

ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY

DAVID J. KEARS, Agency Director



RAFAT A. SHAHID, ASST. AGENCY DIRECTOR

R01027

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

August 16, 1993
STID# 190

Regional Water Quality Control Board
San Francisco Bay Region
ATTN: Rich Hiett
2101 Webster St., 4th Floor
Oakland, CA 94612

**SUBJECT: Recommendation for Case Closure
Perry Pahlmeyer
450 East 14th St., Oakland, CA 94606**

This office has reviewed site investigation and remedial action for contamination from the underground storage tanks at the above site. One 8,000 gallon and one 10,000 gallon gasoline tanks were removed in 1978. No information is available from those removals except that they were done by Phillips Petroleum Company for the RP's. One 500 gallon waste oil tank were removed in August 1990. Soil contamination (up to 470 ppm oil & grease) was discovered and the site was overexcavated to remove impacted soils. Over 51 tons of impacted soil was disposed at the Recycling for the Future site in Richmond. Contamination was left in place under the concrete slab of the building. This could not be excavated because of its location, but the level is not considered significant if left in place.

Three monitoring wells were installed in August of 1992 to assess any impact on groundwater. After remediation a quarterly groundwater monitoring program was implemented. There have been 4 quarters of ND for TPHg, oil & grease, and BTEX.

With the provision that the information provided to this agency was accurate and representative of existing conditions, it appears that contamination has been remediated and the source has been removed. It is the position of this office that no further action concerning the two former underground storage tanks is required at this time.

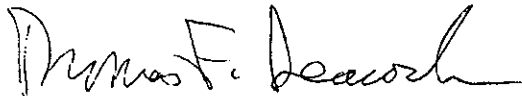
This office requests that the Regional Water Quality Control Board reviews this case for closure. With the RWQCB's concurrence, this Department will send a letter to the Responsible Party to inform them of the site's closure.

(This site has already received a letter of intent from the State Water Resources Underground Tank Reimbursement Program.)

Rich Hiett, RWQCB
Re: Perry Pahlmeyer
450 East 14th St., Oakland, CA 94606
August 16, 1993
Page 2 of 2

If you have any questions or require further information, please call me at this office.

Sincerely,



Thomas F. Peacock, Supervising HMS
Hazardous Material Division

cc: Edgar Howell, Chief - Files

ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY

DAVID J. KEARS, Agency Director



R01027

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

April 15, 1993
STID 190

Perry Pahlmeyer
Pahlmeyer Investment
811 Sentinel Court
Santa Rosa, CA 95409-2826

Re: 450 E. 14th St., Oakland, CA 94606

Dear Perry Pahlmeyer:

This office has received and reviewed a Quarterly Groundwater Sampling report dated March 23, 1993 by ACC Environmental Consultants. There is one comment concerning the report. The site map should note the location of the former underground storage tank. The conclusion on page 3 is acceptable.

If you have any questions please call this office at (510) 271-4530.

Sincerely,

Thomas F. Peacock, Supervising HMS
Hazardous Material Division

cc: R. Hiatt, RWQCB
Edgar Howell, Chief - File
Misty Kaltreider, ACC Environmental Consultants, 1000
Atlantic Ave., Suite 110, Alameda, CA 94501

ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY

DAVID J. KEARS, Agency Director



R01027

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

January 29, 1993
STID 190

Perry Pahlmeyer
Pahlmeyer Investment
811 Sentinel Court
Santa Rosa, CA 95409-2826

Re: 450 E. 14th St., Oakland, CA 94606

Dear Perry Pahlmeyer:

This office has received and reviewed a Quarterly Groundwater Sampling report dated December 1992 by ACC Environmental Consultants. There is one comment concerning the report. Page 3 identified as conclusions says that groundwater will be monitored for three consecutive quarters. The Regional Board requires that groundwater be monitored for 4 consecutive quarters.

This office has also been notified of the above sites status in the states reimbursement program.

If you have any questions please call this office at (510) 271-4530.

