

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



RO153

ENVIRONMENTAL HEALTH SERVICES

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

August 25, 1999

Ms. Gwen Brennan
Dreyers Grand Ice Cream
5929 College Avenue
Oakland, CA 94618-1391

STID: 1287

Re: Investigations at Dreyers Grand Ice Cream, located at 5929 College Avenue, Oakland, CA

Dear Ms. Brennan,

Based on the results of the Geoprobe investigation conducted in June 1999, and our meeting on August 20, 1999, it was determined that two additional permanent monitoring wells will be installed for the above investigations, with one well being located in proximity to Geoprobe borings 3 and 4, and the other well being located across Chabot Road, downgradient of existing Wells MW-3 and MW-4. These wells will be installed to monitor the migration of the site's contaminant plume and to collect representative data for a residential scenario risk assessment. Prior to installing the two additional monitoring wells, a figure must be submitted to our office indicating the definitive locations of these wells.

Per our meeting on August 20, 1999, after the two monitoring wells are installed and monitored for two consecutive quarters, a risk assessment will be prepared to determine whether the site's soil and groundwater contamination is posing a threat to on-site commercial uses, as well as whether off-site groundwater contaminant concentrations are posing a threat to adjacent residences. The risk assessment shall assess risks using the "driving" (i.e., most toxic) constituents of gasoline and diesel, which are benzene, toluene, ethylbenzene, total xylenes, and naphthalene.

Additionally, as discussed in our meeting, sampling for bioindicator parameters, such as Dissolved Oxygen (DO), sulfates, nitrates, oxidation-reduction potential, ferrous iron, etc., will be required to predict the rate of natural degradation of the contaminant plume. A short workplan proposing which wells shall be sampled, the frequency of sampling, the parameters to be sampled for, and the sampling and analytical methods should be submitted to this office with the well installation report for the two new wells.

The on-site risk assessment should address both the "Groundwater Vapor Intrusion from Groundwater to Buildings" and "Soil Vapor Intrusion from Soil to Buildings" pathways for a commercial scenario at 10^{-5} risk, although you may want to consider conducting one for a residential scenario as well. The off-site risk assessment shall address the "Groundwater Vapor Intrusion from Groundwater to Buildings" pathway for a residential scenario at a 10^{-5} risk. If the on-site commercial and off-site residential risk assessment scenarios determine that there is no threat to human health and the environment, and it can be determined that adequate biodegradation of the plume is occurring, then the site may be considered for closure. Prior to closure, however, a construction worker scenario risk assessment will also be required to assure that any exposures due to future construction or maintenance work will not pose a threat to workers.

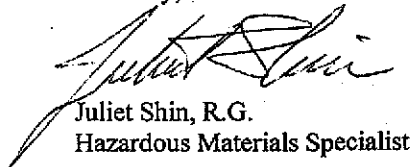
Since there appears to be adequate information on historical contaminant concentrations to prepare the on-site risk assessment, monitoring of on-site wells MW-1 through MW-5 may be discontinued for the time being. However, if it is determined from the risk assessment that contaminant concentrations are exceeding protective threshold values, then monitoring of these wells will need to be resumed, and mitigation measures must be taken to expedite degradation of the contaminant plume.

Gwen Brennan
Re: 5929 College Avenue
August 25, 1999
Page 2 of 2

A timetable should be submitted to this office within 45 days of the date of this letter (i.e., by October 6, 1999) summarizing the intended or anticipated schedule for implementing the above work. Subsequent to the installation of the two new monitoring wells, a report must be submitted incorporating details of field work and lab analyticals for both this work and the Geoprobe investigations conducted in June 1999. Additionally, a workplan for the bioindicator sampling requirements must also be submitted with the well installation report.

If you have any questions or comments, please contact me at (510) 567-6763.

Sincerely,



Juliet Shin, R.G.
Hazardous Materials Specialist

Cc: William C. Collett
Dreyers Grand Ice Cream
5929 College Avenue
Oakland, CA 94618-1391

Grover Buhr
CET Environmental Services, Inc.
3033 Richmond Pkwy., Ste 300
Richmond, CA 94806

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R0153

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August 25, 1999

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5929 College Avenue
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STID: 1287

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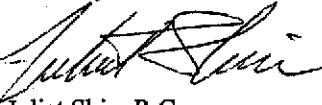
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Gwen Brennan
Re: 5929 College Avenue
August 25, 1999
Page 2 of 2

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If you have any questions or comments, please contact me at (510) 567-6763.

Sincerely,



Juliet Shin, R.G.
Hazardous Materials Specialist

Cc: William C. Collett
Dreyers Grand Ice Cream
5929 College Avenue
Oakland, CA 94618-1391

Grover Buhr
CET Environmental Services, Inc.
3033 Richmond Pkwy., Ste 300
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20153

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(510) 567-6700
(510) 337-9335 (FAX)

May 27, 1999

Ms. Gwen Brannan
Dreyers Grand Ice Cream
5929 College Avenue
Oakland, CA 94618

STID: 1287

Re: Workplan for groundwater investigations at the Dreyers Grand Ice Cream site, located at 5929 College Avenue, Oakland, CA

Dear Ms. Brannan,

This office has reviewed CET Environmental Services, Inc.'s (CET) May 3, 1999 Groundwater Monitoring Report and Workplan. Subsequent to our review, I met with you and your consultant, Grover Buhr, on May 26, 1999 to discuss our comments and recommended revisions to your workplan. Per our meeting, and subsequent discussions, five of the proposed upgradient borings were eliminated, and four borings were added running westward from the site along Chabot Road (please refer to the attached figure showing the revised boring locations, which Grover Buhr faxed to our office on May 27, 1999).

Per our discussions, a minimum of two permanent monitoring wells will need to be installed after this initial phase of work. One well must be placed downgradient of Wells MW-3 and MW-4 across Chabot Road and adjacent to the residences. Another well must be placed downgradient of Well MW-5 to try and further delineate the plume. Per our agreement, after the first phase of work, a meeting with you, the County, and your consultant will be held to discuss the sample results and any additional work that may need to be conducted with the installation of the two monitoring wells in the second phase of investigations. After the second phase of work, a report shall be submitted to this office documenting all the work and analytical results from both phases of investigations.

Currently, this office is not requiring the collection of soil samples or soil gas samples. We are primarily interested in the off-site delineation of the groundwater contaminant plume. As discussed, soil vapor samples may be required in the future if groundwater contaminant concentrations exceed human-health protective threshold values adjacent to or below residential and/or commercial buildings.

The groundwater sample collected from the northeastern most hydropunch shall be analyzed for MTBE, in addition to TPHg, TPHD, and BTEX. This is for the purpose of determining whether any contaminants identified from this location are attributable to the upgradient petroleum plume identified at Sheaf's Auto Repair which contains elevated levels of MTBE. Per our conversations on May 26, 1999, this boring was proposed to address the downgradient area of the alleged gasoline contamination identified within the former Dreyer's northern parking lot in the early 1990s.

