

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



10-18-00

R0150

October 17, 2000

Greg Keller
Herrington-Olson Photo
765 22nd Street
Oakland, California 94612

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

Dear Mr. Keller:

Subject: Herrington-Olson Photo, 765 22nd Street, Oakland, California 94612
StId 3919

This office and the California Regional Water Quality Control Board, San Francisco Bay Region, 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, MW-2, MW-3, MW-4, and MW-5, must be decommissioned. Please submit a copy of the well destruction permit and a report of the well destruction so a closure letter can be issued. (Well destruction permits may be obtained from James Yoo, Alameda County Public Works Agency, at 510/670-6633.)

If you have any questions, I can be reached at (510) 567-6746.

Sincerely,

Don Hwang
Hazardous Materials Specialist

C: Robert Schultz, Cambria Environmental Technology, Inc., 1144-65th St., Suite B, Oakland, CA 94608

file

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



RO150

September 10, 1999

ENVIRONMENTAL HEALTH SERVICES

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

STID 3919

Mr. Greg Keller
35 Nace Avenue
Piedmont, CA 94611

RE: Herrington-Olson, 769-22nd Street, Oakland

LANDOWNER NOTIFICATION AND PARTICIPATION REQUIREMENTS

Dear Mr. Keller:

This letter is to inform you of new legislative requirements pertaining to cleanup and closure of sites where an unauthorized release of hazardous substance, including petroleum, has occurred from an underground storage tank (UST). Section 25297.15(a) of Ch. 6.7 of the Health & Safety Code requires the primary or active responsible party to notify all current record owners of fee title to the site of: 1) a site cleanup proposal, 2) a site closure proposal, 3) a local agency intention to make a determination that no further action is required, and 4) a local agency intention to issue a closure letter. Section 25297.15(b) requires the local agency to take all reasonable steps to accommodate responsible landowners' participation in the cleanup or site closure process and to consider their input and recommendations.

For purposes of implementing these sections, you have been identified as the primary or active responsible party. Please provide to this agency, within twenty (20) calendar days of receipt of this notice, a complete mailing list of all current record owners of fee title to the site. You may use the enclosed "list of landowners" form (sample letter 2) as a template to comply with this requirement. If the list of current record owners of fee title to the site changes, you must notify the local agency of the change within 20 calendar days from when you are notified of the change.

If you are the sole landowner, please indicate that on the landowner list form. The following notice requirements do not apply to responsible parties who are the sole landowner for the site.

LANDOWNER NOTIFICATION

Re: 769-22nd Street, Oakland

September 10, 1999

Page 2 of 2

P0750

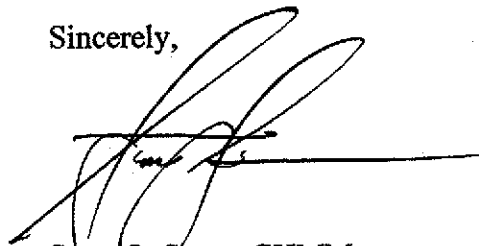
In accordance with Section 25297.15(a) of Ch. 6.7 of the Health & Safety Code, you must certify to the local agency that all current record owners of fee title to the site have been informed of the proposed action before the local agency may do any of the following:

- 1) consider a cleanup proposal (corrective action plan)
- 2) consider a site closure proposal
- 3) make a determination that no further action is required
- 4) issue a closure letter

You may use the enclosed "notice of proposed action" form (sample letter 3) as a template to comply with this requirement. Before approving a cleanup proposal or site closure proposal, determining that no further action is required, or issuing a closure letter, the local agency will take all reasonable steps necessary to accommodate responsible landowner participation in the cleanup and site closure process and will consider all input and recommendations from any responsible landowner.

Please call me at (510) 567-6783 should you have any questions about the content of this letter.