Sincerely,

Thomas F. Peacock, Supervising HMS
Hazardous Material Division

cc: R. Hiatt, RWQCB
Edgar Howell, Chief - File
Misty Kaltreider, ACC Environmental Consultants, 1000
Atlantic Ave., Suite 110, Alameda, CA 94501

ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY

DAVID J. KEARS, Agency Director



R01027

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 20, 1992
STID 190

Perry Pahlmeyer
Pahlmeyer Investment
811 Sentinel Court
Santa Rosa, CA 95409-2826

Re: 450 E. 14th St., Oakland, CA 94606

Dear Perry Pahlmeyer:

This office has received and reviewed a workplan for monitoring well installation and groundwater sampling dated September 9, 1992 by ACC Environmental Consultants. The recommendation for quarterly monitoring, and the conclusions on pg. 5 are accepted.

Also enclosed is a format for site closure, which should be followed to meet the requirements of the Regional Water Quality Control Board.

If you have any questions please call this office at (510) 271-4530.

Sincerely,

Thomas F. Peacock, Supervising HMS
Hazardous Material Division

cc: R. Hiatt, RWQCB
Edgar Howell, Chief - File
Misty Kaltreider, ACC Environmental Consultants, 1000
Atlantic Ave., Suite 110, Alameda, CA 94501
enclosures

ALAMEDA COUNTY
HEALTH CARE SERVICES



AGENCY

DAVID J. KEARS, Agency Director

July 22, 1992
STID #190

R01027

RAFAT A. SHAHID, Assistant Agency Director

Mr. Perry Pahlmeyer
Pahlmeyer Investment
811 Sentinel Court
Santa Rosa, CA 95409-2826

DEPARTMENT OF ENVIRONMENTAL HEALTH
Hazardous Materials Division
80 Swan Way, Rm. 200
Oakland, CA 94621
(510) 271-4320

Re: Work Plan for 450 E. 14th St., Oakland CA 94606 dba
Tune-Up Masters

Dear Mr. Pahlmeyer:

Our office has received a request from Ms. Misty Kaltreider of ACC Environmental Consultants to modify our office's requirements concerning the screen interval length of the proposed monitoring wells. This issue is the result of an apparent misunderstanding between Ms. Kaltreider and myself. To clarify this issue, the screening interval recommended, five feet above and ten feet into the first aquifer is meant to be used as guidance. Certainly, field observations will dictate the actual screening interval. There are specific instances where a shorter or longer screen interval is preferred. Ms. Kaltreider was using monitoring well data from an adjacent site to estimate the types of soil and the depth of groundwater expected to be encountered at this site and because we are interested in the floating hydrocarbons a shorter screen interval was recommended. The County's concern is that water elevation changes due to unpredictable rain amounts may cause the shorter screened well to become dry under drought conditions.

Ms. Kaltreider also had concerns that the Regional Water Quality Control Board (RWQCB) might have concerns about the "dilution" effects of a "longer" screened monitoring well interval. After consultation with Mr. Rich Hiatt of the RWQCB, he stated that "dilution" would be a concern if several aquifers exist and the screened interval passed through both aquifers. Obviously, this is a specific case where a shorter screen interval would be preferred. In any event, the County has no objection with the screen interval proposed by ACC Environmental Consultants and only reminds you that site specific conditions may dictate actual screening length. The RWQCB is consistent with this opinion. Contact me at (510) 271-4320 should you have any questions.

Sincerely,

Barney M. Chan, Hazardous Materials Specialist

cc: R. Hiatt, RWQCB
M. Kaltreider, ACC Env. Consultants
E. Howell III, files

450E14-1

ALAMEDA COUNTY
HEALTH CARE SERVICES



July 13, 1992 AGENCY
DAVID J. KEARS, Agency Director
STID # 190

R01027

RAFAT A. SHAHID, Assistant Agency Director

Mr. Perry Pahlmeyer
Pahlmeyer Investment
811 Sentinel Court
Santa Rosa, CA 95409-2826

DEPARTMENT OF ENVIRONMENTAL HEALTH
Hazardous Materials Division
80 Swan Way, Rm. 200
Oakland, CA 94621
(510) 271-4320

Re: Work Plan for 450 E. 14th St., Oakland CA 94606 dba
Tune-Up Masters.

