

ALAMEDA COUNTY
HEALTH CARE SERVICES



AGENCY
DAVID J. KEARS, Agency Director

RO#1105

StID 3069

March 26, 1997

Mr. Jim Johnson
Saab Saver
2601 35th Ave
Oakland, CA 94619

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

RE: Well Decommission at 2601 35th Ave, Oakland, CA

Dear Mr. Johnson:

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-3) 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 Flood Control and Water Conservation, Zone 7. They can be reached at (510) 484-2600.

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

Sincerely,

eva chu
Hazardous Materials Specialist

c: Paul King, P & D, 4020 Panama Ct, Oakland, CA 94611

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



RO# 1105

June 12, 1996

ENVIRONMENTAL HEALTH SERVICES

1131 Harbor Bay Parkway
Alameda, CA 94502-6577
(510)

Ms. Sheila Johnson
SAAB Saver
2720 Michigan Avenue
Modesto, CA - 95358

2601

Ref: Saab Saver, ~~2604~~ 35th Avenue, Oakland, CA

Dear Ms. Johnson:

This letter is being sent as a follow up to the phone conversation I had with Amad Ghandor of P & D Environmental in reference to the property located at the above mentioned address. Since the referenced property contained a diesel, gasoline and a waste oil tank, to make reasonable risk evaluation using the groundwater monitoring data, the groundwater samples should be analyzed for TPH-Gasoline, BTEX, MTBE, TPH-Diesel, Oil and Grease, and Polynuclear Aromatic Compounds.

As mentioned in my previous letter, dated March 18, 1996, additional source removal may be required if the groundwater monitoring data indicates that the groundwater has been impacted. If you have any questions, you may reach me at (510) 567-6764.

Sincerely,

Madhulla Logan,
Hazardous Material Specialist

C: Amad G. P & D Environmental, 4020 Panama Court, Oakland, CA - 94611

ALAMEDA COUNTY
HEALTH CARE SERVICES



AGENCY
DAVID J. KEARS, Agency Director

RO# 1105
RAFAT A. SHAHID, DIRECTOR

DEPARTMENT OF ENVIRONMENTAL HEALTH
1131 Harbor Bay Parkway
Alameda, CA 94502-6577
(510)567-6700

March 18, 1996

Ms. Sheila Johnson
SAAB Saver
2601 35th Avenue
Oakland, CA - 94619

Ref: Saab Saver, 2601 35th Avenue, Oakland, CA

Dear Ms. Johnson:


I am in receipt of the soil and groundwater investigation report dated January 5, 1996, prepared by P & D Environmental for the above referenced property. The report includes information on the drilling and sampling of seven exploratory soil borings and installation and sampling of three groundwater monitoring wells.

The laboratory results indicated 1200 ppm of gasoline, 490 ppm of diesel and non-detect for benzene in the soil sample collected at 10 feet depth from the boring, MW1. None of the other soil samples identified any gasoline, diesel or benzene. Also, the soil samples collected from the dispenser islands and pipe trench were found to contain 1400 ppm, 590 ppm and non-detects of gasoline, diesel and benzene respectively.

Based on the information that was submitted, this Department requires that the 3 monitoring wells be sampled on a quarterly frequency for diesel, gasoline, BTEX and MTBE. Also, include PNA (poly nuclear aromatics) analysis using the 8270 method for the first two quarters. The need for continued analysis for PNA's will be evaluated after the first two groundwater monitoring events. If the groundwater sample results indicate that the groundwater has been impacted, then this Department may require that additional source removal be conducted on the referenced property.

If you have any questions, you can reach me at (510) 567-6764.

Sincerely,


Madhulla Logan,
Hazardous Material Specialist

ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY



DAVID J. KEARS, Agency Director

RAFAT A. SHAHID, ASST. AGENCY DIRECTOR

R01105

March 8, 1995
STID# 3069

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

Ms. Sheila Johnson
SAAB Saver
2601 35th Avenue
Oakland, California 94619

**RE: Soil And Groundwater Quality Investigation Work Plan
SAAB Saver- 2601 35th Avenue, Oakland, CA 94619**

Dear Ms. Johnson:

This office has completed review of the Soil and Groundwater Quality Investigation Work Plan dated February 22, 1995 and prepared by P & D Environmental for the subject site. The scope of the proposed work plan includes the following: drilling seven exploratory soil borings at the site and along the property boundary (sidewalk) on 35th Avenue and Brookdale Street; installation of three groundwater monitoring wells; and collection of two soil samples beneath the former fuel dispenser.