Sincerely,



Scott O. Seery, CHMM
Hazardous Materials Specialist

Attachments

cc: Chuck Headlee, RWQCB
Leroy Griffin, Oakland Fire Department

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



ROISO

August 13, 1999

STID 3919

Mr. Greg Keller
Herrington-Olson Photography
769 - 22nd Street
Oakland, CA 94612

ENVIRONMENTAL HEALTH SERVICES

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

Subject: Herrington-Olson Photography, 769 - 22nd Street, Oakland

Dear Mr. Keller:

I have reviewed the Cambria Environmental Technology, Inc. (Cambria) *Subsurface Investigation Report* dated June 21, 1999. This report documents the recent installation of two additional monitoring wells (MW-4 and -5) and soil borings (SB-6a/b). Well MW-4 was constructed ~50' south-southwest of the former location of the underground storage tank (UST). Well MW-5 and borings SB-6a/b were constructed off-site and within the adjoining apartment complex, approximately 60-80' west and southwest, respectively, of the former UST location. Both groundwater and soil samples were collected during the course of this phase of the investigation. Initial results from the newly installed wells and soil borings reveal no detectable concentrations of target compounds in samples selected for laboratory analyses.

At this time please adhere to a quarterly schedule of well monitoring, sampling, and reporting.

I understand that you are contemplating some form of "active" remediation to facilitate more rapid attenuation of the elevated concentrations of dissolved-phase fuel compounds identified in groundwater at your site. Although you have not been directed by this office to pursue this course of action at this time, you are certainly encouraged to employ whatever technologies are afforded you in your pursuit to reduce groundwater impacts. I would, however, request that you have your consultant submit a copy of your final remediation plan so that we may remain informed about this case.

You may contact me at (510) 567-6783 should you have any questions.

Sincerely,

Scott O. Seery, CHMM
Hazardous Materials Specialist

Mr. Greg Keller
RE: 769 - 22nd Street, Oakland
August 13, 1999
Page 2 of 2

C: Chuck Headlee, RWQCB
Leroy Griffin, Oakland Fire Department
Dave Deaner, SWRCB UST Fund
Bob Clark-Riddell, Cambria Environmental Technology, Inc.

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



20150

December 18, 1998

STID 3919

Mr. Greg Keller
Herrington-Olson Photography
769 - 22nd Street
Oakland, CA 94612

ENVIRONMENTAL HEALTH SERVICES

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

Subject: Herrington-Olson Photography, 769 - 22nd Street, Oakland

Dear Mr. Keller:

I have reviewed the Cambria Environmental Technology, Inc. (Cambria) *Investigation Workplan* dated December 10, 1998. This work plan was submitted to satisfy the requirement to further assess the extent of the underground storage tank (UST) release from the subject site.

The cited Cambria work plan has been accepted with the following addition:

- In order to confirm groundwater flow and provide the means to track the presence or absence of contaminants over time, one (1) additional groundwater monitoring well shall be installed on the adjoining property to the west of the subject site.

The location of this well shall be determined using best professional judgment, and shall be substantially based on the results of the pending phase of this investigation. This well may be installed concurrent with the pending phase of work, or at a later time in the very near future.

You may contact me at (510) 567-6783 should you have any questions and to inform when fieldwork is slated to begin.

Sincerely,

Scott O. Seery, CHMM
Hazardous Materials Specialist

C: Mee Ling Tung, Director, Environmental Protection
Chuck Headlee, RWQCB
Leroy Griffin, Oakland Fire Department
Dave Deaner, SWRCB UST Fund
Bob Clark-Riddell, Cambria Environmental Technology, Inc.

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



20150

December 9, 1998

ENVIRONMENTAL HEALTH SERVICES

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

STID 3919

Mr. Angelo Contier
2863 Santa Clara Avenue
Alameda, CA 94501

RE: Access to property located adjacent to 769-22nd Street, Oakland

Dear Mr. Contier:

Thank you for meeting today with me and others to discuss the need to gain access to your property to facilitate the ongoing investigation of the underground storage tank (UST) release at the adjoining property, 769-22nd Street. As you are now aware, the data from previous stages of the investigation strongly demonstrate that the investigation must be directed onto your property in order to properly assess the extent of this UST release. I'm pleased that our conversation today was successful at conveying to you that this work was necessary and that the impact to your property during this limited investigation would be minimal.

This office does not intend to name you or future owners of your property as "responsible party(ies)" as a result of contamination from the adjoining site that might be discovered beneath your property during the limited investigation soon to be performed there.

I appreciate your cooperation in this matter. Please feel free to contact me at (510) 567-6783 should you have any questions about this project.

