

ALAMEDA COUNTY  
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



RO# 1187

Alameda County CC4580  
Environmental Health Services  
1131 Harbor Bay Pkwy., #250  
Alameda CA 94502-6577  
(510)567-6700 FAX(510)337-9335

May 2, 1996

STID # 259

Ms. Marianne Robison  
Buttner Properties  
600 West Grand Avenue  
Oakland, California 94612

**RE: Case Closure - Buttner Properties**  
**4055 Hubbard Street, Emeryville, California 94608**

Dear Ms. Robison:

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 1,000 gallon diesel/gasoline ) at the above 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  
Senior Hazardous Materials Specialist

c: Mee Ling Tung, Director, Environmental Health  
Gordon Coleman, Acting Chief, Environmental Protection / files  
Kevin Graves, San Francisco Bay RWQCB  
Jerri Alexander, SCI, 171- 12th Street, Suite 201,  
Oakland, CA 94607

ALAMEDA COUNTY  
HEALTH CARE SERVICES

AGENCY  
DAVID J. KEARS, Agency Director



R01187

RAFAT A. SHAHID, Assistant Agency Director

November 4, 1994  
STID# 259

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

Ms. Marianne Buttner Robison  
Buttner Properties  
600 West Grand Avenue  
Oakland, California 94612

**RE: Modification of Groundwater Monitoring Program Related to  
the Former Underground Storage Tanks at  
4055 Hubbard Street, Oakland, California 94608**

Dear Ms. Robison:

The Alameda County Department of Environmental Health, Environmental Protection Division has recently reviewed the Groundwater Monitoring Program Report dated September 16, 1994, prepared and submitted by Subsurface Consultant, Inc., for the referenced site.

The soil and groundwater data collected to date have been evaluated and the following monitoring program can be implemented for the site:

- 1) Analyses for total oil and grease (TOG), benzene, toluene ethyl benzene, and xylene can be dropped from the sampling program. These target compounds have not been detected in any of the three monitoring wells since the first sampling event on 6/2/93.
- 2) Groundwater samples from all the monitoring wells (MW-1, MW-2 and MW-3) must be analyzed for lead during the next sampling event for confirmation. A grab water sample collected on 11/25/92 from the dispenser pit detected lead at 6 ppb while the grab water sample from the tank excavation showed lead at <3 ppb.
- 3) Monitoring wells MW-1 and MW-3 must be sampled **every quarter** for target compounds TPH gasoline and TPH diesel.
- 4) Monitoring well MW-2 which is an up-gradient well can be sampled **every six months** instead of every quarter. However, if the concentrations of TPH gasoline and TPH diesel in wells MW-1 and MW-3 depict a steady increase in concentration, then MW-2 must be sampled every quarter.
- 5) Groundwater elevation measurements must be performed in all the wells every quarter to establish groundwater gradient and flow direction at the site.

Ms. Marianne Buttner Robison  
RE: 4055 Hubbard Street, Oakland, CA 94608  
November 4, 1994  
Page 2 of 3

Additionally, the extent of the groundwater contaminant plume has not been completely defined. Although the concentrations of dissolved TPH gasoline (71 ppb to 280 ppb) and TPH diesel (<50 ppb to 590 ppb) are not considerably high at this time, plume definition is required before the site can be recommended for case closure. It is important to determine the lateral extent of the groundwater contamination at the site specially when the concentration of dissolved contaminants start to increase. Up-gradient sources must also be identified to evaluate the groundwater plume.

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. 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 work plan
- 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

Ms. Marianne Buttner Robison  
RE: 4055 Hubbard Street, Oakland, CA 94608  
November 4, 1994  
Page 3 of 3

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  
Kevin Graves, San Francisco Bay RWQCB  
Edgar B. Howell, Chief, Environmental Protection Div. - files  
Jerian Alexander, Subsurface Consultants, Inc.  
171 12th Street, Suite 201  
Oakland, CA 94607

ALAMEDA COUNTY  
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARNS, Agency Director



R01187

RAFAT A. SHAHID, Assistant Agency Director

May 26, 1992

STID #259

Buttner Properties Inc.  
600 W. Grand Av.  
Oakland CA 94612  
Attn: William Robison

RE: 4055 Hubbard St.  
Oakland CA 94608

DEPARTMENT OF ENVIRONMENTAL HEALTH  
Hazardous Materials Division  
30 Swan Way, Rm. 200  
Oakland, CA 94621  
510) 271-4920

Dear Mr. Robison,

We are in receipt of your Project Update, prepared by Subsurface Consultants, Inc., dated May 8, 1992 for the above referenced site. We approve the remediation activities outlined therein, including the installation of one groundwater monitoring well within 10 feet downgradient (west) of the former underground storage tank.

We expect the remediation to begin within 30 days from the date of this letter. We will expect a Tank Closure Report including a Work Plan for a groundwater investigation within 60 days after field activities are completed. If this should prove to be difficult, please contact Jennifer Eberle of our office as soon as possible.

Sincerely,

Handwritten signature of Susan L. Hugo in cursive.