Dear Mr. Pahlmeyer:

Our office has received and reviewed the work plan for the soil and groundwater investigation for the above referenced site as prepared by ACC Environmental Consultants. In general, the work plan is acceptable and work may proceed without further notice. However, please note the following conditions and concerns expressed to Ms. Misty Kaltreider of ACC Environmental Consultants:

1. The depth of the monitoring wells should reflect the requirement for a screen interval of five feet above and ten feet into the first encountered aquifer. Exceptions to this requirement must be verified.
2. Those soil samples from the borings/monitoring wells which are not analyzed by a certified laboratory will be field screened at a minimum.
3. To clarify your monitoring well requirements, you must minimally sample all wells quarterly for at least one year. In the event contamination is found, quarterly monitoring must continue until non-detectable contamination is found for a one year period.
4. Oakland Hospital noted in the Site Health and Safety Plan is no longer in business. The nearest alternate hospital is Highland General Hospital at 1431 E. 31st St., Oakland 94602.

Please keep our office informed in any delays in the implementation of this work plan. You may contact me at (510) 271-4320 should you have any questions.

Sincerely,

Barney M. Chan, Hazardous Materials Specialist

cc: M. Thomson, Alameda County District Attorney Office
M. Kaltreider, ACC Env Consultants, 100 Atlantic Ave,
Suite 110, Alameda CA 94501

WP450E14

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



R01027

RAFAT A. SHAHID, Assistant Agency Director

May 4, 1992
STID # 190

Mr. Perry Pahlmeyer
Pahlmeyer Investment
811 Sentinel Court
Santa Rosa, CA 95409-2826

DEPARTMENT OF ENVIRONMENTAL HEALTH
Hazardous Materials Division
80 Swan Way, Rm. 200
Oakland, CA 94621
(510) 271-4320

Re: Request for Work Plan for Subsurface Investigation at Tune-Up
Masters, 450 E. 14th St., Oakland CA 94606

Dear Mr. Pahlmeyer:

As you are aware, the oversight of this site has been transferred to the Local Oversight Program (LOP) through contract with the State Water Resources Control Board (SWRCB). You received a Notice of Requirement for Reimbursement earlier notifying you of this change. Your contact within this group remains the same as do all obligations for remediation of the site.

After the removal of the waste oil tank at this site on May 30, 1990, you were notified in December of that year, of your legal requirement to submit a work plan for the determination of the extent of groundwater contamination. This work plan was to be submitted by January 30, 1991. To this date, our office has not received the requested document. In addition, according to the underground tank closure report, you were to have submitted the following documents within 60 days of the receipt of sample results:

- a. Copy of the manifest for the disposal of the underground storage tank.
 - b. Copies of weight tags or manifests of all soil and hazardous waste off-hauled from this site.
- Likewise, our office has not received this information from you.

Please be reminded, that the request of these documents is pursuant to the California Water Code Section 13267 (b) and failure to submit this information may subject you to civil liabilities.

You should also be aware that our office has a Memorandum of Understanding (MOU) with the Department of Health Services. As such, we are empowered to enforce the regulations of the California Health and Safety Code (CH&SC), Division 20, Chapter 6.7. I point your attention to Section 25298 (c) 4 of the CH&SC which states that no person shall close an underground tank unless that person has taken steps to demonstrate to the appropriate agency that the site has been investigated to determine if there are any present, or were past, releases, and

Mr. P. Paulmeyer
450 E. 14th St.
STID # 190
May 4, 1992
Page 2.

if so that appropriate corrective or remedial actions have been taken. Section 25299 (5) allows for the civil penalty of not less than \$500 or more than \$5,000 for each underground tank for each day which the operator or owner fails to properly close an underground tank as required by Section 25298. You are reminded that failure to submit the requested documents may subject you to these civil liabilities and referral of this case to the District Attorney Office for enforcement.

Please submit the requested documents to our office within thirty (30) days of this letter.