Sincerely,



Scott O. Seery
Hazardous Materials Specialist

cc: Mee Ling Tung, Director, Agency Director
Chuck Headlee, RWQCB
Leroy Griffin, Oakland Fire Department
Greg Keller, Herrington-Olson Photography, 769-22nd St., Oakland, CA 94612
Bob Clark-Riddell, Cambria Env. Technology, Inc.,
1144-65th St., Oakland, CA 94608

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



RO# 150

July 13, 1998

ENVIRONMENTAL HEALTH SERVICES

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

STID 3919

Mr. Greg Keller
Herrington-Olson Photography
769 - 22nd Street
Oakland, CA 94612

RE: Continuing Site Assessment - Herrington-Olson Photography, 769 - 22nd Street,
Oakland

Dear Mr. Keller:

This letter follows our on-site meeting last Friday, July 10, 1998. Present were yourself, your consultant, Kevin Graves, of Cambria Environmental Technology, Inc. (Cambria), Chuck Headlee, of the California Regional Water Quality Control Board (RWQCB), and this author. We met to observe on- and off-site features, and to discuss the appropriate strategies for the further assessment of the release at this site.

Consistent with provisions of Article 11, Section 2720 et seq., a soil and water investigation (SWI) work plan must be submitted which outlines plans to, among other plausible tasks:

- determine / corroborate groundwater flow directions
- determine plume geometry and extent
- determine the locations of other potential receptor populations based on plume location

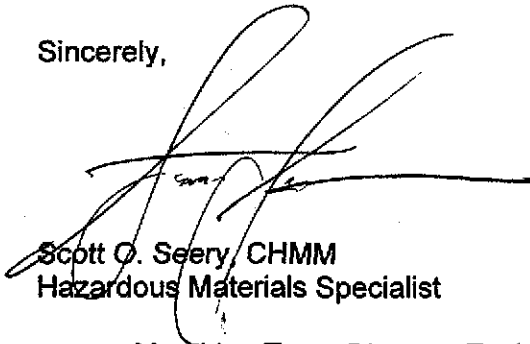
It is anticipated that this next phase will include at least one additional boring/well emplaced towards the southern end of the Herrington-Olson (H-O) parking lot. It is also anticipated that three or more wells/borings will be emplaced in the driveway/parking area of the apartment building immediately northwest of H-O. There may be other strategic locations to consider, also.

All wells are to be resampled and monitored to determine current conditions, as none have been sampled/monitored since 1996. Further, it appears prudent to have your consultant review input parameters and other assumptions used to produce the initial ICF Kaiser risk-based corrective action (RBCA) evaluation of your site. Should it appear after review that other arguably valid "risk-reducing" parameters may be used, these findings should be communicated to me prior to revising the RBCA.

The SWI work plan is due within 60 days of the date of this letter. Please call me at (510) 567-6783 should you have any questions

Mr. Greg Keller
RE: Herrington-Olson, 769-22nd Street, Oakland
July 13, 1998
Page 2 of 2

Sincerely,



Scott O. Seery, CHMM
Hazardous Materials Specialist

cc: Mee Ling Tung, Director, Environmental Health
Chuck Headlee, RWQCB
Dave Deaner, SWRCB UST Fund
Kevin Graves, Cambria Environmental Technology, Inc.

ALAMEDA COUNTY
HEALTH CARE SERVICES



AGENCY

DAVID J. KEARS, Agency Director

ROISO

June 4, 1998

ENVIRONMENTAL HEALTH SERVICES

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

STID 3919

Mr. Greg Keller
Herrington-Olson Photography
769 - 22nd Street
Oakland, CA 94612

RE: CASE EVALUATION, HERRINGTON-OLSON PHOTOGRAPHY, 769 - 22ND STREET, OAKLAND

Dear Mr. Keller:

Your case has been evaluated following receipt and review of the August 1997 ICF Kaiser (Kaiser) report entitled "Revised Draft Tier 2 RBCA Evaluation." The August 29, 1997 Kaiser cover to this draft RBCA report proposes "closure" as the appropriate corrective action for the subject site.

