

Drogos, Donna, Env. Health

Subject: RO143, 1633 Harrison St, Oakland
Entry Type: Phone call
Start: Thu 9/5/2002 10:30 AM
End: Thu 9/5/2002 10:30 AM
Duration: 0 hours

Return phone call from Martin Zone re: status of site re: development, closure.
510-587-2147

He is starting to approach financing for project, building plans have not been designed yet, no financing institutions contacted. These tasks are to start.

Told him i am completing comments on Don's letter today. Discussed site with RWQCB last week. Additional evaluation work needed & re: risk assessments submitted to date ACEH not concurring with methodology used to develop.

Don will likely be sending out directive letter next week.

Donna

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Subject: RO143 - 1633 Harrison St, Oakland
Entry Type: Phone call
Start: Wed 5/22/2002 9:30 AM
End: Wed 5/22/2002 9:30 AM
Duration: 0 hours

Martin Zone
Oakland Housing Authority Development Department
1805 Harrison St., Oakland, CA 94612
510-587-2147

Oak. Housing Auth. is property owner, purchased site from Chevron.
Chevron undertaking work at site, PRP.
He does not have contact w/Chevron & only Chevron is listed as an RP.

Explained that we will be listing him as an RP for the site as well & he will also be getting all correspondence for this site.
Also, Chevron RP contact will be updated.

Wants to develop site (currently surface parking) as senior housing. Ground level dwellings, 1st floor or subsurface parking undetermined. No specific plans for construction style, no financing in place. Proceeding in approx. fall 2002 to get financing in place for project, addressing environmental issues now.

Discussed site technical details, ACEH has performed prelim. review, Don H. getting more data together for review of risk assessment issues. Did identify some additional sampling needed on site & that there are offsite issues. Offsite pollution not likely to hold up any onsite development. Question of State of MA contaminant numbers being specified for this site in risk assessment, etc. Risk assessment to appropriately evaluate risk posed by any residual pollution to their alternative development scenarios. Suggested he be in contact w/Chevron re site. Case file under review now, & working on ACEH preparing directive letter. He will followup again in early July.

*Don,
pls PREPARE NOR 4
NOR REVISION
FOR THIS SITE.
THANKS
D -*

3812- 1633 Harrison St. OARL 94612
Former Chevron

hour on MW16; low flow rate (he's not sure). They came out 2 days later on 9/13 to sample it. Did the well run dry? Is that why they returned 2 days later? He said they planned to do QM on 9/13. He would have like to be in on it, but Chevron had contract w/BTS.

10/8/96 Reviewed 7/23/96 letter from PB: update on treatment system, as requested in my 7/1/96 letter. System was started in 7/93 and shut down in 12/93 due to low flow rates. Attached are the "Quarterly GW Treatment System Comp rpts," by G&M dated 7/8/94, 1/26/94 and 10/25/93. They show low flow rates.

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WROTE LETTER, allowing biannual sampling

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The 4/13/97 cover letter asked for my comments re ORC. Phoned PB: he realized that he did received my comments in my 3/7/96 ltr, after he wrote this ltr. He said ORC was installed in March 97; next samplg is 9/97.

Site ID 3812 - 1633 Harrison St OARL 94612

Benzene is only 14, even tho it increased in 2/28/96. So I think it's ok to shut down or rather dismantle the treatment system. Concs are low enough. Just have to keep an eye on the concs.

Wrote letter to RP allowing dismantling of treatment system.

7/30/96 **SITE VISIT** to look at Mws. See field report.

8/16/96 Checked the Chevron file (1633 Harrison St). GW flowed E on 2/28/96, East on 12/30/95, East on 9/28/95, E-NE on 6/27/95, E-NE on 3/22/95, NE on 9/7/94, NE in 6/94, NE on 3/10/94, E-NE on 9/27/93, E on 6/9/93, E on 4/7/93, E on 12/16/92. So it's been consistently E to NE since 12/92. That makes the Douglas Parking site and the 1750 Webster St. sites UG or CG of the Chevron site.

8/30/96 spoke w/JEspinosa of jCambria. He said the soils around there are sandy. So why did Chevron say VE did not work due to tight soils?

10/4/96 Rick Spencer phoned: Did I hear from BTS re purging that well MW16 about 10 casing volumes instead of the usual 3 or 4?

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So, next QS should have been late Sept. Phoned Rick Spencer: No, I haven't heard from BTS. I'll just assume they did the QS and purged MW16 more than usual, as per our 7/30 mtg.

Phoned Phil Briggs and reminded him that BTS should be purging about 10 casing volumes instead of the usual 3-4 in MW16.