Based on this review, the work plan is acceptable to this office and must be implemented to determine the vertical and lateral extent of soil and groundwater contamination related to the former tanks at the site. The three groundwater monitoring wells (MW-1, MW-2, and MW-3) must be sampled every quarter for target compounds and groundwater elevation readings must be incorporated in the monitoring program.

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.

A report must be submitted to this agency within **45 days** after workplan implementation.

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

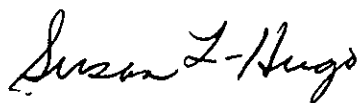
Ms. Sheila Johnson
RE: 2601 35 th Avenue, Oakland, CA 94619
March 8, 1995
Page 2 of 2

- 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.

Please contact me at (510) 567-6780 if you have any questions concerning this letter.

Sincerely,



Susan L. Hugo
Senior Hazardous Materials Specialist

cc: Rafat A. Shahid, Director, Environmental Health
Gordon Coleman, Acting Chief, Environmental Protection Div/file
Kevin Graves, San Francisco Bay RWQCB
Cheryl Gordon, SWRCB, Clean-up Fund Program
Paul King, P&D Environmental, 4020 Panama Court
Oakland, California 94611

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



R01105

RAFAT A. SHAHID, Assistant Agency Director

November 28, 1994
STID# 3069

Alameda County Environmental Health
Environmental Protection Division
1131 Harbor Bay Parkway, Rm. 250
Alameda, CA 94502-6577 CC:430-4510

Mr. James Johnson
SAAB Saver
2601 35th Avenue
Oakland, California 94619

Subject: 90 day Compliance Letter
SAAB Saver - 2601 35th Avenue, Oakland, CA 94619

Dear Mr. Johnson:

Your file was recently reviewed by State Water Resources Control Board staff with the Underground Storage Tank Cleanup Fund Program (Cleanup Fund). The purpose of their review was to determine if you are in compliance with the corrective action orders and directives which is a requirement for reimbursement of cleanup costs from the Cleanup Fund.

As a result of their review, it has been determined that you are currently not in compliance because of lack of investigation.

For cases such as yours, the Cleanup Fund is providing responsible parties with an opportunity to come into compliance provided the regulatory agency will issue a revised corrective action directive. You must take positive concrete steps to come into compliance.

Please refer to the memorandum from the Cleanup Fund regarding their requirements before a Letter of Commitment can be issued obligating funds to assist you with the cleanup of your site.

Accordingly, pursuant to **Section 13267 (b) of the California Water Code**, you are hereby directed to submit a workplan - preliminary site assessment (PSA) to determine the extent of soil and groundwater contamination that has resulted from the former leaking tanks. This PSA was requested for submission in a letter dated 3/29/93 from this office. Enclosed is a copy of the letter for your reference. Your workplan must be submitted **no later than January 13, 1995** for approval. The approved workplan must be implemented **within 90 calendar days from the date of this letter**. Failure to comply will result in your case being referred to appropriate agencies for enforcement actions.

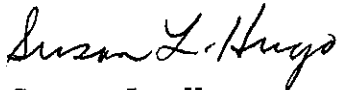
Mr. James Johnson
RE: 2601 35th Avenue, Oakland, CA 94619
November 28, 1994
Page 2 of 2

Please be aware, that pursuant to Title 23, Division 3, Chapter 16, Article 11 of the California Code of Regulations you are required to have an approved workplan prior to initiation of any work. In addition, you must provide a status report of all activities, including the progress of this case every 90 days to this office.

All reports and proposal must be signed by a California Registered Geologist or Registered Civil Engineer with the statement of their qualifications for each lead professionals involved with this project.

If you have any questions regarding the provisions of this letter and/or the necessary work at the site, please call me at (510) 567-6780.

Sincerely,



Susan L. Hugo
Senior Hazardous Materials Specialist

Enclosure

cc: Rafat A. Shahid, Director, Department of Environmental Health
Edgar B. Howell, Chief, Environmental Protection Div. /files
Gil Jensen, Alameda County District Attorney's Office
Kevin Graves, San Francisco Bay RWQCB
Cheryl Gordon, SWRCB, Clean-up Fund Program

ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY

DAVID J. KEARS, Agency Director



Roll 05

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

March 29, 1993
STID# 3069

Mr. James Johnson
SAAB Saver
2601 35th Avenue
Oakland, California 94619

**RE: Removal of Five Underground Storage Tanks at SAAB Saver
2601 35th Avenue, Oakland, California 94619**

Dear Mr. Johnson:

The Alameda County Department of Environmental Health, Hazardous Materials Division has reviewed the files concerning the removal of five underground storage tanks (four gasoline tanks and one waste oil tank) on August 21, 1991 at the referenced site. We are in receipt of the analytical results of the soil samples collected during the tank removal activity and the "Underground Storage Tank Unauthorized Release (Leak)/ Contamination Site Report".