This case closure proposal has been evaluated. Mr. Chuck Headlee of the California Regional Water Quality Control Board (RWQCB), San Francisco Bay Region, was consulted during this process. Due consideration for all facts of this case were given. Case evaluation was performed in context with provisions of Article 11, *Corrective Action Regulations*, Title 23, California Code of Regulations (CCR), and the January 5, 1996 memorandum from the San Francisco Bay RWQCB entitled "Regional Board Supplemental Instructions to State Water Board December 8, 1995, Interim Guidance on Required Cleanup at Low-Risk Fuel Sites."

The January 5, 1996 supplemental instructions expand on previous guidance provided December 8, 1995 by Mr. Walt Petit, Executive Director of the State Water Resources Control Board (SWRCB) and provide criteria for identifying "low risk" cases and strategies for their closure or management. These criteria were applied in considering your case. A copy of these supplemental instructions are attached to this letter for your information.

The proposal for case closure is denied. The following discussion presents the rationale for this decision.

Two classes of sites are addressed in the supplemental guidance: low risk soils and low risk groundwater. As your site has exhibited groundwater impact, it is not considered a soils (only) case. Therefore, attempt was made to qualify your site as a low risk groundwater case during its evaluation.

Mr. Greg Keller
RE: 769 - 22nd Street, Oakland
June 4, 1998
Page 2 of 5

To qualify as a low risk groundwater case, six criteria must be satisfied. Each is presented sequentially below, followed by a discussion presenting why each were or were not satisfied:

1) The leak has been stopped and ongoing sources, including free product, have been removed or remediated.

One gasoline underground storage tank (UST) was permanently removed from the site during May 1993. We have not been informed that other USTs are present at the site. Although elevated concentrations of fuel hydrocarbons have been identified in soil and groundwater samples, free phase product has not been observed either during UST removal or subsequent investigations.

This criterion appears to have been satisfied.

2) The site has been adequately characterized.

Three (3) soil borings were advanced about the former UST pit during September 1994. Each was subsequently converted into a groundwater monitoring well. Boring logs indicate initial groundwater appeared in a 6 - 7' thick SAND unit encountered at depths of approximately 14' below grade (BG) in each boring.

All wells are emplaced within a 25 x 75' paved parking area fronting on 22nd Street and located directly east of the subject business. The spread between each well is between 18 and 25'. Initial well placement was constrained by 1) the sidewalk located immediately northeast of the former UST pit, 2) the adjoining residential property located approximately 15' southeast of the former UST pit, and 3) the structure housing the subject business which directly abuts the former UST pit. No such physical constraints are present within approximately 60' south-to-southwest of the former UST pit.

Since September 1994, wells were sampled and monitored quarterly through December 1995. Groundwater flow was calculated towards the northwest or west-northwest during each event. Gradients have ranged between 0.004 - 0.017 ftft⁻¹.

Initial and subsequent groundwater samples exhibit a marked impact by fuel hydrocarbons. The highest dissolved-phase fuel hydrocarbon concentrations (710 - 16,000 ug/l benzene)

Mr. Greg Keller
RE: 769 - 22nd Street, Oakland
June 4, 1998
Page 3 of 5

were consistently identified in water collected from well MW-3, located cross gradient of the former UST pit.

A subsequent "Geoprobe" study was conducted during May 1996. Three (3) probes were installed within 22nd Street, with a fourth installed in the site parking lot 20' south of well MW-3. Only the probe installed in the parking lot (SB-3), located some 35' cross gradient of the former UST pit, identified fuel hydrocarbons in sampled groundwater (220 ug/l benzene) and in soil collected from the apparent capillary zone.

The limited data appear to indicate contaminant dispersal is not significantly controlled by advective mechanisms, as the highest concentrations of fuel hydrocarbons are found in wells or probes which are not located in the calculated downgradient direction from the source area. Either calculated flow directions are in error, or contaminant dispersal is controlled by other mechanisms, such as diffusion and preferential (geogenic and/or cultural) flow pathways. Which ever is the case, plume geometry and extent of impact have not been determined. Therefore, the release at this site has not been adequately characterized.

This criterion has not been satisfied.

3) *The dissolved hydrocarbon plume is not migrating.*

The site has not been adequately characterized. Plume geometry is unknown. Therefore, it can not be determined, particularly in light of the geology of the underlying water-bearing zone, whether the plume is migrating or not.

