Inventory Annual tank testing Cont pipe leak det |
| | 7) Weekly Tank Gauge Annual tank testing |
| | 8) Annual Tank Testing Daily Inventory |
| | 9) Other _____ |
| New Tanks | <input type="checkbox"/> 7. Precs Tank Test 2643 Date: _____ |
| | <input type="checkbox"/> 8. Inventory Rec. 2644 |
| | <input type="checkbox"/> 9. Soil Testing . 2646 |
| | <input type="checkbox"/> 10. Ground Water. 2647 |
| <input type="checkbox"/> 11. Monitor Plan 2632 | |
| <input type="checkbox"/> 12. Access. Secure 2634 | |
| <input type="checkbox"/> 13. Plans Submit 2711 Date: _____ | |
| <input type="checkbox"/> 14. As Built 2635 Date: _____ | |

Comments:

On site:
 dispenser for gasoline tank had been removed. 1 soil sample under next to the dispenser was collected. Groundwater fr. the gasoline tank pit pumped out (approx 6,500 gallons) water sample collected.

need to complete URR - forms

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II, III

Contact: _____

Title: _____

Signature: _____

Inspector: _____

Signature: _____

white -env.health
 yellow -facility
 pink -files

ALAMEDA COUNTY, DEPARTMENT OF ENVIRONMENTAL HEALTH

80 Swan Way, #200
 Oakland, CA 94621
 (415) 271-4320

Hazardous Materials Inspection Form

II, III

Site ID # 930 Site Name KTVU Today's Date 8/10/93

II.A BUSINESS PLANS (Title 19)

- 1. Immediate Reporting 2703
- 2. Bus. Plan Stds. 25503(b)
- 3. RR Cars > 30 days 25503.7
- 4. Inventory Information 25504(a)
- 5. Inventory Complete 2730
- 6. Emergency Response 25504(b)
- 7. Training 25504(c)
- 8. Deficiency 25505(a)
- 9. Modification 25505(b)

Site Address 2 Jack London Square
 City Oakland Zip 94624 Phone _____

MAX AMT stored > 500 lbs, 55 gal., 200 cft.?

Inspection Categories:

- I. Haz. Mat/Waste GENERATOR/TRANSPORTER
- II. Business Plans, Acute Hazardous Materials
- III. Underground Tanks

* Calif. Administration Code (CAC) or the Health & Safety Code (HS&C)

II.B ACUTELY HAZ. MATLS

- 10. Registration Form Filed 25533(a)
- 11. Form Complete 25533(b)
- 12. RMPP Contents 25534(c)
- 13. Implement Sch. Req'd? (Y/N)
- 14. OffSite Conseq. Assess. 25524(c)
- 15. Probable Risk Assessment 25534(d)
- 16. Persons Responsible 25534(g)
- 17. Certification 25534(i)
- 18. Exemption Request? (Y/N) 25536(b)
- 19. Trade Secret Requested? 25538

III. UNDERGROUND TANKS (Title 23)

- General**
- 1. Permit Application 25284 (H&S)
- 2. Pipeline Leak Detection 25292 (H&S)
- 3. Records Maintenance 2712
- 4. Release Report 2651
- 5. Closure Plans 2670
- 6. Method
 - 1) Monthly Test
 - 2) Daily Vadose
 - Semi-annual groundwater
 - One time soils
 - 3) Daily Vadose
 - One time soils
 - Annual tank test
 - 4) Monthly Groundwater
 - One time soils
 - 5) Daily Inventory
 - Annual tank testing
 - Cont pipe leak det
 - Vadose/groundwater mon.
 - 6) Daily Inventory
 - Annual tank testing
 - Cont pipe leak det
 - 7) Weekly Tank Gauge
 - Annual tank testing
 - 8) Annual Tank Testing
 - Daily Inventory
 - 9) Other _____
- 7. Precs Tank Test 2643
 - Date: _____
- 8. Inventory Rec. 2644
- 9. Soil Testing 2646
- 10. Ground Water. 2647
- New Tanks**
- 11. Monitor Plan 2632
- 12. Access. Secure 2634
- 13. Plans Submit 2711
 - Date: _____
- 14. As Built 2635
 - Date: _____

Comments:
2:45 PM - 5:00 PM
Groundwater - very shallow - approx. 4-5 ft
Overexcavated the diesel tank pit
ground water pumped out for
this pit.
Soil
& sidewall samples collected - 1 near
bdy and sidewall across the bldg.