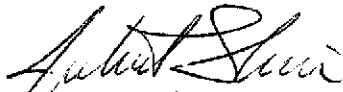
Ms. Gwen Brannan
Re: 5929 College Ave.
May 27, 1999
Page 2 of 2

In reference to quarterly groundwater monitoring, the next round of groundwater monitoring is due to be conducted in June 1999. Since an 8260 analysis for oxygenates using low detection limits was not conducted for Well MW-5 in the last sampling event, you will be required to conduct this analysis during the next monitoring event. A detection limit less than or equal to 50ppb will be acceptable. Additionally, as discussed in our meeting, the monitoring frequency of Well MW-1 may be reduced to annually since contaminant concentrations have consistently been NonDetect since monitoring of this well began in 1991.

The work shall be implemented within 45 days of the date of this letter (i.e., by July 08, 1999). A report documenting the work shall be submitted to this office within 45 days after completing field activities.

If you have any questions or comments, please contact me at (510) 567-6763.

Sincerely,



Juliet Shin
Hazardous Materials Specialist

ATTACHMENT

Cc: Grover Buhr, CET Environmental Services, Inc., 3033 Richmond Pkwy., Ste 300,
Richmond, CA 94806

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



R0#153

January 19, 1999

Ms. Gwen Brannan
Dreyers Grand Ice Cream
5929 College Avenue
Oakland, CA 94618

ENVIRONMENTAL HEALTH SERVICES

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

STID 1287

Re: Investigations at Dreyers Grand Ice Cream site, located at 5929 College Avenue,
Oakland, CA

Dear Ms. Brannan,

This office has reviewed the December 30, 1998 Groundwater Monitoring Report prepared by CET Environmental Services, Inc. (CET). Future groundwater monitoring events shall address the following requirements:

- Contrary to CET's proposal for "planned activities in 1999", the analyses for oxygenates will not be required for all the wells due to the NonDetect results from this sampling event. However, based on the elevated detection limits used in the Method 8260 analysis for samples collected from Wells MW-2 and MW-5, you will be required to analyze future samples from these two wells for oxygenates using lower detection limits. This office believes that the lab can lower the detection limit if given advance notice of the expected high contaminant concentrations.
- Although samples were analyzed for the lead scavengers Ethylene Dichloride and Ethylene Dibromide in this last monitoring event using Method 8260, this office is requesting, per our September 29, 1998 letter, that Method 8010 be utilized for the lead scavenger analysis in the next sampling event. If no lead scavengers are detected, no further monitoring for these constituents will be required.
- Sample results for all the diesel analyses identified hydrocarbons that did not match the lab's diesel standard. This office is requiring that you conduct fuel fingerprinting on future samples to identify this substance.
- Currently, levels of naphthalene being identified in Wells MW-2 and MW-5 are exceeding the human-health protective threshold values listed in the Tier 1 table of American Society for Testing and Materials' Risk-Based Corrective Action Guidelines (E 1739-95). Therefore, the analysis for SVOCs must continue for Wells MW-2 and MW-5, and **must additionally be conducted for Wells MW-3 and MW-4.**
- As proposed by CET, analysis for TPHG, TPHD, BTEX, and TOG must continue for all the site's wells.
- Future groundwater samples may be collected without initially purging the wells, per the attached guidelines from the San Francisco Bay-Regional Water Quality Control Board (RWQCB). These guidelines are based on the results of studies conducted by the Western States Petroleum Association in 1996. The no-purging approach is beneficial to you since it eliminates the cost of disposing of the

Ms. Gwen Brannan
Re: 5929 College Ave.
January 19, 1999
Page 2 of 2

purged groundwater. Please note, however, that when the site is ultimately ready for closure, the final confirmation sampling event will include both non-purged and purged samples.

- Future groundwater monitoring reports shall include a summary table of all historical sample results for each of the monitoring wells, in addition to the most recent sample results.

Additionally, per my meeting with your consultant, Grover Buhr, CET, on November 23, 1998, additional information must be submitted to this office to assist us in determining whether the adjacent utility lines are diverting or intercepting the contaminant plume. I requested that more detailed information be submitted on the exact elevations of the storm and sanitary sewer lines, as well as EBMUD's municipal water supply lines running alongside the site on Chabot Road. Information needs to be submitted on whether these utility lines lie in backfill material, what type of material it is, and the diameter, height, and depth of these utility lines. This information is required as part of the requirements to delineate the extent of a contaminant plume. To this date, this information has not been submitted. Please submit this information with the next groundwater sampling report.

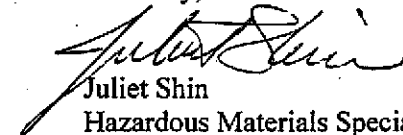
During my meeting with Mr. Buhr, I stated that efforts will need to be made to further delineate the extent of the contaminant plume. A workplan addressing further delineation of the contaminant plume will need to be submitted following the submittal of the next groundwater monitoring report. I also mentioned that there is another site under investigation for petroleum contaminants immediately upgradient of your site at 5930 College Avenue. It is recommended that research be conducted on this site to assure that the contaminant plume from this site is not impacting your site.

Lastly, I have requested Mr. Buhr to submit a signed copy of the December 13, 1993 report, since this office only has a DRAFT copy. This report should be submitted before or with the next sampling report.

The next groundwater sampling event is due to be conducted at the site in February 1999, and a report documenting the results shall be submitted to this office by April 1999. As already requested, all future reports shall be accompanied by a signed letter from Dreyers Grand Ice Cream acknowledging review of the report.

If you have any questions or comments, please contact me at (510) 567-6763.

Sincerely,


Juliet Shin
Hazardous Materials Specialist

ATTACHMENT

Cc: Grover Buhr, CET Environmental Services, Inc., 3033 Richmond Pkwy., Ste 300, Richmond, CA 94806

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September 29, 1998

Ms. Gwen Brannan
Dreyers Grand Ice Cream
5929 College Ave.
Oakland, CA 94618

Re: Required investigations at the Dreyer's Grand Ice Cream site, located at 5929
College Avenue, Oakland, California
STID 1287

Dear Ms. Brannan,

In December 1989, six petroleum underground storage tanks (USTs) were removed from the above site: two 4,000-gallon diesel USTs; one 4,000-gallon gasoline UST; one 1,000-gallon gasoline UST, and two 1,000-gallon waste oil USTs. The gasoline and diesel USTs were contained within the same tank pit and the two waste oil USTs were contained together in a separate tank pit (refer to attached figures of tank pits). Eight soil samples were collected from the gasoline/diesel UST pit at 10-feet below ground surface (bgs) and analyzed for Total Petroleum Hydrocarbons as Gasoline (TPHG), Total Petroleum Hydrocarbons as Diesel (TPHD), and benzene, toluene, ethylbenzene, and total xylenes (BTEX). Analysis of these soil samples identified up to 320 parts per million (ppm) TPHG, 350ppm TPHD, 1.3ppm benzene, 5.1ppm ethylbenzene, 4.1ppm toluene, and 21ppm total xylenes.