This criterion has not been satisfied.

4) *No water wells, deeper drinking water aquifers, surface water, or other sensitive receptors are likely to be impacted.*

There appear to be no water wells, deeper drinking water aquifers, surface water, or other sensitive receptors which are likely impacted by the release at this site.

This criterion appears to have been satisfied.

Mr. Greg Keller
RE: 769 - 22nd Street, Oakland
June 4, 1998
Page 4 of 5

5) The site presents no significant risk to human health.

ICF Kaiser prepared a Tier II Risk-Based Corrective Action (RBCA) evaluation for this site. Pathways for vapor migration into structures from both soil and groundwater were identified as potentially complete. Certain site-specific parameters were employed during preparation of the RBCA report. Upper 95th percent confidence limit (for known) chemical concentrations in subsurface soil and groundwater were used in calculations. Both residential and commercial receptor scenarios were evaluated for potential risks posed by carcinogenic and noncarcinogenic compounds. Site-specific target levels (SSTL) were calculated for carcinogens based on $1E-4$ and $1E-5$ excess cancer risks for commercial and residential receptors, respectively. Target hazard indices for noncarcinogens were less than 1.0.

Both commercial and residential target risk levels for carcinogens were exceeded.

This is a concern for the following reasons: 1) the site is directly surrounded in close proximity and on three sides by residential property, 2) a day care center lies approximately 60' to the east, 3) potential preferential groundwater and vapor pathways have not been evaluated, and 4) the extent and location of the contaminant plume is currently unknown.

This criterion has not been satisfied.

6) The site presents no significant risk to the environment.

No known pathways to potential ecological receptors have been identified, nor are any expected to be identified.

This criterion appears to have been satisfied.

The data demonstrate the site has not been adequately characterized. Risk-based target levels have been exceeded. Fundamental requirements of both Article 11, 23CCR, and the RWQCB supplemental instructions, dictate adequate assessment of the release and associated risks be completed before case closure may be considered. Therefore, further site characterization is required.

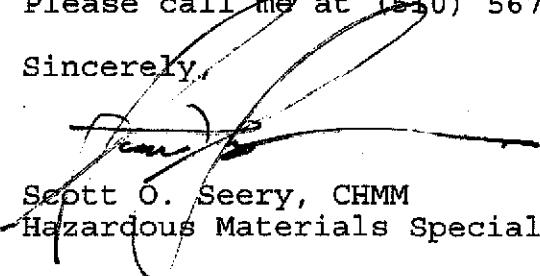
Mr. Greg Keller
RE: 769 - 22nd Street, Oakland
June 4, 1998
Page 5 of 5

I will contact you in the next couple of weeks to arrange a meeting with you and the RWQCB to discuss the next appropriate steps to advance this project towards completion.

This decision is subject to appeal to the Manager of the Underground Storage Tank Cleanup Fund, pursuant to Section 25299.39.2(b) of the Health and Safety Code (Thompson-Richter Underground Storage Tank Reform Act - Senate Bill 562). Please contact the Fund at (800) 813-FUND for information regarding the appeal process.

Please call me at (510) 567-6783 should you have any questions.

Sincerely,



Scott O. Seery, CHMM
Hazardous Materials Specialist

attachment

cc: Mee Ling Tung, Director, Environmental Protection
Thomas Peacock, ACDEH
Chuck Headlee, RWQCB
Dave Deaner, SWRCB UST Fund
Leroy Griffin, Oakland Fire Department

ALAMEDA COUNTY
HEALTH CARE SERVICES



AGENCY

DAVID J. KEARS, Agency Director

RO#150

October 28, 1996

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

STID 3919

Mr. Greg Keller
Herrington-Olson Photography
✓ 769 - 22nd Street
Oakland, CA 94612

RE: REQUEST FOR RISK-BASED CORRECTIVE ACTION EVALUATION

Dear Mr. Keller:

This letter follows our meeting of October 24, 1996 during which we discussed the concept of risk-based corrective action (RBCA) and those issues associated with your project that require further evaluation. I requested that you contract with a consultant with experience evaluating human health risk and exposure issues. The names and numbers of several individuals experienced with RBCA process were presented to you during our meeting.