Spoke w/RS: They did QS on 9/11, and purged for over an

dated 10/25/93 and 1/26/94. These were submitted to EBMUD. **Why is there no letterhead?** The latest report had effluent concs as ND. Ok. System was not running in 12/93 due to low flow rates.

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Received his fax, and the 7/8/94 letter. Reviewed file. The big "Comp Site Eval and Proposed Future Action Plan" by Weiss states that "the effectiveness of augmenting the existing SVE system w/additional wells has been evaluated. It was determined that the low permeability sediments encountered at the sit wd still limit the effectiveness of the extraction system, and the limited benefit derived wd not justify the additional cost" on page 9. Reviewed most recent QR for concs in MW7.

7/1/96 Rick Spencer of Geraghty & Miller phoned: 233-3200 there is a VE catalytic unit, pump and treat, one EW. Enclosure is in parking lot, debris being dumped into it, so they were hired to remove the debris. They have a piece of equipment they would like to remove. It is a catalytic oxidizer (King Buck) and gw extraction pump. Has treatment been completed? Told him I'd have to review the file, and get back to him. They installed treatment system in 1993. **VE system did not work; soils were too tight.** Told him my concern w/MW16. He spoke w/Phil Briggs recently, bec he got complaints re the trash, rats, cats. Phil contacted Rick. One reason why I don't have any remediation updates since at least 1/95 is that they were routed to EBMUD (for pump and treat); **system has not operated since 1994** (at least that's his last report, but it went to another consultant). **VE system has not been operating; not effective.** He said he has a chron history by Chevron, beginning 1972 to 1992. The equipment may not be safe out there (due to vandalism and theft). He will let Phil know that the system needs to be modified, or find better wells to pull on. **GWE system did not work well bec water was not recharging.** I told him we need updated data before we come to any conclusions about what should be done next. Maybe gasoline runoff is entering MW16; let's take a look at it; is the well cap a good seal? Is there water in the well box? I'd like to be onsite during next QS to check MW16. Im Phil Briggs re this.

WROTE LETTER TO RP, requesting him to document status of remediation system, submit overdue Qrs, and arrange for site visit to check out MW16.

7/16/96 Fran Thie of BTS phoned: They were out there on 6/27/96. Phil told him I wanted to look at the well boxes. He will call back to arrange a time to meet me (prior to next QS).

7/18/96 Reviewed documents submitted by G&M: "Quarterly GW Treatment system Compliance Report," **with no letterhead,**

left mess Ron Owcarz, asking him to inspect Hallmark Dry Cleaners on 17th St., probably between #350 and 400. There's no listing in the dep ref list, other than #350-17th St., listed as American Instant Pri (maybe means Print), but the file is out; last visit 1986, status is unchecked (gen, HMMP, etc).

2/17/95 Reviewed 2/8 ltr fm MM, and attachment.

7/20/95 Reviewed 5/11/95 QR by BTS. **GW sampled on 3/22/95 flowed E-NE (consistent)**. Hits in MW7 decreased by one and two orders of magnitude, but GWE also decreased by 6' in this well. Maybe due to drawdown from system. Still have hits in MW16, though at lower concs; GWE increased by .6 ft.

Wrote ltr to RP

3/15/96 Reviewed 11/3/95 QR by BTS. **GW sampled on 9/28/95 flowed East**. They could not sample MW16 due to a parked car, but this well has been of concern lately due to it's DG status and occurrence of hits. The only Mws being sampled are MW7, MW9, MW13, MW15 and MW16.

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But other DG wells are low or ND. Strange. He started looking around and found an old aerial photo showing a former service station in NE corner. **(When?)** Can send me copies. Re contingency plan: he discussed this issue w/BC on another site: very difficult to spell out exactly what steps to take (could be another well, checking QA/QC, remediation. . .)

1/24/95 Received faxed lab report for MW7, sampled 1/17/95: 2700 ppb TPHg and 140 ppb benzene. These concs are higher than when treatment started (180 ppb TPHg and 4 ppb benzene), but lower than earlier concs (11,000 ppb TPHg and 810 ppb benzene). **What's of interest is that offsite DG MW16 had higher concs in 12/94 than MW7 in 1/95. So is the plume moving offsite? Looks like it.**

1/25/95 Reviewed 1/5/95 QR by Blaine Tech. As we know, MW7 was not sampled "due to remediation equipment in the well." Concs in MW16 have increased for the past 3 Qs; while concs in the other DG wells are stable or ND. Don't know the cause. MM included **an aerial photo** which he says shows a former service station at the NE corner of Harrison and 17th St. **from 1950.** I don't see it. Anyway, isn't this stretching things a bit? 1950? Also, the gw flow direction has been NE, thus placing our site UG of MW16. **Is he saying that the hits in MW16 are due to this old station fm 1950?** GW sampled on 11/30/94 flowed NE, and had increased concs in MW16, decreased hits in MW13 and MW9.