Four soil samples were collected from the waste oil UST pit at 6-feet bgs and analyzed for Total Oil & Grease, four heavy metals, TPHD, BTEX, halogenated volatile compounds (VOCs), and Semi-Volatile Organics (SVOCs). Analysis of these soil samples identified up to 5,915ppm Oil & Grease, 1,800ppm TPHD, 25ppm Napthalene (along with lower concentrations of 8270 constituents), and low levels of 1,2-Dichloroethane (EDC) which was commonly used in the past as lead scavengers in petroleum.

According to ATT's workplan, dated March 13, 1990, overexcavation of both tank pits was conducted in February 1990.

Gwen Brannan
Re: 5929 College Ave.
September 29, 1998
Page 2 of 4

In July 1991, ATT installed three monitoring wells at the site: MW-1 through MW-3. Soil samples were collected from each of the wells and analyzed for TPHG, TPHD, BTEX, and Oil and Grease. Analysis of these soil samples identified up to 490ppm TPHG, 110ppm TPHD, 0.3ppm benzene, 2.1ppm ethylbenzene, and 2.2ppm total xylenes. Groundwater samples collected from these wells were analyzed for the same above constituents, except for the addition of metals analyses. Very elevated levels of TPHG, TPHD, and BTEX were identified in Wells MW-2 and MW-3 (up to 91,000 parts per billion (ppb) TPHG, 1,900ppb TPHD, and 8,300ppb benzene).

Based on the elevated contaminant concentrations observed in the site's monitoring wells, nine exploratory hydropunch borings (PC1 through PC9) were emplaced around the site to investigate the lateral extent of contamination. Complications arose when attempts were made to collect groundwater samples from these boring locations and the bulk of the borings came up dry. Also, the analytical results of soil and groundwater samples collected from these borings did not appear to be representative since the results showed low to NonDetect concentrations in areas that were later found to contain elevated concentrations in groundwater (in Wells MW-4 through MW-6) (Refer to attached figure of boring and well locations).

In August 1993, Wells MW-4 through MW-6 were installed at the site to further delineate the groundwater contaminant plume. Groundwater sampling from these wells, along with Wells MW-1 through MW-3, continued at the site until June 27, 1995.

Per my meeting with your consultants Grover Buhr and Terry Carter, CET Environmental Services, Inc., on September 29, 1998, no additional assessment work has been conducted out at the site since the June 27, 1995 sampling event. Per Article 11, Division 3, Chapter 16, Title 23 California Code of Regulations, Dreyer's Grand Ice Cream is required by the State to be proactive in implementing all phases of required investigations and corrective action at the site regardless of agency concurrence. Please be aware that any future suspension of required investigations and corrective action at the site may result in fines sanctioned in the Porter-Cologne Water Quality Control Act and Chapter 6.7, Division 20, California Health and Safety Code.

Per my review of the case files, and my meeting with Grover Buhr and Terry Carter, the following additional work must be initiated at the site:

- Quarterly groundwater monitoring from the six monitoring wells must be resumed at the site. Per the San Francisco Bay Region-Regional Water Quality Control Board (RWQCB) guidelines, monitoring of these wells must include analyses for

Gwen Brannan
Re: 5929 College Ave.
September 29, 1998
Page 3 of 4

- the oxygenates Methyl Tertiary Butyl Ether (MTBE), Tertiary Amyl Methyl Ether (TAME), Diisopropyl Ether (DIPE), Ethyl Tertiary Butyl Ether (ETBE), and Tertiary Butyl Alcohol (TBA) and the lead scavengers Ethylene Dibromide (EDB) and Ethylene Dichloride (EDC), until the regulatory agencies determine that these analyses are no longer needed. Analysis of the oxygenates should be done using Method 8260, and analysis of the lead scavengers should utilize Method 8010. In addition to the above oxygenates and lead scavengers, analysis of all groundwater samples should include TPHG, TPHD, BTEX, and Oil & Grease. In the past, the Oil & Grease detection limits used were too high (at 5,000 ppb), and future laboratory detection limits for this constituent must be 50ppb, which is generally the standard. Additionally, Wells MW-2 and MW-5, located closest to the former waste oil tank area shall be analyzed for SVOCs (using Method 8270).
- According to our review of an Oakland Watershed Map, it appears that Claremont Creek used to flow along the portion of Chabot Road below College Avenue, and that this portion of the creek has now been converted into a culvert or a storm drain channel. Due to the shallow groundwater at the site, you are required to conduct research to determine whether any storm drains/culverts or utility trenches along College Avenue or Chabot Road may be intercepting the plume. This is required in order to properly delineate the extent of the plume, per Article 11, Title 23 California Code of Regulations.
- Although the lateral extent of the overexcavation in both the gasoline/diesel UST pit and the waste oil UST pit were given on Plate 3 of ATT's March 13, 1990 report, no information was provided on the depths of these excavations and/or whether any confirmatory soil samples were collected to determine whether all the contaminated soil was removed. Please supply the County with this information.
- Although ATT's March 13, 1990 report states that the soils excavated from the waste oil UST pit were hauled off site, there is no information in our files about the fate of the soils excavated from the gasoline/diesel UST pit. Please submit this information to the County.
- Please provide this office with a copy of the report documenting the installation of Wells MW-5 through MW-6, and emplacement of Boring B-1. Additionally, this office is missing Quarterly Groundwater Monitoring reports for 1992, assuming groundwater samples were analyzed that year, and quarterly reports between the 1st Qtr '94 Monitoring Report and the April 25, 1995 Summary Report. Please submit copies of these reports.

Gwen Brannan
Re: 5929 College Ave.
September 29, 1998
Page 4 of 4

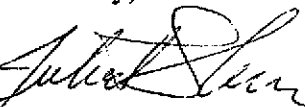
- Per my meeting with Mr. Buhr and Mr. Carter, at some point between 1995 and the present time, CET utilized Oxygen Releasing Compounds (ORCs) in the site's monitoring wells in an attempt to expedite cleanup through microbial degradation. This office has no information on this work, and is requesting that any and all information on this work be submitted to this office.
- A groundwater well survey must be conducted for the area within 0.5 miles of the site to locate all wells within this area.
- Based on the results of the next groundwater sample, this office may be requiring that additional delineation and/or containment measures for the contaminant plume be employed at the site. Additionally, a risk assessment may need to be conducted for potentially sensitive receptors on- and off-site.

Groundwater monitoring at the site must be resumed within 30 days of the date of this letter, and a report documenting the work must be submitted to this office within 30 days after completing field activities. Please be reminded to check the condition of the wells, since sampling of these wells have not been conducted since 1995, and to check the depths of these wells to determine whether these wells need to be redeveloped prior to sampling.