Soil samples collected beneath the tank areas showed elevated levels of Total Petroleum Hydrocarbon as diesel (1,900 ppm) and Total Petroleum Hydrocarbon as gasoline (1,400 ppm). In addition, elevated levels of chromium (110 ppm) and nickel (400 ppm) were detected underneath the waste oil tank. Because of the degree of contamination found at the site which exceeded regulatory threshold levels, further environmental assessment is required. A letter from this office requesting work plan submittal to address the investigation/remediation of both soil and groundwater contamination at the site was sent to your attention on December 4, 1991. A correspondence dated January 7, 1992 from you requesting extension of deadline for work plan submission was received by this office on January 10, 1992. Currently, this office is **not in receipt of any work plan which is required** to address the unauthorized release associated with the former tanks at the site.

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 should be conducted to determine the extent of soil and/or groundwater contamination that has resulted from the former leaking tank. The information gathered by this investigation will be used to assess the need for additional

Mr. James Johnson
RE: 2601 35th Avenue, Oakland, California 94619
March 29, 1993
Page 2 of 3

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. You should be prepared to install at a minimum, three monitoring wells to establish gradient direction of the groundwater at the site. One of the wells should be installed within 10 feet downgradient of the former tank location. Monthly water elevation reading for twelve months is necessary to determine groundwater flow direction and quarterly sampling must occur to determine extent of the groundwater contamination.

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. Stockpiled soil from the pit may not be used to backfill these holes without authorization from this office. Only clean fill can be used to backfill the excavation pit. Please provide our office with documentation of the stockpiled soil disposal and the manifests for the five underground storage tanks disposal.

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

Enclosed is a copy of Appendix A (Workplan for Initial Subsurface Investigation (August 20, 1991) for your reference.

Mr. James Johnson
RE: 2601 35th Avenue, Oakland, CA 94619
March 29, 1993
Page 3 of 3

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

Sincerely,



Susan L. Hugo
Senior Hazardous Materials Specialist

Enclosures

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 / file
Francisco David, City of Oakland, Construction Division
1333 Broadway, Suite 320, Oakland CA 94612

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



R01105

December 4, 1991

Mr. Jim Johnson
SAAB Saver
2601 35th Avenue
Oakland, CA 94619

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

**Re: Site remediation at SAAB Saver, 2601 35th Ave.
Oakland, CA 94619**

Dear Mr. Johnson,

Alameda County Environmental Health Department, Hazardous Materials Division is in receipt of the laboratory results taken during the removal of five underground storage tanks at the above location. Soil sampling results from beneath the former tanks showed the presence of subsurface contamination of Total Petroleum Hydrocarbons as diesel (TPHd) at concentrations as high as 1,900 ppm and Total Petroleum Hydrocarbons as gasoline (TPHg) as high as 720 ppm. Samples taken from beneath the waste oil tank (sample #3) contained chromium as high as 110 ppm and nickel as high as 400 ppm.

No analysis were available for chlorinated solvents were performed beneath the waste oil tank as required in the Work Plan approved by this office.

Alameda County Environmental Health Department, Hazardous Materials Division has currently been delegated authority from the San Francisco Regional Water Quality Control Board (RWQCB) to oversee a large number of remediation cases within Alameda County. Therefore, we will be the lead contact agency for the oversight duties regarding this case.

You are requested to submit a work plan proposal to address the investigative and mitigative procedures chosen to deal with the soil contamination at the above site within 45 days of the receipt of this letter.

All work must be performed according to RWQCB documents:

Leaking Underground Fuel Tank Field Manual revised October 1989

Tri-Regional Board Staff recommendations for Initial Evaluation and Investigation of Underground Storage Tanks 2 June 1988, revised 10 August 1990.

Appendix A of the Tri-Regional Recommendations (see enclosure)

Mr. Johnson
December 4, 1991
Page 2 of 3

Copies of these documents can be obtained by calling the SFRWQCB data management group at (510) 464-1269. Please note the LUFT manual as a whole has not been adopted by the SFRWQCB.

According to the Tri-Regional recommendations, when contamination to soil of either TPH or Oil and Grease (O&G) exceeding 100 ppm are encountered a groundwater investigation is required. You are required to install monitoring wells in order to determine the impact to groundwater and also in order to determine the hydraulic gradient.