Your contracted risk assessor will need an opportunity to review and evaluate the data generated to date, and determine what, if any, additional information appears necessary to complete the RBCA process. Once this has been completed, we will all meet to discuss and determine what is necessary to complete the corrective action plan (CAP) for your site.

I expect that all parties will be prepared to meet again no later than January 10, 1997. I will call you in the interim to check on your progress.

Please call me at 510/567-6783 should you have any questions or comments.

Sincerely,

Scott O. Seery, CHMM
Senior Hazardous Materials Specialist

cc: Mee Ling Tung, Director, Environmental Health
Kevin Graves, RWQCB
Dave Deaner, SWRCB

ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY



DAVID J. KEARS, Agency Director

20150

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

September 17, 1996

STID 3919

Mr. Greg Keller
Herrington-Olson Photography
769 - 22nd Street
Oakland, CA 94612

RE: MEETING TO DISCUSS SCOPE OF CORRECTIVE ACTION PLAN
DEVELOPMENT

Dear Mr. Keller:

This letter follows my attempt to contact you on Friday, September 13, 1996, in order to schedule a meeting to discuss the scope of your project's corrective action plan (CAP). Please contact me at (510) 567-6783 so that we may schedule this meeting.

Sincerely,



Scott O. Seery, CHMM
Senior Hazardous Materials Specialist

cc: Mee Ling Tung, Director, Environmental Protection
Tom Peacock, ACDEH LOP
Kevin Graves, RWQCB
Lee Huckins, Tank Protect Engineering

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



RO#150
ARNOLD PERKINS, DIRECTOR
RAFAT A. SHAHID, DEPUTY DIRECTOR

STID 3919

Alameda County Environmental Health Dept.
Environmental Protection Division
1131 Harbor Bay Parkway, Room 250
Alameda CA 94502-6577
(510)567-6700 fax: (510)337-9335

January 18, 1996

Mr. Greg Keller
Harrington & Olsen
769 - 22nd Street
Oakland, CA 94612

RE: SOIL AND WATER INVESTIGATION, 769 - 22ND STREET, OAKLAND

Dear Mr. Keller:

I have completed a review of the December 21, 1995 Tank Protect Engineering (TPE) work plan for the initial stage of the soil and water investigation (SWI) requested in correspondence from this office dated August 22, 1995. The cited TPE work plan proposes the installation of four soil borings from which both soil and "grab" ground water samples will be collected and analyzed for the presence of specific gasoline constituents.

Data collected during this initial phase of the SWI will be evaluated in order to determine what additional work is needed to both appropriately assess the extent of the release, and develop an appropriate corrective action plan (CAP), pursuant to provisions of Article 11, Title 23, California Code of Regulations.

Please call me at 510/567-6783 should you have any questions and when field work is slated to begin.

Sincerely,



Scott O. Seery, CHMM
Senior Hazardous Materials Specialist

cc: Jun Makishima, Acting Agency Director, Env. Health
Gil Jensen, Alameda County District Attorney's Office
bc John Mrakovich, Tank Protect Engineering

ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY

DAVID J. KEARS, Agency Director



R0150

RAFAT A. SHAHID, Director

STID 3919

DEPARTMENT OF ENVIRONMENTAL HEALTH
Environmental Protection Division
1131 Harbor Bay Parkway, #250
Alameda, CA 94502-6577
(510) 567-6700

August 22, 1995

Mr. Greg Keller
Harrington & Olsen
769 - 22nd Street
Oakland, CA 94612

RE: SOIL AND WATER INVESTIGATION, 769 - 22ND STREET, OAKLAND

Dear Mr. Keller:

I have completed a review of the case file for this site, up to and including the July 26, 1995 Tank Protect Engineering (TPE) report documenting the results of sampling and monitoring activities occurring at the site during the second quarter of 1995. Review of historic sampling data reveals a consistent presence of high dissolved concentrations of fuel compounds in ground water sampled from the current well network over the last four quarters. Currently, the extent of this impact is unknown.

Pursuant to provisions of Article 11, Title 23, *Corrective Action Requirements*, a soil and water investigation (SWI) must be performed to determine the extent of both soil and ground water impact resulting from the release at this site.