1/26/95 Mtg w/Chevron and K. Graves (and JE). KG: check out Hallmark Cleaners (HVOCs) on 17th St. RE MW16: maybe there was cross-contamination by consultant. KG: continue QM, just in MW7, 9, 13, 15, and 16. Hold off on NAA. Maybe 50 ppb benzene (not 200 ppb as proposed here) for trigger conc in MW13. . .but we'll wait and see if NAA is right, after continued sampling. OK

installed separate VEW pts to extract air. It would've worked; so sandy here!

2) Trigger concs. too high, esp for MW7? See App D.

3) Type of remediation should be **specified** in contingency plan. Resumption of GWE is alluded to on p. 16, but App D says that "monitoring will continue until a suitable remedial action is identified."

4) analyze DO, maybe Fe, to demonstrate intrinsic biodegradation, as they allege is happening (p.11)

5) I disagree w/their interpretation of boring logs for vadose zone as being "low to moderate-estimated permeability." I interpret the logs for vadose zone to have moderate to high est. K

6) why did they include criteria for category II? (p.13)

7) disagree w/cat II, crit a: the remediation system did not "reliably operate for a period of time which is adequate to understand both the hydrogeology of the site and pollutant dynamics." The system only operated for 6 months, and we did not get any information re hydrogeo or pollutant dynamics.

1/10/95 phoned MM and left mess: MW7 should be sampled prior to our mtg. He left mess saying they could sample it, but how could this info help us? Dear Mark, we need to know if the concs have been increasing since GWE stopped (12/93). If so, maybe the plume is NOT nicely biodegrading, and maybe the plume is NOT stable (p.11), and maybe remediation WOULD BE cost effective (p.12).

1/11/95 Mess fm MM: he thinks concs in MW7 will be the same as they were prior to GWE, but will sample it anyway before our 1/26 mtg. Discussed NAA proposal w/Kevin Graves: 1) noted that the concs in MW16 have been increasing past 2 Qs (since 6/94), so it appears that the plume IS migrating; 2) bring Dec 94 sampling results to NAA mtg 1/26; 3) trigger concs in App D are way too high; are they really for benzene? is this a typo? 4) type of remediation must be identified in the contingency plan. . . . left mess MM re these items.

1/12/95 mess fm MM: got results for Dec 94 QS: **MW16 concs increased even more: 4200 ppb TPHg and 300 ppb benzene!**

Site Summary STID 3812
former Chevron #90020
current vacant lot (parking lot)
1633 Harrison ST.
Oak 612

continued fm handwritten notes:

- 7/21/94 Reviewed 4/15/94 QR by GTI. GW sampled on 3/10/94 flowed NE (again). All ND except MW9 (3300 TPHg and 8.0 benzene--decreases) and MW13 (540 TPHg and 44 benz--dec and increase).
- 9/28/94 Reviewed 7/15/94 QR by GTI. GW sampled in mid June 1994 flowed NE. The only hits were in MW9 and MW13, in decreasing and increasing concs, respectively.
- 1/3/95 Reviewed 9/26/94 QR by GTI. GW sampled on 9/7/94 flowed NE (again). All ND except MW9 (2900 TPHg and ND benzene, but some TEX) and MW13 (1400 TPHg and 59 benzene) and now MW16 (150 TPHg and 1.3 benzene). Began review of files A and B for RWQCB's Plume-athon; copied documents as I went along.
- 1/4/95 Reviewed C, D, and E files for Plume-athon. Finished.
- Began review of huge DRAFT 12/20/94 "Comprehensive Site Evaluation and Proposed Future Action Plan," by Weiss. **They request AlCo approval of remediation system shutdown, reduction in QS frequency, and establishment of a NAA.**
- 1) They haven't sampled MW7 since 9/93 due to remediation equipment--but this info would help us gauge whether remediation has been working--or at least whether concs in this well are decreasing. Anyway, they stopped remediation in 12/93, so are they just using this as an excuse (equipmt in well) for not sampling?
- 1/9/95 Finished review of 12/20/94 NAA report.
- 1) SVE only had about 2' exposed screen in MW7 to pull out air. Maybe GWE rose to cover the screen, and that's why it hasn't been effective. They should have

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8/1/96 lm for Bill Craig

8/12/96 phone tag w/Bill Craig. Mess from Pam: re status?