Additionally, a response to the remaining above requests must be submitted to this office within 30 days of the date of this letter (i.e., by October 27, 1998).

If you have any questions or comments, please contact me at (510) 567-6763.

Sincerely,



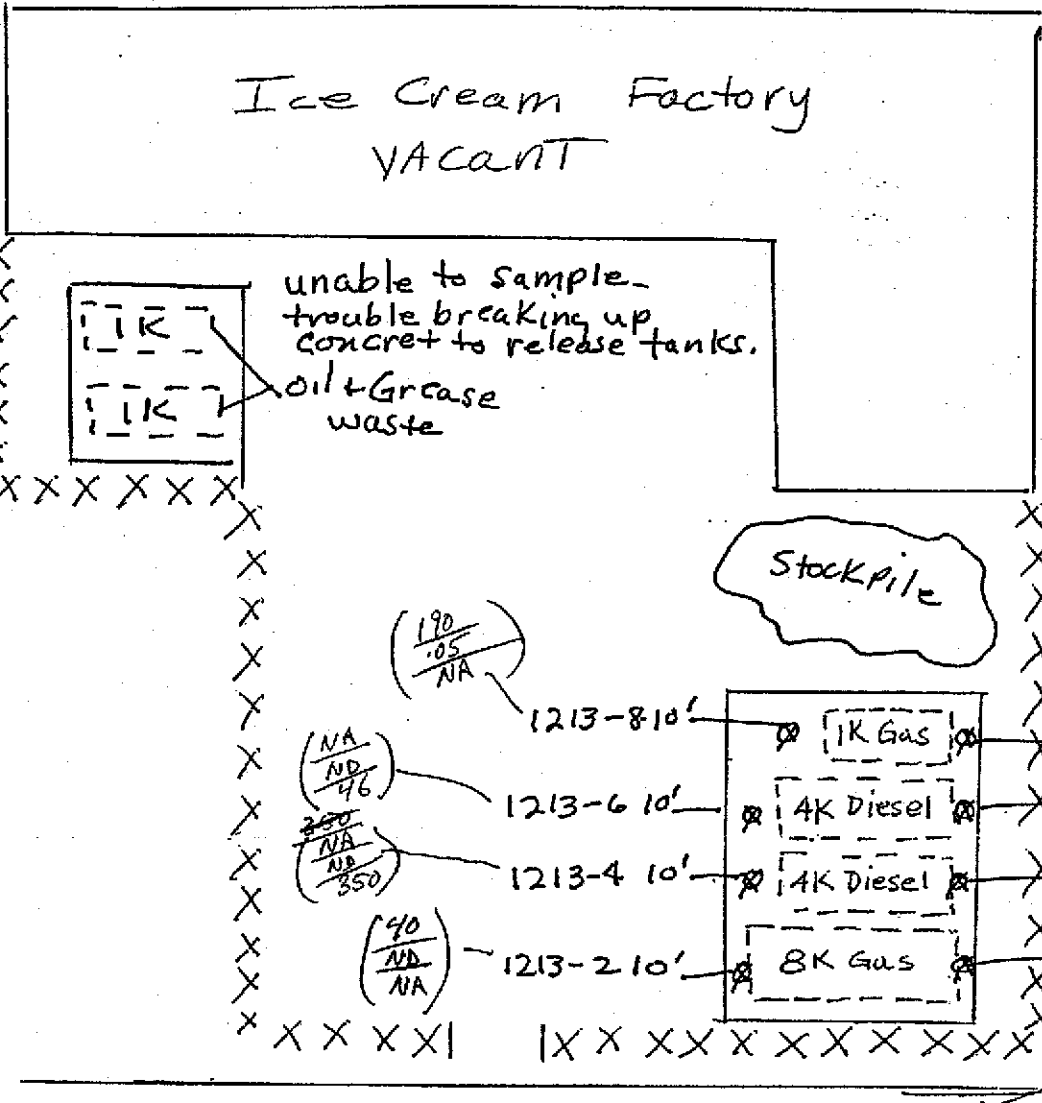
Juliet Shin
Hazardous Materials Specialist

ATTACHMENTS

Cc: Terry Carter, CET Environmental Services, Inc.
3033 Richmond Pkwy., Ste 300, Richmond, CA 94806

Grover Buhr, CEG Environmental Services, Inc.
3033 Richmond Pkwy, Ste 300, Richmond, CA 94806

491213.601



College

$\frac{320}{L23}$
 NA
 $\frac{NA}{ND}$
 23
 $\frac{NA}{NA}$
 17
 $\frac{30}{ND}$
 NA

Chabot Rd.

TPKg
 B (ppm)
 TPKd

at site
 10AM to 3:30PM
 5.5 hrs
 Travel time
 1.5 hrs
 60 miles

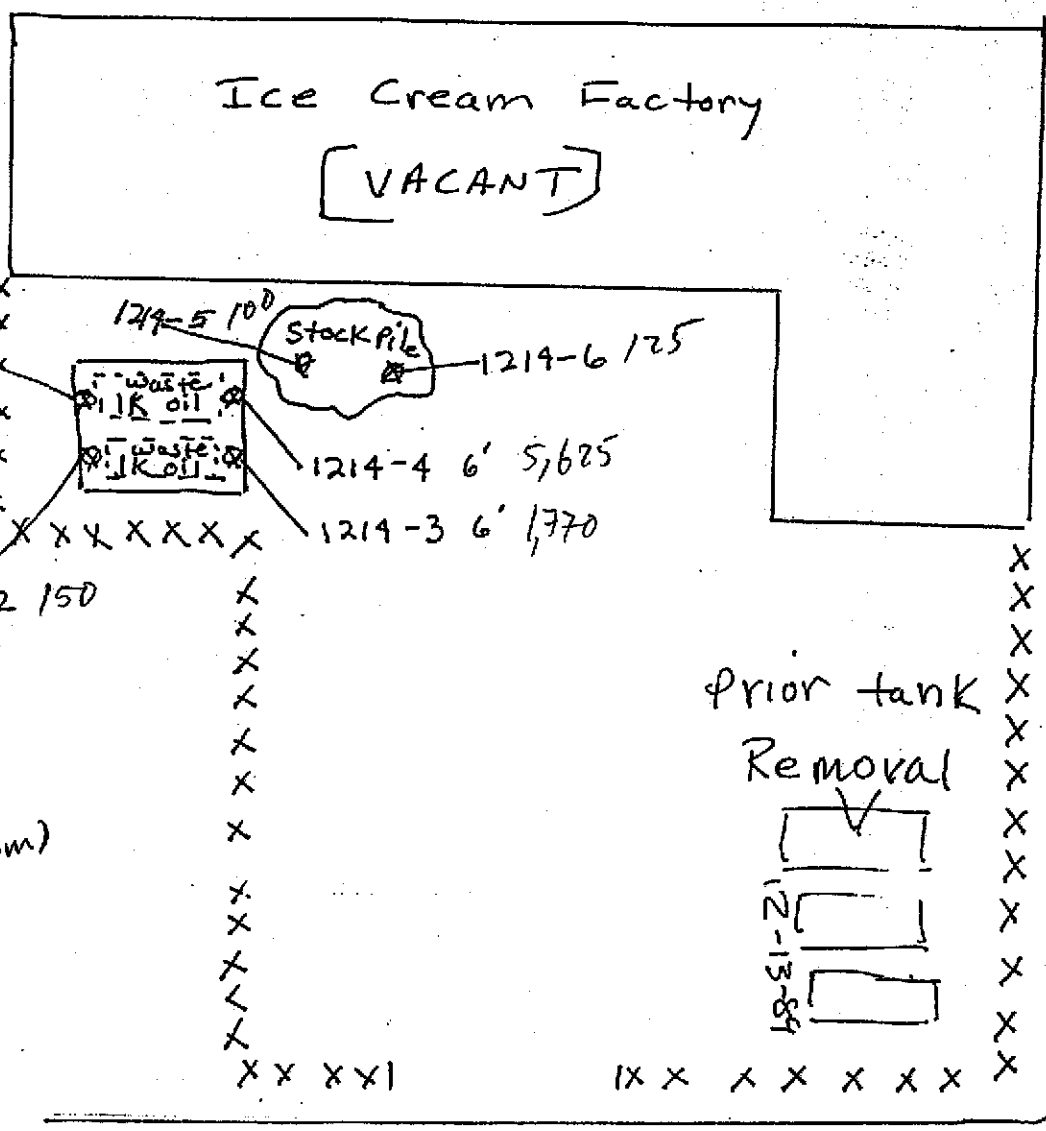
at site
 Dennis Byrne
 HAZ. Mat. Spec.
 Alameda
 Frank Gray
 Fire Insp.
 City of Oakland
 Rob Henry
 Proj. Manager
 Petroleum Eng

