ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY
DAVID J. KEARS, Agency Director

R01590

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

In Envision
Closed on
12/3/1993

March 22, 1994
StID # 1067

Mr. David McCosker
Independent Construction Co.
P. O. Box 5307
Concord CA 94524

Re: Closure of Monitoring Wells at 740 Julie Ann Way, Oakland CA 94621

Dear Mr. McCosker:

In response to your request today, you are hearby notified that you have our office's approval to properly close the monitoring wells at the above referenced site. This site has been closed by our office and the Regional Water Quality Control Board and there is currently no future monitoring requirements.

You may contact me at (510) 271-4530 if you have any questions.

Sincerely,

Barney M Chan

Barney M. Chan
Hazardous Materials Specialist

cc: E. Howell, file
wells740

ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY
DAVID J. KEARS, Agency Director

RAFAT A. SHAHID, ASST. AGENCY DIRECTOR

DEPARTMENT OF ENVIRONMENTAL HEALTH
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80 Swan Way, Rm 200
Oakland, CA 94621
(510) 271-4530

R01590

May 11, 1993
StID# 1067

Mr. D. A. McCosker
Independent Construction Co.
1641-A Challenge Drive
Concord, CA 94520

Re: Request for UST Case Closure Report for 740 Julie Ann Way, Oakland CA 94621

Dear Mr. McCosker:

Our office has received and reviewed the March 17, 1993 report of gradient determination and groundwater sampling for the first quarter 1993 for the above site. We also acknowledge the request for recommendation for case closure in this report. It appears that you have met the previously requested monitoring requirements and this case may be eligible for case closure, however, as mentioned in my October 13, 1992 letter, you are requested to provide an UST Case Closure report in the general format of the guideline enclosed in that letter. The RWQCB may or may not be familiar with your site and short of copying every document within the County's files, it is much more expedient for them to review a closure report upon receiving the County's recommendation for closure.

You may contact me at (510) 271-4530 if you have any questions.

Sincerely,

Barney M. Chan

Barney M. Chan
Hazardous Materials Specialist

cc: G. Jensen, Alameda County District Attorney Office
R. Hiett, RWQCB
J. Mrakovich, TPE, 2821 Whipple Rd., Union City, CA 94587
E. Howell, files
Clo-740

ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY
DAVID J. KEARS, Agency Director

R01590

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 13, 1992
STID #1067

Mr. David McCosker
Independent Construction Co.
P.O. Box 5307
Concord, CA 94524

Re: Request for Recommendation for Case Closure for 740 Julie Ann Way, Oakland CA 94621

Dear Mr. McCosker:

Our office has received and reviewed the July 10, 1992 report on gradient determination and groundwater samplings for the above referenced site. We have also read your cover letter dated August 13, 1992 requesting case closure. Please be informed that in order to be eligible for recommendation for case closure to the Regional Water Quality Control Board (RWQCB), a minimum of four consecutive quarters of non-detectable concentrations of contaminants must be found. In order to supply such information, a minimum of five groundwater sampling events must occur, since the four quarters would start after the initial sampling. Because of this, it appears that an additional groundwater sampling will be required for monitoring well 4 and at least two additional samplings for monitoring well 2. Our office will, however, forego the sampling requirement for wells 1 and 3 as they have shown non-detectable concentrations for an adequate period.

In addition, in order to insure concurrence with the RWQCB, our office request that the final report requesting recommendation for case closure include the applicable information as requested in their enclosed February 26, 1992 letter.

Please contact me at (510) 271-4350 should you have any questions.

