

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



SENT
05-09-06

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

May 3, 2006

Ms. Janet Heikel
1300 Industrial Road #2
San Carlos, CA 94707

Subject: Fuel Leak Case No. RO0000193, Olympian #112, 1435 Webster Street, Alameda CA

Dear Ms Heikel:

I am the new case worker recently assigned to review your case, I will be taking over for Mr. Amir Gholami. If you could please address any questions, concerns and all future correspondence directly to me I would appreciate it.

Alameda County Environmental Health (ACEH) staff has reviewed the case file and work plan entitled, "Site Investigation and Remediation Work Plan", dated February 2006 and prepared on your behalf by TEC Accutite. The work plan was submitted in response to a request by ACEH that would help delineate contamination both on and off site and thus determine future action. The above referenced report proposes additional investigation including the installation of four off site soil borings, pre-excavations soil characterization and soil sampling, soil excavation and excavation pit dewatering, excavations pit confirmation soil sampling, monitoring well MW-5A decommissioning and offsite groundwater sampling. ACEH agrees with the need for additional investigation to define the trajectory and potential movement of contamination off site. Based on ACEH staff review of the documents referenced above, we request that you address the following technical comments, perform the proposed work, and send us the reports requested below. Please provide 72-hour advance written notification to this office (e-mail preferred to steven.plunkett@acgov.org) prior to the start of field activities.

TECHNICAL COMMENTS

1. **Interim Remedial Action Soil Excavation and Confirmation Soil Sampling.** Pre excavation soil characterization using geoprobe techniques may not adequately delineate the extent of contamination. Therefore, it is important to consider that during excavation, additional soil contamination may be encountered and the appropriate decisions regarding the extent of excavation will need to be assessed as conditions arise.

During soil excavation in the vicinity of the former fuel dispenser island ACEH recommends field screening with a photoionization detector in order to help limit the extent of excavation. Additionally, confirmation soil samples should be collected every 20 linear feet along the excavation sidewalls and bottom. For example, the proposed Area A excavation would require a minimum of eight confirmation soil samples, while the Area B excavation scenario would require a minimum of 15 confirmation soil samples, exclusive of duplicate samples. Furthermore, soil analytical data collected during the installation of MW-5 indicate the presence of contamination below the sample depth of five feet bgs, as proposed TEC

Accutite. ACEH recommends soil sampling from excavation sidewalls at a depth of between 7-8 ft bgs. However if noticeable odor, staining or elevated PID readings are present at other depths a sample should be collected and submitted for laboratory analysis. All soil and groundwater samples must be analyzed for total petroleum hydrocarbons as gasoline (TPHg), benzene, toluene, ethylbenzene, and xylenes (BTEX), and fuel oxygenates using EPA method 8260B and TPH as diesel (TPHd) using EPA method 8015M. Results from the soil and groundwater samples are to be presented in the Soil and Groundwater Investigation Report requested below. Furthermore, should excavation scenario B occur, groundwater monitoring well MW-5 will need to be decommissioned in accordance with Alameda County well decommissioning guidelines. A permit must be obtained from Alameda County Public Works Department prior to decommissioning. An online application is available at www.acgov.org/wells/wellpermits.htm.

2. **Monitoring Well MW-5 Decommissioning and Replacement.** Should monitoring well MW-5 require decommissioning, replacement well MW-5A must be installed in undisturbed, native soil within three feet of the limit of the excavation. The new monitoring well -MW-5A- will be installed in accordance Alameda County guidelines including sanitary seal installation, well development and water sampling, lithologic logging, and soil sampling and analysis.
3. **Soil Boring Location.** During a previous investigation in June 2001, TEC Accutite installed four off site soil borings -B1 to B4- these boring were located to the east and south of the site. According to the report titled, "Subsurface Investigation Report" one soil sample was collected from each boring, at nine feet below ground surface (bgs). Soil samples tested non-detect for TPH, BTEX and MTBE at all four soil boring locations, while groundwater analytical data detected maximum concentrations of 400 µg/L TPHg in soil boring B3, Benzene concentrations of 2 µg/L in soil boring B4 and MTBE concentrations of 4 µg/L in soil boring B1. The second phase of investigation is proposing to install four additional soil borings in line with four soil borings installed during the first phase of investigation completed in June 2001.