Gas { 1213-1 10'
 1213-2
 Diesel { 1213-3
 1213-4
 1213-5
 1213-6
 Gas { 1213-7
 1213-8

Light gray clay
 like soil mixed
 gravel

Not to scale

491214.601



006 (ppm)

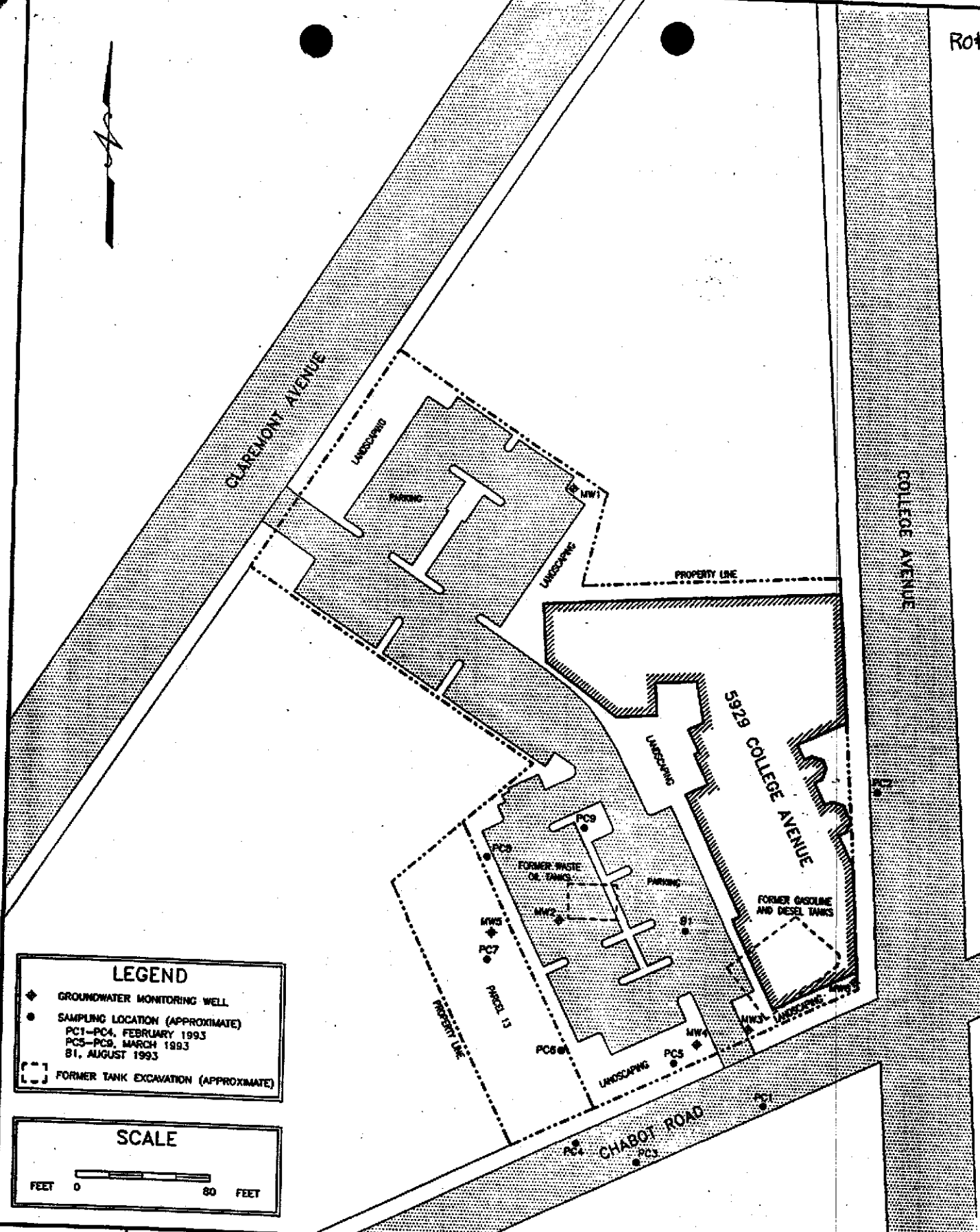
12/17/01

at site
1330 to 1530
2 hrs
61 miles
1.5 hrs
Total 3.5 hrs

at site
Dennis Byrne
Haz. Mat Spec
Alameda
Frank Gray
Fire Insp.
City of Oakland
Robert Henry
Proj manager
Petroleum Eng.

6' { 1214-1 } waste oil
 { 1214-2 } sandy soil
 { 1214-3 } wet-gray soil
 { 1214-4 }
 Stockpile { 1214-5 } waste oil
 { 1214-6 }

40



LEGEND

- ◆ GROUNDWATER MONITORING WELL
- SAMPLING LOCATION (APPROXIMATE)
PC1-PC4, FEBRUARY 1993
PC5-PC6, MARCH 1993
B1, AUGUST 1993
- [] FORMER TANK EXCAVATION (APPROXIMATE)

SCALE

FEET 0 80 FEET



CET Environmental Services, Inc.