8/13/96 spoke w/Bill Craig: Reed is in the process of taking over from his dad, Bob. Reed has appt on 8/20 in Ukiah. Craig is not the lowest bidder. Craig is recommending 7 Sbs as a minimum, and converting 3 to Mws. That was back in May. He's looking into Geoprobe work and piezometers. No new contracts have been signed since we last spoke (7/18). Left mess for Pam: no, I have not received any SI report yet, bec they have not done a SI. I don't know anything more about the temporary UST closure. How about us doing a joint inspection this wk?

8/15/96 SITE VISIT. Met Edward Talbot, the UST operator. He said that they just installed piping in the recovery trench yesterday. He said the trench had already been dug several months ago, but the piping was just installed yesterday. I noted a large Baker tank onsite. He said it was empty, and pounded on it so I could hear the hollow sound. He leases the site for a tire business, but plans to move the business to 24th and Union Sts.

Discussed situation w/Pam. She thinks we should get him in for a PERP (Panel Review). Maybe attach a letter to the PERP notice that outlines the reasons why. Spoke w/Tom: he suggested we write a NOV, and both Pam and I sign it. Give him a short TAT, like 2 wks, then if no response, write the PERP Notice. He DOES have a UST permit for 2 USTs, but the other two are supposed to be under temp. closure. I will start on the NOV; let's try to get it out by Monday.

Phoned Reed Rinehart: left message on his voice mail at mobile phone #.

 DRAFTED THE NOV.

8/19/96 Revised the NOV.

8/28/96 Jeff Fiedler phoned from WA Craig: he has signed contract w/Rino. Wil do wp and SBs.

8/30/96 spoke w/Reed Rinehart: they were pumping it through hoses and bailing; contractor just decided to put self-pumping system in so they wouldn't have to bail it by hand. He went ahead and contracted with WA Craig. They found some gasoline in the USTs, bec the Re vapor pressure was over 8 (it was 10). So they cannot get rid of it in-state. He's talking about the USTs he wants to do temp closure on. Brinker is closing the USTs; has all instructions. State is asking him for a definition of RP, and a permit to operate. His contact is Cheryl Gordon. Told him I'll talk to her. His "workplan" was only intended as an emergency

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Dale's notes

3812 Former Chevron Service Station #9-0020, 1633 Harrison Street, Oakland CA 94612

11/6/95

File from JE. Review Blaine Tech Services, Inc., Second Quarter 1995 Monitoring-dated July 24, 1995. Groundwater flow is to the east-northeast. Wells were sampled on 6/27/95. Monitoring wells MW-7, was non-detect for TPHg and BTEX. Monitoring well MW-9 detected TPHg-2900 ppb, benzene-7.4 ppb, toluene- 10 ppb, ethyl benzene-68 ppb and total xylenes 99 ppb. Monitoring well MW-13 detected TPH-g-220 ppb, benzene-1.8 ppb and total xylenes-0.84 ppb. MW-15 detected benzene-3.9 ppb and ethyl benzene-1.4 ppb. MW-16 detected TPHg-2000 ppb, benzene-330 ppb, toluene-10 ppb, ethyl benzene-27 ppb and total xylenes-48 ppb. Wells MW-9 and MW-16 have highest concentrations of detectable petroleum hydrocarbons. Down gradient wells are all impacted with concentrations of benzene greater than primary MCLs. Need to expand MW network?

1/25/95 Reviewed 1/5/95 QR by Blaine Tech. As we know, MW7 was not sampled "due to remediation equipment in the well." Concs in MW16 have increased for the past 3 Qs; while concs in the other DG wells are stable or ND. Don't know the cause. MM included an aerial photo which he says shows a former service station at the NE corner of Harrison and 17th St. from 1950. I don't see it. Anyway, isn't this stretching things a bit? 1950? Also, the gw flow direction has been NE, thus placing our site UG of MW16. **Is he saying that the hits in MW16 are due to this old station fm 1950?** GW sampled on 11/30/94 flowed NE, and had increased concs in MW16, decreased hits in MW13 and MW9.

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left mess Ron Owcarz, asking him to inspect Hallmark Dry Cleaners on 17th St., probably between #350 and 400. There's no listing in the dep ref list, other than #350-17th St., listed as American Instant Pri (maybe means Print), but the file is out; last visit 1986, status is unchecked (gen, HMMP, etc).

2/17/95 Reviewed 2/8 ltr fm MM, and attachment.

7/20/95 Reviewed 5/11/95 QR by BTS. **GW sampled on 3/22/95 flowed E-NE (consistent)**. Hits in MW7 decreased by one and two orders of magnitude, but GWE also decreased by 6' in this well. Maybe due to drawdown from system. Still have hits in MW16, though at lower concs; GWE increased by .6 ft.