In order to affect a more timely and cost-effective approach, this office recommends the use of certain "rapid site assessment tools" (e.g., Geoprobe, CPT, etc.) to *qualitatively* assess impacts. The results of such work will allow a more informed approach to the siting of an appropriate array of permanent well points. It is expected that during performance of the SWI, many, if not all, of the assessment points and resulting wells will require encroachment upon adjoining properties.

A SWI work plan must be submitted for review within 60 days of the date of this letter. The cited SWI work plan and all technical reports are to be submitted under seal of a California-registered geologist or civil engineer.

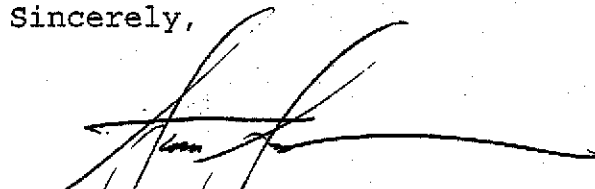
Please be advised that this letter constitutes an official request for technical reports pursuant to California Water Code Section 13267(b).

Mr. Greg Keller
RE: 769 22nd Street
August 22, 1995
Page 2 of 2

Please also bear in mind that, in order to maintain SB2004 funding eligibility, specific bidding requirements and contracting criteria must be met. You are encouraged to contact your SWRCB fund representative for more case-specific information.

Please call me at 510/567-6783 should you have any questions.

Sincerely,



Scott O. Seery, CHMM
Senior Hazardous Materials Specialist

cc: Jun Makishima, Acting Agency Director, Env. Health
Gil Jensen, Alameda County District Attorney's Office
John Mrakovich, Tank Protect Engineering

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



R0150

RAFAT A. SHAHID, Assistant Agency Director

STID 3919

ALAMEDA COUNTY CC4580
DEPT. OF ENVIRONMENTAL HEALTH
ENVIRONMENTAL PROTECTION DIVISION
1131 HARBOR BAY PKWY., #250
ALAMEDA CA 94502-6577

December 13, 1994

Mr. Greg Keller
Harrington & Olsen
769 - 22nd Street
Oakland, CA 94612

RE: PRELIMINARY SITE ASSESSMENT, 769 - 22ND STREET, OAKLAND

Dear Mr. Keller:

I am in receipt and have completed review of the November 7, 1994 Tank Protect Engineering (TPE) preliminary site assessment report. The cited TPE report documents the recent installation and sampling of three (3) wells at the subject site.

Please begin a quarterly schedule of well sampling, monitoring and reporting for this site. The referenced quarterly reports should describe the status of the investigation and include, among other elements, the following:

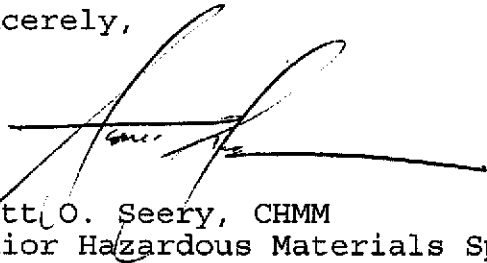
- o Details and results of all work performed during the designated reporting period: records of field observations and data, boring and well construction logs, water level data, chain-of-custody forms, laboratory results for all samples collected and analyzed (including QA/QC data), tabulations of free product thicknesses and dissolved fractions, etc.
- o Status of ground water contamination and characterization
- o Interpretation of results: water level contour maps showing gradients, free and dissolved product plume definition maps for each target compound, geologic cross sections, etc.
- o Recommendations for additional work

After the collection of an appropriate number of quarterly data for this site, the requirements for any future action may be evaluated.

Mr. Keller
RE: 769-22nd Street, Oakland
December 13, 1994
Page 2 of 2

Please call me at 510/567-6783 should you have any questions.

Sincerely,

A handwritten signature in black ink, appearing to read "Scott O. Seery". The signature is stylized with a large, sweeping initial "S" and a horizontal line extending to the right.