SITE PLAN

DREYER'S GRAND ICE CREAM, INC.
5929 COLLEGE AVENUE
OAKLAND, CALIFORNIA

JOB NUMBER	DATE	DRAWING	BY	REVISED
3534	08/95	PLAN	J LONG	08/08

PLATE

ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY

DAVID J. KEARS, Agency Director



R0153

RAFAT A. SHAHID, ASST. AGENCY DIRECTOR

September 20, 1993
STID 1287

William Collett
Dreyer's Grand Ice Cream, Inc.
5929 College Ave.
Oakland CA 94618

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

Dear Mr. Collett,

We are in receipt of the "Workplan for Drilling/Monitoring Well Installations of Wells MW4, MW5, MW6, and Soil Boring B1," prepared by Aqua Terra Technologies, dated 9/13/93. This workplan is acceptable for implementation on the condition that soil samples from B1 will be collected for at least every 5 feet of depth.

Please note that reports and documents no longer need to be copied to the Regional Water Quality Control Board. Kindly submit a cover letter with your consultant's reports. If you have any questions, please contact me at 510-271-4530.

Sincerely,

Jennifer Eberle
Hazardous Materials Specialist

cc: Terry Carter, Aqua Terra Technologies, 2950 Buskirk Ave.,
Suite 120, Walnut Creek CA 94596
Ed Howell/file

je

ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY

DAVID J. KEARS, Agency Director



R0153

RAFAT A. SHAHID, ASST. AGENCY DIRECTOR

July 8, 1993
STID 1287

William Collett
Dreyer's Grand Ice Cream, Inc.
✓ 5929 College Av.
Oakland CA 94618

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

Dear Mr. Collett,

We are in receipt of a letter from Terrance Carter of ATT, dated 6/29/93, requesting a time extension for submittal of the pending workplan. This extension is granted; the new deadline is 7/30/93.

If you have any questions, please contact me at 510-271-4530.

Sincerely,

Jennifer Eberle
Hazardous Materials Specialist

cc: Terrance Carter, Aqua Terra Technologies, 2950 Buskirk Av.,
Ste 120, Walnut Creek CA 94596
Ed Howell/File

je

ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY

DAVID J. KEARS, Agency Director



R0153

RAFAT A. SHAHID, ASST. AGENCY DIRECTOR

May 20, 1993
STID 1287

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

William Collett
Dreyer's Grand Ice Cream, Inc.
5929 College Av.
Oakland CA 94618

Dear Mr. Collett,

We have received the "First Quarter 1993, Groundwater Monitoring Report & Subsurface Investigation," prepared by your consultant, Aqua Terra Technologies (ATT), dated 4/30/93. This report documents the results of groundwater sampled from the existing 3 monitoring wells on 3/10/93. Although MW1 had non-detectable concentrations of contaminants, MW2 and MW3 had elevated levels of hydrocarbons. In order to delineate the extent of the groundwater plume, ATT recommends the installation of 2 or 3 additional wells. We agree with this recommendation, and request a workplan for additional wells **within 45 days or by July 5, 1993.**

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. All reports and documents pertaining to this investigation should also be sent to:

Rich Hiett
San Francisco Bay Region
Regional Water Quality Control Board
2101 Webster St., Ste 500
Oakland CA 94612

If you have any questions, please contact me at 510-271-4530.

Sincerely,

Jennifer Eberle
Hazardous Materials Specialist

cc: Terrance Carter, Aqua Terra Technologies, 2950 Buskirk Av.,
Ste 120, Walnut Creek CA 94596
Rich Hiett, RWQCB
Ed Howell/File

je

ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY

DAVID J. KEARS, Agency Director



R0153

RAFAT A. SHAHID, ASST. AGENCY DIRECTOR

October 13, 1992
STID 1287

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

William Collett
Dreyer's Grand Ice Cream, Inc.
5929 College Av.
Oakland CA 94618

Dear Mr. Collett,

We have received the "Workplan for a Groundwater Remedial Investigation," prepared by your consultant, Aqua Terra Technologies (ATT), dated 6/18/92. This workplan proposed up to ten HydroPunch locations to define the lateral limits of the groundwater plume.

We subsequently received the "Quarterly Groundwater Table Measurements to Supplement 6/21/92 Workplan for a Groundwater Remedial Investigation," prepared by ATT, dated 9/8/92. This report contained groundwater contour maps for 5/4/92, 6/17/92, 7/15/92, and 8/31/92. Groundwater flow directions ranged from southeast to south-southwest during this time period. This report also included an augmented proposed scope of work for up to ten HydroPunch locations which take into account the variable groundwater flow direction. A groundwater pumping test is proposed for one well to determine aquifer characteristics. Lastly, a groundwater extraction and treatment system is proposed.

The augmented workplan is approved on the condition that purge water, drill cuttings, and discarded soil samples be disposed of properly after laboratory analysis. Please submit copies of receipts and/or manifests to this office for disposal. Please notify me 3 working days in advance of field activities. It is my understanding that drilling will commence in late October or early November, as per a telephone conversation between T. Carter and myself on 10/2/92. Mr. Carter did not believe that groundwater has been sampled in 1992. It is my understanding that quarterly sampling and monitoring will resume within 30 days after the HydroPunch locations have been sampled.

Sincerely,

Jennifer Eberle
Hazardous Materials Specialist

cc: Terrance Carter, Aqua Terra Technologies, 2950 Buskirk Av.,
Ste 120, Walnut Creek CA 94596
Rich Hiatt, RWQCB
Ed Howell/File

je

**ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY**

DAVID J. KEARS, Agency Director



R0153

RAFAT A. SHAHID, ASST. AGENCY DIRECTOR

October 2, 1992

STID 1287

William Collett
3675 Mt. Diablo Blvd., Suite 300
Lafayette CA 94549

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

RE: Dreyer's Grand Ice Cream, Inc.
5929 College Av.
Oakland CA 94618

Dear Mr. Collett,

We have received the "Workplan for a Groundwater Remedial Investigation," prepared by your consultant, Aqua Terra Technologies (ATT), dated 6/18/92. This workplan proposed up to ten HydroPunch locations to define the lateral limits of the groundwater plume.

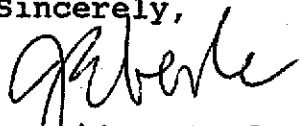
We subsequently received the "Quarterly Groundwater Table Measurements to Supplement 6/21/92 Workplan for a Groundwater Remedial Investigation," prepared by ATT, dated 9/8/92. This report contained groundwater contour maps for 5/4/92, 6/17/92, 7/15/92, and 8/31/92. Groundwater flow directions ranged from southeast to south-southwest during this time period. This report also included an augmented proposed scope of work for up to ten HydroPunch locations which take into account the variable groundwater flow direction. A groundwater pumping test is proposed for one well to determine aquifer characteristics. Lastly, a groundwater extraction and treatment system is proposed.