7-21

Wrote ltr to RP

5) I disagree w/their interpretation of boring logs for vadose zone as being "low to moderate-estimated permeability." I interpret the logs for vadose zone to have moderate to high est. K

6) why did they include criteria for category II? (p.13)

7) disagree w/cat II, crit a: the remediation system did not "reliably operate for a period of time which is adequate to understand both the hydrogeology of the site and pollutant dynamics." The system only operated for 6 months, and we did not get any information re hydrogeo or pollutant dynamics.

1/10/95 phoned MM and left mess: MW7 should be sampled prior to our mtg. He left mess saying they could sample it, but how could this info help us? Dear Mark, we need to know if the concs have been increasing since GWE stopped (12/93). If so, maybe the plume is NOT nicely biodegrading, and maybe the plume is NOT stable (p.11), and maybe remediation WOULD BE cost effective (p.12).

1/11/95 Mess fm MM: he thinks concs in MW7 will be the same as they were prior to GWE, but will sample it anyway before our 1/26 mtg. Discussed NAA proposal w/Kevin Graves: 1) noted that the concs in MW16 have been increasing past 2 Qs (since 6/94), so it appears that the plume IS migrating; 2) bring Dec 94 sampling results to NAA mtg 1/26; 3) trigger concs in App D are way too high; are they really for benzene? is this a typo? 4) type of remediation must be identified in the contingency plan. . . . left mess MM re these items.

1/12/95 mess fm MM: got results for Dec 94 QS: **MW16 concs increased even more: 4200 ppb TPHg and 300 ppb benzene!** But other DG wells are low or ND. Strange. He started looking around and found an old aerial photo showing a former service station in NE corner. (When?) Can send me copies. Re contingency plan: he discussed this issue w/BC on another site: very difficult to spell out exactly what steps to take (could be another well, checking QA/QC, remediation. . .)

1/24/95 Received faxed lab report for MW7, sampled 1/17/95: 2700 ppb TPHg and 140 ppb benzene. These concs are higher than when treatment started (180 ppb TPHg and 4 ppb benzene), but lower than earlier concs (11,000 ppb TPHg and 810 ppb benzene). **What's of interest is that offsite DG MW16 had higher concs in 12/94 than MW7 in 1/95. So is the plume moving offsite? Looks like it.**

Site Summary STID 3812
former Chevron #90020
current vacant lot (parking lot)
1633 Harrison ST.
Oak 612

continued fm handwritten notes:

7/21/94 Reviewed 4/15/94 QR by GTI. GW sampled on 3/10/94 flowed NE (again). All ND except MW9 (3300 TPHg and 8.0 benzene--decreases) and MW13 (540 TPHg and 44 benz--dec and increase).

9/28/94 Reviewed 7/15/94 QR by GTI. GW sampled in mid June 1994 flowed NE. The only hits were in MW9 and MW13, in decreasing and increasing concs, respectively.

1/3/95 Reviewed 9/26/94 QR by GTI. GW sampled on 9/7/94 flowed NE (again). All ND except MW9 (2900 TPHg and ND benzene, but some TEX) and MW13 (1400 TPHg and 59 benzene) and now MW16 (150 TPHg and 1.3 benzene). Began review of files A and B for RWQCB's Plume-athon; copied documents as I went along.

1/4/95 Reviewed C, D, and E files for Plume-athon. Finished.

Began review of huge DRAFT 12/20/94 "Comprehensive Site Evaluation and Proposed Future Action Plan," by Weiss. **They request AlCo approval of remediation system shutdown, reduction in QS frequency, and establishment of a NAA.**

1) They haven't sampled MW7 since 9/93 due to remediation equipment--but this info would help us gauge whether remediation has been working--or at least whether concs in this well are decreasing. Anyway, they stopped remediation in 12/93, so are they just using this as an excuse (equipmt in well) for not sampling?

1/9/95 Finished review of 12/20/94 NAA report.

1) SVE only had about 2' exposed screen in MW7 to pull out air. Maybe GWE rose to cover the screen, and that's why it hasn't been effective. They should have installed separate VEW pts to extract air. It would've worked; so sandy here!

2) Trigger concs. too high, esp for MW7? See App D.

3) Type of remediation should be specified in contingency plan. Resumption of GWE is alluded to on p. 16, but App D says that "monitoring will continue until a suitable remedial action is identified."

4) analyze DO, maybe Fe, to demonstrate intrinsic biodegradation, as they allege is happening (p.11)