Sincerely,

Barney M. Chan

Barney M. Chan
Hazardous Materials Specialist

enclosure (Mr. McCosker and Mr. Mrakovich)

cc: M. Thomson, Alameda County District Attorney Office
R. Hiett, RWQCB
J. Mrakovich, Tank Protect Engineering, 2821 Whiple Rd., Union City, CA 94587
E. Howell, files
RCC-740Julie

ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY
DAVID J. KEARS, Agency Director

RAFAT A. SHAHID, Assistant Agency Director

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

R01590

June 3, 1992
STID # 1067

Mr. D. A. McCosker
Independent Construction Co.
1641-A Challenge Drive
Concord, CA 94520

Re: Case Closure for 740 Julie Ann Way, Oakland CA 94621

Dear Mr. McCosker:

Our office has received and reviewed the April 27, 1992 report prepared by Tank Protect Engineering regarding their recommendation of the above site for case closure. Two items were noted that will call for the continuation of groundwater monitoring. Those items are the relative inconsistent groundwater gradient on this property and the appearence of the two compounds identified by an EPA 8270 scan in MW-2.

As you may recall, in August of 1990 MW1-3 were initially installed to determine the gradient and define the hydrocarbon plume. When an unexpected gradient was later found, MW-4 was installed in August of 1991 to be in this new downgradient direction. It is now apparent that additional monitoring is required to fullfill the requirement of at least one year, ie four quarters of non-detectable monitoring results, prior to recommendation for closure.

In the August 1991 groundwater sampling of MW-2 approximately 70 parts per billion,(ppb), of TPH as diesel was found. Upon further analysis, this material was identified as 24ppb caprolactam and 4.2 ppb 4-hydroxy-4 methyl-2 pentanone. These are unusual compounds which are not associated with the fuels used at this site. The levels at which they were found would appear not to be at hazardous levels although health risk data on both compounds is scarce and no MCL levels exist. Upon consultation with Mr. Rich Hiett of the Regional Water Quality Control Board,(RWQCB), it was agreed that no special treatment would be given to these results, ie the 70ppb could be considered as 70 ppb of TPH as diesel. Still, in order to be eligible for recommendation for case closure, you must have a minimum of four quarters of non-detectable results from this and the three other wells on this site. An additional groundwater sampling event will therefore be required. In the event that this site is then eligible for case closure, a note regarding the detection of the two "unusual" compounds will be made on the closure 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
J. Mrakovich, Tank Protect Engineering, 2821 Whipple Road, Union City, CA 94587

SO-740JulieAnn

ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY
DAVID J. KEARS, Agency Director

R01590

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

October 19,1990

Mr. David McCosker
Independent Construction
P.O. Box 5307
Concord, CA 94524

Re: Disposition of Stockpiled Soil, 740 Julie Ann Way , Oakland 94621

Dear Mr. McCosker:

Alameda County Environmental Health, Hazardous Materials Division has received and reviewed the Report/Work Plan for the disposal of the remediated soil at the above referenced site prepared for you by your consultant, Tank Protect Engineering. We agree that the sampling to characterize the soil is adequate and that specific portions have been verified analytically to contain less than 10 ppm TPHd or TPHg. We therefore give our approval to use this portion of the soil as "clean" backfill in the 5900 Coliseum Way excavation pit.
Should you further remediate the remaining soil, you will again need to verify the TPH levels to be less than 10 ppm TPHd or TPHg before using as backfill.

Please contact the undersigned at 271-4320 should you have any questions regarding this letter.

Sincerely,

Barney M Chan

Barney M. Chan
Hazardous Materials Specialist

cc: Mr. John Mrakovich, Tank Protect Engineering
Lester Feldman, RWQCB
Edgar Howell III, Chief Hazardous Materials Division
Gil Jensen, District Attorney Office, Consumer and Environmental Protection Division
LS

ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY
DAVID J. KEARS, Agency Director

R01590

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

Certified Mail #P 062 127 743

July 23, 1990

David McCosker
PO Box 5307
Concord, CA 94524

Subject: Unauthorized Release
Underground Fuel Tank Removal
McCosker Equipment Corp.
740 Julie Ann Way
Oakland, CA 94621

Dear Mr. McCosker:

Thank you for submitting the results for analysis of subsurface soil and groundwater samples taken in response to the underground tanks removed from the above shown facility. 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 possibly ground water. The extent of this contamination must be assessed and remediated.

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.