It is the opinion of ACEH staff that the proposed location of the phase II soil borings will not adequately define the trajectory or the migration path of the contaminant plume. Given the regional groundwater flow direction and gradient of 0.0052 ft/ft toward the south/southeast we recommend that the soil borings be relocated to the west side of Webster Street adjacent to the former Olympian Station. In addition, given the estimated extent of petroleum hydrocarbon impact to groundwater as presented in the previously mentioned report, ACEH recommends the installation of at least three additional soil borings, for a total of seven soil borings in the path of the contamination plume. We recommend that you consider spacing of soil borings on the order of 15' between soil borings installed adjacent to the former Olympian Station. Please see Figure 1 for the approximate locations of the phase II soil borings.

4. **Soil and Grab Groundwater Sampling.** All soils from the boreholes are to be examined for staining and odor and are to be screened using a PID. Soil samples are to be collected from any interval where staining, odor, or elevated PID readings are observed. If no staining, odor, or elevated PID readings are observed, two soil sample are to be collected from each boring immediately above the zone where groundwater is first encountered and at 25 ft bgs or total depth of the boring. After soil sampling has been completed grab groundwater samples should be collected from the soil boring at the depth discrete intervals suggested by TEC Accutite. All soil and groundwater samples are to be analyzed for TPHg, BTEX and fuel oxygenates using EPA methods 8015M and 8260B, respectively. Results from the soil and

groundwater samples are to be presented in the Soil and Groundwater Investigation Report requested below.

5. **Hydrogeologic Cross Sections.** Please incorporate soil boring data including soil and groundwater analytical data, static water level and first water encountered, distinct geologic units into a minimum of two cross sections that are parallel and perpendicular to groundwater flow. Please present the cross sections in the Soil and Groundwater Investigation Report requested below.
6. **Quarterly Groundwater Monitoring.** ACEH concurs with the recommendation to sample wells MW-1 through MW-6 on a quarterly basis for one year after interim remediation. However, should contamination remain at levels currently detected on site, groundwater monitoring may need to continue into the future and other forms of remediation may need to be considered to reduce the concentrations of dissolved petroleum hydrocarbon in the subsurface.
7. **Site Conceptual Model.** Please include soil boring and excavation results with on going quarterly groundwater monitoring and update the existing site conceptual model. ACEH encourages application of an electronic site conceptual model format for reporting. The use of this format, which will be provided to TEC Accutite Inc, is encouraged but not mandatory.

TECHNICAL REPORT REQUEST

Please submit technical reports to Alameda County Environmental Health (Attention: Mr. Steven Plunkett), according to the following schedule:

- **August 1, 2006** – Soil and Groundwater Investigation Report
- **May 15 2006** – Quarterly Groundwater Monitoring Report 2nd Quarter 2006
- **August 15, 2006** – Quarterly Groundwater Monitoring Report 3rd Quarter 2006
- **November 15, 2006** – Quarterly Groundwater Monitoring Report 4th Quarter 2006

These reports are being requested pursuant to California Health and Safety Code Section 25296.10. 23 CCR Sections 2652 through 2654, and 2721 through 2728 outline the responsibilities of a responsible party in response to an unauthorized release from a petroleum UST system, and require your compliance with this request.

ELECTRONIC SUBMITTAL OF REPORTS

The Alameda County Environmental Cleanup Oversight Programs (LOP and SLIC) require submission of all reports in electronic form to the county's ftp site. Paper copies of reports will no longer be accepted. The electronic copy replaces the paper copy and will be used for all public information requests, regulatory review, and compliance/enforcement activities. Instructions for submission of electronic documents to the Alameda County Environmental Cleanup Oversight Program ftp site are provided on the attached "Electronic Report Upload (ftp) Instructions." Please do not submit reports as attachments to electronic mail.

Submission of reports to the Alameda County ftp site is an addition to existing requirements for electronic submittal of information to the State Water Resources Control Board (SWRCB) Geotracker website. Submission of reports to the Geotracker website does not fulfill the

requirement to submit documents to the Alameda County ftp site. In September 2004, the SWRCB adopted regulations that require electronic submittal of information for groundwater cleanup programs. For several years, responsible parties for cleanup of leaks from underground storage tanks (USTs) have been required to submit groundwater analytical data, surveyed locations of monitor wells, and other data to the Geotracker database over the Internet. Beginning July 1, 2005, electronic submittal of a complete copy of all necessary reports was required in Geotracker (in PDF format). Please visit the SWRCB website for more information on these requirements (http://www.swrcb.ca.gov/ust/cleanup/electronic_reporting).