The augmented workplan is approved on the condition that purge water, drill cuttings, and discarded soil samples be disposed of properly after laboratory analysis. Please submit copies of receipts and/or manifests to this office for disposal. Please notify me 3 working days in advance of field activities. It is my understanding that drilling will commence in late October or early November, as per a telephone conversation between T. Carter and myself on 10/2/92. Mr. Carter did not believe that groundwater has been sampled in 1992. It is my understanding that quarterly sampling and monitoring will resume within 30 days after the HydroPunch locations have been sampled.

William Collett
STID 1287
page 2 of 2
October 2, 1992

If you have any questions, feel free to contact me at 510-271-4530.

Sincerely,



Jennifer Eberle
Hazardous Materials Specialist

cc: Terrance Carter, Aqua Terra Technologies, 2950 Buskirk Av.,
Ste 120, Walnut Creek CA 94596
Rich Hiett, RWQCB
Ed Howell/File

je

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



R0153

RAFAT A. SHAHID, Assistant Agency Director

March 27, 1992

STID #1287

Dreyer's Grand Ice Cream, Inc.
3675 Mt. Diablo Blvd., Suite 300
Lafayette CA 94549
Attn: William Collett

RE: 5929 College Ave.
Oakland CA 94618

Dear Mr. Collett,

This office is in receipt of your Groundwater Investigation Report for the above referenced site dated February 19, 1992 by Aqua Terra Technologies. Upon a review of the report by our staff, it was noted that groundwater contamination levels are extremely high. For example, monitor well #2 (MW2), exhibited concentrations of Total Petroleum Hydrocarbons as gasoline (TPH-g) up to 91,000 parts per billion (ppb), TPH as diesel up to 1,900 ppb, benzene up to 8,300 ppb, toluene up to 8,900 ppb, ethylbenzene up to 3,200 ppb, and xylenes up to 38,000 ppb. These levels exceed the state maximum contaminant levels of 1 ppb for benzene, and 1,750 ppb for xylenes.

At this time, the following steps need to be taken:

- o Develop and submit a proposal within 30 days for an interim groundwater remediation system.
- o Conduct twelve consecutive months of groundwater gradient determinations in each well, beginning April 1992, due to the approximately 90 degree change in groundwater gradient between 8/26/91 and 12/4/91.
- o Develop and submit a proposal within 30 days for an appropriate array of downgradient monitoring wells, due to the proximity of contaminated groundwater in MW2 to the property line.

These proposals must adhere to the technical requirements outlined in the RWQCB Staff Recommendations for the Initial Evaluation and Investigation of Underground Tanks and the SWRCB LUFT manual. A report documenting the results from work performed is due to this office within 45 days of completion of field activities.

William Collett

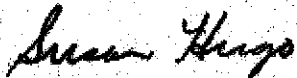
RE: 5929 College Av.
Oakland CA 94618

March 27, 1992
Page 2 of 2

All reports and proposals must be submitted under seal of a California-Registered Geologist, -Certified Engineering Geologist, or -Registered Civil Engineer. Please submit copies of all reports and proposals to Rich Hiatt at the Regional Water Quality Control Board.

If you have any questions, please contact Jennifer Eberle, Hazardous Materials Specialist, at 510-271-4320.

Sincerely,



Susan Hugo
Senior Hazardous Materials Specialist

cc: Rich Hiatt, RWQCB
Terrance Carter, Aqua Terra Technologies, 2950 Buskirk Av.,
Ste 120, Walnut Creek CA 94596
File (JE)

je

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



R0153

8 June 1990

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

William Collett
Dryer's Grand Ice Cream Incorporated
3675 Mount Diablo Boulevard
Suite 300
Lafayette, CA 94549

Subject: Work Plan for the Preliminary Assessment of Soil and Ground Water Contamination Associated with the Removal of Underground Storage Tanks at 5929 College Avenue, Oakland.

Dear Mr. Collett:

Thank you for the Work Plan prepared by Aqua Terra Technologies in regards to the site listed above. This Plan has been reviewed and approval is granted for it's implementation. The locations proposed for the installation of three ground water monitoring wells are acceptable to this agency.

In addition to the steps proposed in this Work Plan, we request that further actions be taken with regards to the investigation of environmental contamination on this site. Specifically, a number of soil borings should be installed in the vicinity of College Avenue and Chabot Street.

As you may recall, a pocket of gasoline contaminated soil was encountered by a construction crew installing a sewer line within College Avenue. The close proximity of this pocket to your former tank pit leads to the likelihood that Dryer's Grand Ice Cream may be the source of this material. Soil borings placed in the sidewalk along College Avenue and Chabot Street would serve to clarify this issue. We therefore request that this action be included in your proposed work.

There is no need to submit a written amendment to your Work Plan in this regards. This letter constitutes authorization for the installation of these borings.

William Collett
Dryer's Grand Ice Cream Inc.
3675 Mount Diablo Boulevard
Suite 300
Lafayette, CA 94549
Re. 5929 College Ave. Oakland
8 June 1990
Page 2 of 2

Please ensure that a copy of all soil boring logs and analytical data is submitted to this office for review and inclusion into our records. If you have any questions concerning this matter, please contact me at (415) 271-4320.

Sincerely,



Dennis J. Byrne
Hazardous Materials Specialist

cc: Larry Blazer, Alameda County District Attorney's Office,
Consumer and Environmental Protection Division.
Lester Feldman, SFBRWQCB
Doug Krause, DOHS
Rafat Shahid, Assistant Director, Alameda County Department of
Environmental Health.
Terrance Carter, Aqua Terra Technologies

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



R0153

3 April 1990

Brooke Levin
368 Clifton Street
Oakland, CA 94618

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

Subject: Underground Storage Tank Removal Project being conducted at
5929 College Avenue, Oakland.

Dear Ms. Levin:

Within the City of Oakland, the Alameda County Department of Environmental Health, Hazardous Materials Division issues operating permits for underground storage tanks containing hazardous materials and oversees the removal of such containers and any subsequent remediation of soil and/or ground water contamination resulting from the presence of such tanks. We execute these responsibilities in accordance with Title 23 of the California Code of Regulations and Guidelines established by the San Francisco Bay Regional Water Quality Control Board.

On the 13th of December, 1989, Four underground storage tanks were removed from the former Dryer's Grand Ice Cream facility at the location listed above. These tanks had been used for the storage of gasoline and diesel fuel. Two additional underground storage tanks were removed from this same site on the 14th of December, 1989. These two tanks had been used for the storage for waste oil.