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

Sincerely,

Barney M. Chan
Hazardous Materials Specialist

cc: M. Thomson, Alameda County District Attorney Office
R. Hiett, RWQCB
L.R. & Alice M. Perry, 4835 Dunkirk Ave., Oakland CA 94605
R. Ruhmke, R.J. Miller, 385 Pittsburg Ave., Richmond CA 94801

WP-450E14

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



R01027

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

December 28, 1990

Mr. Perry Pahlmeyer
Pahlmeyer Investment
811 Sentinel Court,
Santa Rosa, CA 95409-2826

Subject: Unauthorized Release from Removal of an Underground Tank at
Tune-up Masters #325
450 E. 14th St.
Oakland, CA 94606

Dear Mr. Pahlmeyer:

Thank you for sending the underground tank closure report concerning the removal of the waste oil tank at the above referenced address as provided for you by Miller Environmental Company. The results of soil sample analyses indicate up to 12,000 ppm Total Oil and Grease in the stockpiled spoils and up to 470 ppm Total Oil and Grease in the excavation pit. The samples taken after overexcavation tend to indicate that contamination still exists along the building side of the excavation pit, possibly under the building. Because of the degree of contamination found, this facility is considered to have experienced a confirmed release of petroleum hydrocarbons that has impacted subsurface soil and potentially ground water. The extent of this contamination must be assessed and remediated.

Enclosed please find an Unauthorized Release Form to be completed by you or your consultant and to be returned along with requested workplan.

Our office will be the lead agency overseeing both the soil and groundwater remediation of this site. The Regional Water Quality Control Board (RWQCB) is currently unable to oversee the large number of contamination cases within Alameda County and has delegated the handling of this case to our Division. We will be in contact with the RWQCB in order to provide you with guidance concerning the RWQCB's remediation requirements. However, please be aware that you are responsible for diligent actions to protect waters of the State.

To complete contaminant assessment and begin any possible remediation, we require that you submit a work plan which, at a minimum, addresses the items listed below and presents a timetable for their completion. Please submit this workplan within 30 days of the date of this letter.

Mr. Perry Pahlmeyer
450 E. 14th St.
December 28, 1990
Page 2.

I. Introduction

- A. Statement of scope of work
- B. Site map showing location of existing and past underground storage tanks and associated piping
- C. Site History
 - provide historical site use and ownership information. Include a description of types and locations of hazardous materials used on site.

II. Site Description

- A. Vicinity description including hydrogeologic setting
- B. Initial soil contamination and excavation results
 - provide sampling procedures used
 - indicate depth to ground water
 - describe soil strata encountered
 - provide soil sampling results, chain of custody forms, identity of sampler
 - describe methods for storing and disposal of all soils

III. Plan for determining extent of soil contamination on site

- A. Describe approach to determine extent of lateral and vertical contamination
 - identify subcontractors, if any
 - identify methods or techniques used for analysis
 - provide sampling map showing all lines of excavation and sampling points
 - if a step out procedure is used, define action level for determination of "clean" isopleth
 - provide chain of custody forms, lab analysis results, all receipts and manifests, & identity of sampler
- B. Describe method and criteria for screening clean versus contaminated soil. If onsite soil aeration/bioremediation is to be utilized, then provide a complete description of method that includes:
 - volume and rate of aeration/turning
 - method of containment and cover
 - wet weather contingency plans
 - permits obtained
- C. Describe security measures

Mr. Perry Pahlmeyer
450 E. 14th St.
December 28, 1990
Page 3.

Plan for determining ground water contamination

- Construction and placement of wells should adhere to the requirements of the "Regional Board Staff Recommendations for Initial Evaluation and Investigation of Underground Tanks". Provide a description of placement and rationale for the location of monitoring well(s) including a map to scale.
- The placement and number of wells must be able to determine the extent and magnitude of the free product and dissolved product plumes.

A. Drilling method for construction of monitoring wells

- expected depth and diameter of monitoring wells
- date of expected drilling
- casing type, diameter, screen interval, and pack and slot sizing techniques
- depth and type of seal
- development method and criteria for adequacy of development
- plans for cuttings and development water

B. Ground water sampling plan

- method for free product measurement, observation of sheen
- well purging procedures
- sample collection procedures
- chain of custody procedures
- procedures for determining ground water gradient

C. Sampling schedule

- measure free product weekly for first month following well installation
- measure free product and dissolved constituents monthly for first three months.
- after first three months monitor quarterly.
- monitoring must occur a minimum of one year.