Rev 6/88

II, III

Contact: _____

Title: _____

Signature: _____

Inspector: _____

Signature: _____

white - env. health
 yellow - facility
 pink - files

ALAMEDA COUNTY, DEPARTMENT OF ENVIRONMENTAL HEALTH
 Hazardous Materials Inspection Form

80 Swan Way, #200
 Oakland, CA 94621
 (415) 271-4320

II, III

Site ID # _____ Site Name KTVU Today's Date 8/5/93

II.A BUSINESS PLANS (Title 19)

- ___ 1. Immediate Reporting 2703
- ___ 2. Bus. Plan Stds. 25503(b)
- ___ 3. RR Cars > 30 days 25503.7
- ___ 4. Inventory Information 25504(a)
- ___ 5. Inventory Complete 2730
- ___ 6. Emergency Response 25504(b)
- ___ 7. Training 25504(c)
- ___ 8. Deficiency 25505(a)
- ___ 9. Modification 25505(b)

Site Address: 2 Jack London Square
 City Oakland Zip 94621 Phone _____

II.B ACUTELY HAZ. MATLS

- ___ 10. Registration Form Filed 25533(a)
- ___ 11. Form Complete 25533(b)
- ___ 12. RMPP Contents 25534(c)
- ___ 13. Implement Sch. Req'd? (Y/N)
- ___ 14. OnSite Conseq. Assess. 25524(c)
- ___ 15. Probable Risk Assessment 25534(d)
- ___ 16. Persons Responsible 25534(g)
- ___ 17. Certification 25534(f)
- ___ 18. Exemption Request? (Y/N)
- ___ 19. Trade Secret Requested? 25538

___ MAX AMT stored > 500 lbs, 55 gal., 200 cft.?

Inspection Categories:

- ___ I. Haz. Mat/Waste GENERATOR/TRANSPORTER
- II. Business Plans, Acute Hazardous Materials
- III. Underground Tanks

* Calif. Administration Code (CAC) or the Health & Safety Code (HS&C)

Comments: broken barrel
Manifest # 93231449 for 2 UGTs

III. UNDERGROUND TANKS (Title 23)

- General
- ___ 1. Permit Application 25284 (H&S)
 - ___ 2. Pipeline Leak Detection 25292 (H&S)
 - ___ 3. Records Maintenance 2712
 - ___ 4. Release Report 2651
 - ___ 5. Closure Plans 2670
- Monitoring for Existing Tanks
- ___ 6. Method
 - 1) Monthly Test
 - 2) Daily Vadose
Semi-annual groundwater
One time soils
 - 3) Daily Vadose
One time soils
Annual tank test
 - 4) Monthly Gndwater
One time soils
 - 5) Daily Inventory
Annual tank testing
Cont pipe leak det
Vadose/gndwater mon.
 - 6) Daily Inventory,
Annual tank testing,
Cont pipe leak det
 - 7) Weekly Tank Gauge
Annual tank test
 - 8) Annual Tank Testing
Daily Inventory
 - 9) Other _____
 - ___ 7. Precls Tank Test 2643
Date: _____
 - ___ 8. Inventory Rec. 2644
 - ___ 9. Soil Testing . 2646
 - ___ 10. Ground Water. 2647

2 UGTs Removal -
#1 10,000 Gallon ~~frasel~~ unleaded gasoline
#2 1-4000 Gallon diesel tank
(#2)
LEL = 1% O₂ = 18%
Fiberglass tank - had H₂O 1/3 full - w/
pumped groundwater
#1 10,000 G unleaded gasoline
LEL = 32-35% O₂ = 1%
Tank wrapped in tarp; appears to be in
good condition; 2 soil samples collected
at the soil/groundwater interface end of tank
Fiber glass tank (diesel 4000G) collecting
water inside, had pumped out approx 2 gals
water
Water samples collected fr. back pit -
4,000 gal tank pit - appears to have some
sheen

- New Tanks
- ___ 11. Monitor Plan 2632
 - ___ 12. Access. Secure 2634
 - ___ 13. Plans Submit 2711
Date: _____
 - ___ 14. As Built 2639
Date: _____

Rev 6/88

*fine diffi
 for London
 pull it*

*Accepted
 Mark Warat*

Contact: _____
 Title: _____
 Signature: _____

Inspector: _____
 Signature: _____

II, III