Susan Hugo  
Senior Hazardous Materials Specialist

cc: Jeriann Alexander, Subsurface Consultants, Inc., 171-12th St.,  
Ste 201, Oakland CA 94607  
Rich Hiatt, RWQCB  
File

je

ALAMEDA COUNTY  
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



ROU87

RAFAT A. SHAHID, Assistant Agency Director

April 8, 1992

STID #259

Buttner Properties Inc.  
600 W. Grand Av.  
Oakland CA 94612  
Attn: William Robison

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

RE: 4055 Hubbard St.  
Oakland CA 94608

Dear Mr. Robison,

The case file for the above reference dsite has recently been reviewed by our staff. The case has been reassigned to Jennifer Eberle, Hazardous Materials Specialist. Please mail future correspondence to her attention.

Two underground storage tanks were removed from the site in July 1990. Soil samples were apparently taken from the tank pits and also beneath the fuel dispenser. Our file is missing the laboratory report from said sampling. Please send a copy of the laboratory report. We do have a "Progress Report" dated 11/27/90 from Subsurface Consultants Inc. which indicates that up to 10,000 ppm TPH was found in the soils beneath the fuel dispenser.

Due to this significant soil contamination, a groundwater investigation was required by our agency by letter dated 11/29/90 (copy enclosed). Please respond in writing within 30 days from the date of this letter as to your plans for such an investigation.

Additionally, please respond in writing as to what steps were taken to address the issue of contaminated backfilled soil (see 11/29/90 letter). If the soil was removed, please provide us documentation as to the disposal site.

If you have any questions, please phone Jennifer Eberle at 510-271-4320.

Sincerely,

*for* Susan Hugo  
Senior Hazardous Materials Specialist

cc: Rich Hiatt, RWQCB  
Jerriann Alexander, Subsurface Consultants Inc.  
File

je

ALAMEDA COUNTY  
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



R01187

29 November 1990

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

William C. Robison  
Buttner Properties Incorporated  
600 West Grand Avenue  
Oakland, CA 94612

Subject: Underground Storage Tank Removal Project being conducted  
at 4055 Hubbard Street, Oakland.

Dear Mr. Robison:

Thank you for the analytical data report prepared by Subsurface Consultants Incorporated, dated 27 November, 1990, in reference to the project listed above. A number of areas of concern to this agency were noted during a review of this report. This follow-up communication is being sent in response to these concerns.

Total Petroleum Hydrocarbon contamination as high as 10,000 parts per million was detected in a soil sample collected from under the fuel dispenser. Further excavation will be required in this area to ensure that no soil contamination exceeding 1,000 parts per million of TPH remains. Additional sampling will be necessary to verify that the excavation has been sufficiently thorough to meet this requirement.

The report states that all soil excavated from the former tank pit was returned to the excavation. The policies of the San Francisco Bay Regional Water Quality Control Board forbid the reintroduction of soil contaminated with petroleum hydrocarbons in excess of 10 parts per million. Consequently, this soil will have to be removed and subjected to a treatment process to lower it's level of contamination or replaced with clean fill material.

The Subsurface Consultants report proposes that the contaminated soil associated with this site be subjected to an on-site bioremediation treatment. This agency has no objection to the implementation of such a process, however, in accordance with Section 66693 of Title 22 of the California Code of Regulations, the contaminated soils in question will have to be subjected to an appropriate series of tests to determine whether or not the materials being treated constitute hazardous wastes. Should this characterization process indicate that these soils constitute hazardous wastes than a permit issued by the California Department of Health Services may be required prior to the implementation of

William C. Robison  
Buttner Properties, Inc.  
600 West Grand Ave  
Oakland, CA 94612  
Re. 4055 Hubbard St. Oakland,  
29 November 1990  
Page 2 of 2

the proposed treatment process. Regardless of the hazardous waste characterization of this soil, Alameda County Haz Mat will serve as the direct overseeing authority during this project.

Guidelines established by the San Francisco Bay Regional Water Quality Control Board require that a ground water investigation be conducted whenever an unauthorized release of product is suspected from an underground storage tank. The levels of soil contamination associated with your project would indicate that such an event has occurred. The guidelines state that a ground water monitoring well must be installed within ten feet of a former underground storage tank oriented in a downgradient direction relative to ground water flow. The ground water gradient for a given site is to be determined by data derived from three wells. During the installation of these wells soil samples are to be collected at five foot depth intervals until ground water is reached. The installation of these wells is to be conducted under the direction of a registered engineer/geologist and a copy of all analytical data and boring logs must be submitted to this office for review and inclusion into our records.

The need for any follow-up investigative or remedial actions at this site will be based upon the data derived from this ground water investigation. You should anticipate that two years of quarterly ground water monitoring will be required prior to the Regional Board's consideration of the case for closure.

The contents of this letter have been discussed with Jeriann Alexander of Subsurface Consultants. Should you have any questions or require further clarification as to the actions which need to be taken concerning this matter, please feel free to contact me at (415) 271-4320.

Sincerely,



Dennis J. Byrne  
Senior Hazardous Materials Specialist

cc: Steve Luquire, SFBRWQCB  
Howard Hatayama, DOHS  
Rafat Shahid, Assistant Director, Alameda County Department of  
Environmental Health.  
Jeriann Alexander, Subsurface Consultants Inc.