During these operations, I was present on the job site to ensure that all actions followed conformed to the tank closure permit which had been issued by this office and to direct the collection of an appropriate number of soil samples from each excavation pit as stipulated in the Guidelines of the Regional Board. Immediately prior to the collection of the soil samples, I conferred with the on-site representative of the analytical laboratory to verify that the proper environmental contaminants would be analyzed for.

The results of these analysis indicated that an unauthorized release had occurred from tanks located within both of the excavation pits. Within the gasoline and diesel tank pit Total Petroleum Hydrocarbon Gasoline contamination of 320 parts per million and Total Petroleum Hydrocarbon Diesel contamination of 350 parts per million were measured. Within the waste oil tank pit, Total Oil and Grease contamination as high as 5915 parts per million and Total Petroleum Hydrocarbon Diesel contamination of 1800 parts per million were measured.

Brooke Levin
368 Clifton Street
Oakland, CA 94618
Re. 5929 College Ave. Oakland
3 April 1990
Page 2 of 3

Guidelines established by the San Francisco Bay Regional Water Quality Control Board identify follow-up actions which must be initiated when soil contamination levels exceeding specified values are encountered. In regards to the former Dryer's Grand Ice Cream facility, further soil excavation was required within the waste oil tank pit to ensure that no soil oil and grease or hydrocarbon contamination exceeding 1,000 parts per million remained. In addition, both of the tank pits were sufficiently contaminated to require that a ground water quality investigation be initiated. This process entails the installation of ground water monitoring wells to define the gradient of ground water flow direction and to gauge the extent of any soil or ground water contamination impacts likely to have resulted from the presence of the underground tanks. These requirements were communicated by this office to William Collett of Dryer's Grand Ice Cream in a letter dated 22 January 1990.

In late February I was contacted by an environmental consultant for Dryer's Grand Ice Cream who verbally assured me that the excavation of the waste oil tank pit had been accomplished and that verification samples indicated that the highest soil contamination remaining was well below the 1,000 parts per million action level. On the basis of this information I verbally granted that further excavation could cease and that the hole could be backfilled with clean soil. I cautioned that this decision could be reversed and further excavation would be required regardless of what construction activities were on-going adjacent to this area if the analytical data, when submitted to me for review, did not confirm the information communicated to me verbally.

There was no misunderstanding between the environmental consultant and myself on this point. I was assured that this data would be submitted to me with the formal proposal as to the actions which Dryer's Grand Ice Cream intended to pursue in regards to addressing the ground water investigation requirements outlined in my letter of 22 January 1990.

This proposal and the supporting documentation was received by this office on the 27th of March 1990. The analytical documentation supports the contention that the excavation of the waste oil tank pit has been conducted in a sufficiently thorough manner to meet the

Brooke Levin
368 Clifton Street
Oakland, CA 94618
Re. 5929 College Ave. Oakland
3 April 1990
Page 3 of 3

requirements of the Regional Board's Guidelines. This office does not intend to require further excavation of this pit and is currently reviewing the actions proposed to address the issue of ground water quality.

It is the opinion of this agency that the on-going construction activities at this site do not subject workers or the surrounding community to any adverse health risk. As no further soil excavation is anticipated at this site, it does not appear that further construction will hinder the implementation of the ground water investigation which still needs to be achieved. Should ground water contamination prove to be sufficiently great, active remediation may be required. The technology necessitated by such a program does not require a great deal of surface area and will not be hindered by the above ground construction.

Please feel free to contact me at (415) 271-4320 if you have any questions or require further clarification concerning the actions which have taken place or are to be done in regards to this project.

Sincerely,



Dennis J. Byrne
Hazardous Materials Specialist

cc: Lester Feldman, SFBRWQCB
Doug Krause, DOHS
Rafat Shahid, Assistant Director, Alameda County Department of
Environmental Health.
William Collett, Dryer's Grand Ice Cream

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Director



R0153

22 January 1990

Telephone Number: (415)

William Collett
Dryer's Ice Cream Incorporated
3675 Mount Diablo Boulevard
Suite 300
Lafayette, CA 94549

Subject: Underground Storage Tank Removal Conducted at 5929
College Avenue, Oakland.

Dear Mr. Collett:

This office has reviewed the data report submitted by Petroleum Engineering Incorporated regarding the site listed above. On the basis of the soil contamination levels detected in association with this project follow-up actions are now required on your part.

Guidelines established by the San Francisco Bay Regional Water Quality Control Board require that a ground water monitoring program be established whenever soil hydrocarbon contamination reaching or exceeding 100 parts per million is detected. A monitoring well is to be located within ten feet of the former tank pit in a downgradient direction relative to ground water flow. Ground water flow direction is to be determined by data derived from three wells. During well installation, soil samples must be collected at five foot depth intervals until ground water is reached. This work must be performed under the direction of a registered engineer/geologist and all boring logs and data reports must be submitted to this office for review.

Ground water monitoring should be conducted on a quarterly basis for a minimum of one full year. The frequency and duration of any follow-up monitoring will be based upon the data derived during the first year.

The following actions are now required at this site.

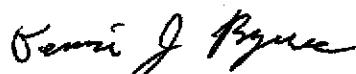
- 1) Further excavation must be conducted within the former waste oil tank pit to ensure that not soil contaminated with Total Oil and Grease exceeding 1,000 parts per million remains. As per criterion established by the California Department of Health Services, a soil contaminated with hydrocarbons up to 1,000 parts per million constitutes a hazardous waste and must be physically removed for proper disposal. Upon the completion of this soil removal, samples of the pit wall must be taken to verify that the excavation has been sufficiently thorough. Please keep this office informed of developments in this regard so that approval can be granted to refill the excavation with clean backfill material.

William Collett
Dryer's Ice Cream
3675 Mount Diablo Blvd
Suite 300
Lafayette, CA 94549
Re. 5929 College Ave Oakland
22 January 1990
Page 2 of 2

- 2) The spoil pile of soil removed from the waste oil pit will require disposal as a hazardous waste.
- 3) The spoil pile of soil removed from the former gasoline and diesel storage tank pit will have to be disposed of. As the level of hydrocarbon contamination in this soil was not high enough to constitute a hazardous waste, it may be disposed of in a Class III landfill. However, please ensure that documentation accounting for the final quantity and destination of this material is communicated to this office for inclusion into our files.
- 4) At this time the gasoline and diesel tank pit can be refilled with clean backfill material.
- 5) Three ground water monitoring wells will have to be installed to gauge whether or not ground water has been impacted by the soil contamination associated with these former tank locations and to define the ground water flow gradient. Should a contaminant plume be found in the soil or water, further borings will be required to determine the vertical and lateral extent of this plume.

If you have any questions concerning this matter please contact me at (415) 271-4320.

Sincerely,



Dennis J. Byrne
Hazardous Materials Specialist

cc: Lester Feldman, SFBRWQCB
Doug Krause, DOHS
Rafat Shahid, Assistant Director, Alameda County Dept. of
Environmental Health.
Don Marchant, Petroleum Engineering, Inc.