Scott O. Seery, CHMM
Senior Hazardous Materials Specialist

cc: Rafat A. Shahid, Assistant Agency Director, Env. Health
Gil Jensen, Alameda County District Attorney's Office
John Mrakovich, Tank Protect Engineering

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



R0150

RAFAT A. SHAHID, Assistant Agency Director

STID 3919

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

August 22, 1994

Mr. Greg Keller
Harrington & Olsen
769 - 22nd Street
Oakland, CA 94612

RE: SOIL AND GROUND WATER INVESTIGATION - PRELIMINARY SITE
ASSESSMENT

Dear Mr. Keller:

I am in receipt and have completed review of the July 29, 1994 Tank Protect Engineering (TPE) preliminary site assessment (PSA) work plan, as submitted under TPE transmittal of the same date. This PSA work plan has been accepted as submitted.

Please contact this office when field work is slated to begin. I may be reached directly at 510/567-6783.

Sincerely,

A handwritten signature in black ink, appearing to read "Scott O. Seery", written over a horizontal line.

Scott O. Seery, CHMM
Senior Hazardous Materials Specialist

cc: Rafat A. Shahid, Assistant Agency Director
Gil Jensen, Alameda County District Attorney's Office
John Mrakovich, Tank Protect Engineering

ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY

DAVID J. KEARS, Agency Director



R0150

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

STID 3919

July 13, 1994

Mr. Greg Keller
Harrington & Olsen
769 - 22nd Street
Oakland, CA 94612

RE: SOIL AND GROUND WATER INVESTIGATION

Dear Mr. Keller:

This letter follows our telephone conversation today during which we discussed, among other topics, the potential scope and phased implementation of the pending preliminary site assessment (PSA) and an extension to the submittal due date for the PSA work plan.

As we agreed, the due date for submittal of the PSA work plan has been extended for an additional 30 days, or until the close of business on August 15, 1994. The scope of the PSA work plan may address this initial soil and ground water assessment in a phased fashion. However scoped, technical justification for the approach presented in the proposed work plan should be presented by the California-registered professional under whose oversight this project will be managed.

Please be aware that in order to maintain eligibility for reimbursement under the State Water Resources Control Board (SWRCB) UST cleanup fund, particular contract bidding criteria, among others, must be met. You are encouraged to contact the SWRCB (916/227-4529) for more information.

I may be reached at 510/337-2866 should you have any questions.

Sincerely,


Scott O. Seery, CHMM

cc: Rafat A. Shahid, Assistant Agency Director
Ed Howell, Chief, ACDEH
Jennifer Eberle, ACDEH
Gil Jensen, Alameda County District Attorney's Office

ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY

DAVID J. KEARS, Agency Director



R0150

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 15, 1994
STID 3919

Greg Keller
Harrington & Olsen
769-22nd St.
Oakland CA 94612

Dear Mr. Keller,

We are in receipt of the undated Tank Removal Report for your site (769-22nd St.), prepared by SEMCO. As you know, this report documents the removal of one 1,000-gallon gasoline UST on 5/21/93, as well as subsequent overexcavation and resampling on 6/9/93. Residual soil contamination remains in place (up to 320 ppm TPH-gasoline). Groundwater present in the pit was sampled on 6/10/93 and found to contain 16,000 ppb TPH-gasoline and 1,800 ppb benzene. We are in receipt of correspondence from ESE dated 9/10/93 which indicates that groundwater was resampled from the pit on 8/20/93 and found to contain 3,100 ppb TPH-gasoline and 330 ppb benzene.

It appears that groundwater has been impacted below this site, and that residual soil contamination remains onsite. Therefore, we request a workplan for a groundwater investigation, within 45 days, or by April 30, 1994, submitted under cover letter from yourself, and prepared by a recognized professional as outlined below. This workplan should delineate the extent of groundwater and soil contamination. In addition, please respond as to what has become of the stockpiled soil generated from excavation activities.

All work should adhere to a) the Tri-Regional Board Staff Recommendations for Preliminary Evaluation and Investigation of Underground Tank Sites, dated 8/10/90; and b) Article 11 of Title 23, California Code of Regulations. Reports and proposals must be submitted under seal of a California-Registered Geologist, -Certified Engineering Geologist, or -Registered Civil Engineer.

Please note that with the exception of closure reports, routine reports and documents no longer need to be copied to the Regional Water Quality Control Board. If you have any questions, please contact me at 510-271-4530.

Sincerely,

Jennifer Eberle
Hazardous Materials Specialist

cc: Ed Howell/file je