PERJURY STATEMENT

All work plans, technical reports, or technical documents submitted to ACEH must be accompanied by a cover letter from the responsible party that states, at a minimum, the following: "I declare, under penalty of perjury, that the information and/or recommendations contained in the attached document or report is true and correct to the best of my knowledge." This letter must be signed by an officer or legally authorized representative of your company. Please include a cover letter satisfying these requirements with all future reports and technical documents submitted for this fuel leak case.

PROFESSIONAL CERTIFICATION & CONCLUSIONS/RECOMMENDATIONS

The California Business and Professions Code (Sections 6735, 6835, and 7835.1) requires that work plans and technical or implementation reports containing geologic or engineering evaluations and/or judgments be performed under the direction of an appropriately registered or certified professional. For your submittal to be considered a valid technical report, you are to present site specific data, data interpretations, and recommendations prepared by an appropriately licensed professional and include the professional registration stamp, signature, and statement of professional certification. Please ensure all that all technical reports submitted for this fuel leak case meet this requirement.

UNDERGROUND STORAGE TANK CLEANUP FUND

Please note that delays in investigation, later reports, or enforcement actions may result in your becoming ineligible to receive grant money from the state's Underground Storage Tank Cleanup Fund (Senate Bill 2004) to reimburse you for the cost of cleanup.

AGENCY OVERSIGHT

If it appears as though significant delays are occurring or reports are not submitted as requested, we will consider referring your case to the Regional Board or other appropriate agency, including the County District Attorney, for possible enforcement actions. California Health and Safety Code, Section 25299.76 authorizes enforcement including administrative action or monetary penalties of up to \$10,000 per day for each day of violation.

If you have any questions, please call me at (510) 567-6791.



Figure 1

- Approximate location of proposed soil borings.

Ms. Janet Heikel
April 25, 2006
Page 5

Sincerely,

Steven Plunkett
Hazardous Materials Specialist

cc: Mrs. Bagley

Mr. Jeff Farrar
George P. Harrison Trust
PO Box 1701
Chico, CA 94927

Mr. Jing Heisler
Tec Accutite
262 Michelle Court
South San Francisco, CA 94080-6201

Donna Drogos, ACEH
Steven Plunkett, ACEH
File



ENVIRONMENTAL HEALTH SERVICES
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(510) 567-6700
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March 28, 2006

Mr. Fred Bertetta
1300 Industrial Road, Suite 2
San Carlos, CA 94070

Re: Fuel Leak Case #RO0000193, Environmental Investigation at Former
Olympian, 1435 Webster Street, Alameda, CA

Dear Mr. Bertetta:

Alameda County Environmental Health (ACEH) staff has recently reviewed the Workplan report dated February 16, 2006, prepared by Ms. Jing Heisler of TEC Accutite. This workplan was submitted in response to our discussion in the meeting held on February 1, 2006 regarding the contamination detected at the above referenced site. The proposed workplan is approved. However we request that you address the following technical comments, perform the proposed work, and send us the technical reports requested below.

TECHNICAL COMMENTS

As you are aware, this office has held meetings and several discussions to address the existing plume at the above referenced site. During the meeting and discussions, we mentioned the possibility of source removal as the most expeditious way to address the existing plume. Subsequent to our meeting and discussions, this workplan was submitted to this office to address the existing source at the above reference site. Please ensure the following items are addressed as specified below:

- **Geotracker EDF Submittals** - A review of the case file and the State Water Resources Control Board's (SWRCB) Geotracker website indicate that electronic copies of analytical data have not been submitted for your site. Pursuant to CCR Sections 2729 and 2729.1, beginning September 1, 2001, all analytical data, including monitoring well samples, submitted in a report to a regulatory agency as part of the LUFT program, must be transmitted electronically to the SWRCB Geotracker website via the internet. Additionally, beginning January 1, 2002, all permanent monitoring points utilized to collect groundwater samples (i.e. monitoring wells) and submitted in a report to a regulatory agency, must be surveyed (top of casing) to mean sea level and latitude and longitude accurate to within 1-meter accuracy, using NAD 83, and transmitted electronically to the SWRCB Geotracker website. Beginning July 1, 2005, electronic submittal of a complete copy of all reports is required in Geotracker (in PDF format). In order to remain in regulatory compliance, please upload all analytical data (collected on or after September 1, 2001), to the SWRCB's Geotracker database website in accordance

with the above-cited regulation. Please perform the electronic submittals for applicable data and submit verification to this Agency by 3/14/2006.