The portion of the work plan addressing groundwater contamination must be prepared by CA-Certified Engineering Geologist, CA-Registered Geologist or a CA-Registered Civil Engineer and should include a proposal to identify and address subsurface contamination. It should include but shall not be limited to a depiction of the proposed locations for monitoring well installations and a sampling plan including sampling type and frequency. The work plan proposal must also address existing soil contamination on site

The technical report should be submitted with a cover letter from the environmental professional you have chosen to oversee the subsurface contamination and must be received in this office by the established due date. The letter must be signed by a principal executive officer or by an authorized representative of that person.

All proposals, reports and analytical results pertaining to this investigation and remediation must be sent to our office and to:

Lester Feldman
Regional Water Quality Control Board, San Francisco Bay Region
2101 Webster Street, Suite 500
Oakland, California 94612
(415) 464-1255

You are also requested to complete and submit the enclosed Unauthorized Release Form to this office within 10 days of the receipt of this letter.

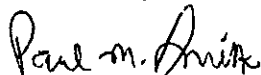
When preparing the Work Plan you are required to analyze the soil around the area of the former waste oil tank for the presence of soluble chromium and nickel

Mr. Johnson
December 4, 1991
page 3 of 3

Also, there is a problem with the receipt of the deposit refund fees submitted for the removal of the underground storage tanks at the above facility. The amount of money originally submitted for the removal of five tanks from 4M construction was for \$ 1284.00. However, for an unknown reason, the check was voided out by either this department or 4M. On two separate occasions I contacted 4M construction and was informed that they would look into this matter. As of the date of this letter this department has not received any payment of the original funds. You are requested to resolve this issue with 4M or to submit a check to this office for the above amount in care of the County of Alameda. The funds are necessary to provide Agency oversight of the tank removals and remediation at the above site.

Should you have any questions pertaining to any of the above requests please contact me at 510/ 271-4320.

Sincerely,



Paul M. Smith
Hazardous Materials Specialist

cc:

John Mendrin, 4M Construction
Lester Feldman, SFRWQCB
Gil Jensen, Alameda County District Attorney's Office of
Consumer and Environmental Affairs

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



R01105

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

July 26, 1990

Mr. Jim Johnson
SAAB Saver
2601 35th Avenue
Oakland, CA 94619

Dear Mr. Johnson:

On June 14, 1990, I performed an inspection at your business. During the inspection, I learned that your facility has five underground storage tanks: One 500-gallon waste-oil tank, one 2,000-gallon gasoline tank, and 3 other tanks of undetermined size that have not been in use for some time.

The California Health and Safety Code, Division 20, Chapter 6.7 (HSC) and the California Code of Regulations, Title 23, Subchapter 16 (CCR), describe the regulations for use of underground storage tanks. Since 1984, all tank owners are required to apply for a permit to operate their underground storage tanks. In addition, storage tanks are to be registered with the state, and all tanks must be monitored for leakage or removed from service if the tanks are no longer being used.

CCR Title 23, Section 2641 outlines eight monitoring alternatives for underground storage tanks. For the waste oil tank, the applicable monitoring method is Alternative 7, which requires weekly tank gauging and an annual tank precision test. Tank gauging accuracy must be within + or - 5 gallons. For the 2,000-gallon gasoline tank, it's possible that one of two monitoring alternatives can be used, depending on the amount of gasoline used:

- * Monitor the tank according to Alternative 7 (i.e., weekly gauging and an annual precision test). This alternative is limited to small tanks that do not have frequent input or withdrawals.
- * Use daily inventory reconciliation, pipeline leak detectors (if the system is pressurized), and perform an annual precision test. This alternative requires the use of approved meters for tank inputs and withdrawals, and further investigation measures if the reconciliation exceeds a 25-gallon variation.

All records for tank monitoring are to be kept on file at the site for 3 years. For the tanks that are not in use, you are required to

July 26, 1990
SAAB Savers
Page 1 of 2

submit a closure plan for permanent closure of the tanks.

You will need to submit a Hazardous Materials Management Plan (HMMP) to our offices because of the amount of gasoline and waste oil stored at your facility. An HMMP is required for each facility that stores Hazardous Materials in amounts greater than 55 gallons, 500 pounds, or 200 cubic feet at standard cubic feet at standard temperature or pressure.

I have enclosed the following items: One Underground Storage Tank Form A and five of the Underground Storage Tank Form B, an HMMP packet, and a closure plan for the three underground tanks. You are to send back the completed tank forms and HMMP within 30 days of the date of this letter. You have 60 days to notify this office regarding what will be done with the three tanks currently not in use, and to provide a date when the two operating tanks will be tested.

Please do not hesitate to call me at 415/271-4320 if you have any questions. I will be willing to meet with you to go over the forms.

Sincerely,



Cynthia Chapman
Hazardous Materials Specialist