V. Provide a site safety plan

Mr. Perry Pahlmeyer
450 E. 14th St.
December 28, 1990
Page 4.

Development of a Remediation Plan.

- A. The Remediation Plan is to include a time schedule for remediation, and, at minimum, must address the following issues:
- removal of all free product. Manual bailing is not acceptable as a recovery system. Actual amount of free product removed must be monitored and tabulated.
 - remediation of contaminated soils and dissolved constituents must follow RWQCB's resolution No. 68-16.
 - soils containing 1,000+ ppm of hydrocarbons must be remediated. Soils containing between 100 and 1,000 ppm must be remediated unless sufficient evidence is provided which indicates no adverse effects on groundwater will occur. Clean up of soils to 100 ppm is strongly recommended.
 - design of remedial action system should be based on a review of hydrogeologic and water quality data and on an evaluation of mitigation alternatives. The determination of probable capture zone(s) of extraction system(s) should be based on aquifer characteristics as determined by aquifer test data.

VII Reporting

- A. Technical reports should be submitted with a cover letter from you. The letter must be signed by yourself or an authorized representative of yours.
- B. Monthly reports must be submitted for the next three months with the first report due 90 days from the above letter date.
- C. Quarterly reports must be submitted with the first report due 90 days after the final monthly report. These reports should describe the status of the investigation and cleanup.
- D. All reports and proposals must be signed by a California-Certified Engineering Geologist, California Registered Geologist or a California-Registered Civil Engineer (see page 2, 2 June 1988 RWQCB document).

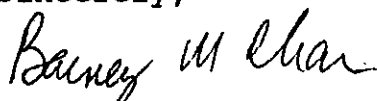
Mr. Perry Pahlmeyer
450 E. 14th St.
December 28, 1990
Page 5.

all reports. Initial tank removal and soil sampling does not require such expertise; however, borehole and monitoring well installation and logging, and impact assessments do require such a professional.

All proposals, reports and analytical results pertaining to this investigation and remediation must be sent to our office and RWQCB attention Mr. Lester Feldman, 1800 Harrison St. Suite 700, Oakland CA 94612. You should be aware that this Division is working in conjunction with the RWQCB and that this is a formal request for technical reports pursuant to California Water Code Section 13267 (b). Any extensions of agreed upon time deadlines must be confirmed in writing by either this Division or the RWQCB.

Should you have any questions concerning the contents of this letter or the status of this case please contact the undersigned at 271-4320.

Sincerely,



Barney M. Chan
Hazardous Materials Specialist

enclosure: to Mr. Pahlmeyer only

cc: Gil Jensen, Alameda County District Attorney, Consumer &
Environmental Protection
Rafat Shahid, Assistant Agency Director
Lester Feldman, SFRWQCB
Howard Hatayama, DOHS
Mr. Reinhard Ruhmke, Miller Environmental Co., 385 Pittsburg Ave.
Richmond, CA 94801

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



R01027

May 9, 1990

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

Leonard L. Robinson
CPM, Robinson & Co. Reactors
2089 Avy Ave.
Menlo Park, CA 94025

Re: 450 E. 14th St. Oakland, CA 94606

NOTICE OF LEGAL OBLIGATION

Dear Mr. Robinson:

Our records indicate that there are underground tank(s) at your site at the above facility.

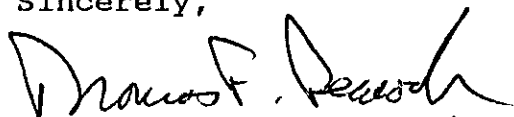
In accordance with the California Code of Regulations, Title 23, Chapter 3, Subchapter 16 Underground Tank Regulations you must perform one of the following actions:

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. Permit applications are attached.

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 a civil penalty of 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.

If you have any questions concerning this matter, please contact this office at 271-4320.

Sincerely,


Thomas F. Peacock, Senior HMS
Hazardous Materials Division

TFP:tfp

cc: Gil Jensen, Alameda County District Attorney, Consumer and
Environmental Protection Agency
Lester Feldman, RWQCB