- As you are aware, the SCM needs to be updated to reflect the result of the investigations and submitted to this office.

TECHNICAL REPORT REQUEST

Please submit the following technical reports to Alameda County Department of Environmental Health (Attention: Amir K. Gholami):

April 27, 2006 SWI Report

These reports are being requested pursuant to California Health and Safety Code Section 25296.10. 23 CCR Sections 2652 through 2654, and 2721 through 2728 outline the responsibilities of a responsible party in response to an unauthorized release from a petroleum UST system, and require your compliance with this request.

ELECTRONIC SUBMITTAL OF REPORTS

ACEH's Environmental Cleanup Oversight Programs (LOP and SLIC) now request submission of reports in electronic form. The electronic copy is intended to replace the need for a paper copy and is expected to be used for all public information requests, regulatory review, and compliance/enforcement activities. Instructions for submission of electronic documents to the Alameda County Environmental Cleanup Oversight Program FTP site are provided on the attached "Electronic Report Upload Instructions." Submission of reports to the Alameda County FTP site is an addition to existing requirements for electronic submittal of information to the State Water Resources Control Board (SWRCB) Geotracker website. In September 2004, the SWRCB adopted regulations that require electronic submittal of information for groundwater cleanup programs. For several years, responsible parties for cleanup of leaks from underground storage tanks (USTs) have been required to submit groundwater analytical data, surveyed locations of monitoring wells, and other data to the Geotracker database over the Internet. Beginning July 1, 2005, electronic submittal of a complete copy of all reports is required in Geotracker (in PDF format). Please visit the State Water Resources Control Board for more information on these requirements (http://www.swrcb.ca.gov/ust/cleanup/electronic_reporting).

PERJURY STATEMENT

All work plans, technical reports, or technical documents submitted to ACEH must be accompanied by a cover letter from the responsible party that states, at a minimum, the following: "I declare, under penalty of perjury, that the information and/or recommendations contained in the attached document or report is true and correct to the best of my knowledge." This letter must be signed by an officer or legally authorized representative of your company. Please include a cover letter satisfying these requirements with all future reports and technical documents submitted for this fuel leak case.

PROFESSIONAL CERTIFICATION & CONCLUSIONS/RECOMMENDATIONS

The California Business and Professions Code (Sections 6735, 6835, and 7835.1) requires that work plans and technical or implementation reports containing geologic or engineering

evaluations and/or judgments be performed under the direction of an appropriately registered or certified professional. For your submittal to be considered a valid technical report, you are to present site specific data, data interpretations, and recommendations prepared by an appropriately licensed professional and include the professional registration stamp, signature, and statement of professional certification. Please ensure all that all technical reports submitted for this fuel leak case meet this requirement.

UNDERGROUND STORAGE TANK CLEANUP FUND

Please note that delays in investigation, later reports, or enforcement actions may result in your becoming ineligible to receive grant money from the state's Underground Storage Tank Cleanup Fund (Senate Bill 2004) to reimburse you for the cost of cleanup.

AGENCY OVERSIGHT

If it appears as though significant delays are occurring or reports are not submitted as requested, we will consider referring your case to the Regional Board or other appropriate agency, including the County District Attorney, for possible enforcement actions. California Health and Safety Code, Section 25299.76 authorizes enforcement including administrative action or monetary penalties of up to \$10,000 per day for each day of violation.

If you have any questions, please call me at (510) 567-6876.

Sincerely,

Amir K. Gholami, REHS
Hazardous Materials Specialist

C: Jing Heisler, TEC Accutite, 262 Michele Ct., South San Francisco, CA 94080
A. Gholami, D. Drogos

Enclosure: ACEH Electronic Report Upload (ftp) Instructions

Alameda County Environmental Cleanup Oversight Programs (LOP and SLIC)	ISSUE DATE: July 5, 2005
	REVISION DATE: December 16, 2005
	PREVIOUS REVISIONS: October 31, 2005
SECTION: Miscellaneous Administrative Topics & Procedures	SUBJECT: Electronic Report Upload (ftp) Instructions

Effective **January 31, 2006**, the Alameda County Environmental Cleanup Oversight Programs (LOP and SLIC) require submission of all reports in electronic form to the county's ftp site. Paper copies of reports will no longer be accepted. The electronic copy replaces the paper copy and will be used for all public information requests, regulatory review, and compliance/enforcement activities.