The RWQCB have, in Guidance Documents, defined the reporting requirements that must be met for eventual site sign off. Complete site work documentation must address all the following points.

I. Introduction

A. Statement of scope of work
B. Site map showing location of existing and past underground storage tanks
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. As examples:
a) if a soil gas study is conducted include information on probe depths and slotting length, performance standards, & quality control measures including state certified lab analysis of samples.
b) if soil borings are conducted, provide information on boring placement, soil sample analysis, and boring logs.
c. if contamination is chased following an excavating step out procedure, provide field readings, if available, of side wall soil contamination.
- provide sampling maps showing all lines of excavation and sampling points
- 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 soils. Describe sampling procedure that confirms the "clean" soil is uncontaminated.

C. Describe security measures

IV. Disposition of Stockpiled Soils

Several alternatives exist for properly disposing of excavated soils impacted by leaking underground tanks. Depending on the concentration of TPH g or d or TOG within the waste, land disposal to a Class I, II, or III facility may be allowed. On site treatment of petroleum contaminated soils can occur, with proper permitting by the correct regulatory agencies (SDHS, BAAQMD, RWQCB) with the concentration of petroluem waste being the factor that determines what permits will be required. Onsite re-use of petroleum contaminated soils is also allowed under a strict set of conditions. In general, onsite reuse of petroluem contaminated soils requires the submital of a Report of Waste Discharge pursuant to Section 13260 (a) of the California Water Code, and the application for a Waste Discharge Requirements (WDR). The SFRWQCB can waive the WDR provided site specific conditions allow it, and the disposal is consistent with 23CCR, Subchapter 15 requirements. For stockpiled soils with a TPH or TOG concentration of ND to 10ppm, though, the SFRWQCB may allow on site disposal with out the need for a WDR or Subchapter 15 considerations. Verification of stockpile concentration of ND to 10ppm must be conducted by discrete sampling at the rate of one sample per 20 cubic yards. The disposition of all stockpiles must be addressed in a workplan.

A. If contaminated stockpile soil aeration or bioremediation is to be utilized, then provide a work plan that includes:

- volume and rate of aeration/turning
- method of containment and cover
- confirmatory sampling procedure to verify acceptable levels of TPH or TOG for intended method of disposal.
- permits obtained

IV. 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 wells 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

D. 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

VI 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 the McCosker Equipment. The letter must be signed by an authorized representative of the the company.

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).

A statement of qualifications should be included in 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. 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).

Should you have any questions concerning the contents of this letter or the status of this case please feel free to contact me.

Sincerely,

Ariu Levi, Senior Hazardous Materials Specialist
Alameda County Environmental Health Department

cc: Gil Jensen, Alameda County District Attorney, Consumer Environmental Prtotection
Rafat Shahid, Assistant Agency Director
Lester Feldman, SFRWQCB
Howard Hatayama, DOHS
Inspector Halyard, OFD
Files

ALAMEDA COUNTY
HEALTH CARE SERVICES
DAVID J. KEARS, Agency Director

R01590 (3)

470-27th Street, Third Floor
Oakland, California 94612
(415) 874-7237

December 18, 1987

Mr. Milton W. Cooper
145 E. 14th Street
Oakland, CA 94606

Dear Mr. Cooper:

We are in receipt of your letter of November 13, 1987, requesting the opportunity of inspecting our files concerning underground tanks at the following locations:

(R01439) Rock Transport - 5900 Coliseum Way, Oakland
(R0354) Hertz Penske Truck Rental - 725 Julie Ann Way, Oakland
(R01590) Independent Construction - 740 Julie Ann Way, Oakland

These sites all have permit applications on file, no inspections have been accomplished at this time.

IF you wish to inspect the public part of these files, please call for an appointment.

If you have any questions, please call Edgar B. Howell, III, Senior Hazardous Materials Specialist, at 874-7237.

Sincerely,

R.A.S.

Rafat A. Shahid, Chief,
Hazardous Materials Division

RAS:EH:mnc

cc: Files
Edgar B. Howell