REQUIREMENTS

- Entire report including cover letter must be submitted to the ftp site as a **single portable document format (PDF) with no password protection**. (Please do not submit reports as attachments to electronic mail.)
- It is **preferable** that reports be converted to PDF format from their original format, (e.g., Microsoft Word) rather than scanned.
- Signature pages and perjury statements **must** be included and have either original or electronic signature.
- **Do not password protect the document**. Once indexed and inserted into the correct electronic case file, the document will be secured in compliance with the County's current security standards and a password. **Documents with password protection will not be accepted.**
- Each page in the PDF document should be rotated in the direction that will make it easiest to read on a computer monitor.
- Reports must be named and saved using the following naming convention:
RO#_Report Name_Year-Month-Date (e.g., RO#5555_WorkPlan_2005-06-14)

Additional Recommendations

- A separate copy of the tables in the document should be submitted by e-mail to your Caseworker in **Excel** format. These are for use by assigned Caseworker only.

Submission Instructions

- 1) Obtain User Name and Password:
 - a) Contact the Alameda County Environmental Health Department to obtain a User Name and Password to upload files to the ftp site.
 - i) Send an e-mail to dehloptoxic@acgov.org
 - or
 - ii) Send a fax on company letterhead to (510) 337-9335, to the attention of Alicia Lam-Finneke.
 - b) In the subject line of your request, be sure to include "**ftp PASSWORD REQUEST**" and in the body of your request, include the **Contact Information, Site Addresses, and the Case Numbers (RO# available in Geotracker) you will be posting for.**
- 2) Upload Files to the ftp Site
 - a) Using Internet Explorer (IE4+), go to <ftp://alcoftp1.acgov.org>
 - (i) Note: Netscape and Firefox browsers will not open the FTP site.
 - b) Click on File, then on Login As.
 - c) Enter your User Name and Password. (Note: Both are Case Sensitive.)
 - d) Open "My Computer" on your computer and navigate to the file(s) you wish to upload to the ftp site.
 - e) With both "My Computer" and the ftp site open in separate windows, drag and drop the file(s) from "My Computer" to the ftp window.
- 3) Send E-mail Notifications to the Environmental Cleanup Oversight Programs
 - a) Send email to dehloptoxic@acgov.org notify us that you have placed a report on our ftp site.
 - b) Copy your Caseworker on the e-mail. Your Caseworker's e-mail address is the entire first name then a period and entire last name at acgov.org. (e.g., firstname.lastname@acgov.org)
 - c) The subject line of the e-mail must start with the RO# followed by **Report Upload**. (e.g., Subject: RO1234 Report Upload)



out 4-29-05 ✓

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

April 28, 2005

Mr. Fred Bertetta
1300 Industrial Road, Suite 2
San Carlos, CA 94070

Re: Fuel Leak Case #RO0000193, Environmental Investigation at Former Olympian, 1435 Webster Street, Alameda, CA

Dear Mr. Bertetta:

It has come to our attention that you and/or your consultant have requested the review of the above subject site for closure. Please be advised that the following State Water Board "low risk" criteria must be met prior to your case being considered for closure. If you feel that your site meets the following state requirements for a "low risk" site, then submit a stand-alone document specified below for our office review.

LOW RISK requirements:

1. Leak stopped, on-going source, including free product removed
2. Site adequately characterized
3. Plume not migrating
4. No sensitive receptors impacted
5. No significant risk to human health
6. No significant risk to environment
7. Water quality objectives to be achieved within a reasonable time frame

Please be advised that a **stand-alone document** must include a site conceptual model (SCM), which incorporates the following items:

- Summary Figures
 - Site vicinity map showing the site location and identification of any nearby sensitive receptors.
 - Plot plan showing all historical sampling locations. Differentiation between sample types (i.e. excavation soil samples, soil boring locations, monitoring wells, soil vapor sampling points, etc.) is required. This figure also needs to include any former and existing UST system components, delineation of excavation areas, areas targeted by active remediation, building locations, potential preferential pathways such as utilities, property boundaries and public right-of-way locations.

- Depth-specific contaminant isoconcentration maps for soil and groundwater. If active remediation was performed, separate pre-remediation and post-remediation isoconcentration maps are required.
- Summary Tables
 - Table of all historical soil data. Sample ID, date, depth, and results for all analytes are required. Please refer to the Tri-Regional Guidelines to confirm that chemical analysis was performed for all relevant contaminants of concern (CoCs). Pre- and post-remediation concentrations should be clearly identified or presented in separate tables.
 - Table of all historical groundwater data. Chemical concentrations in monitoring well(s) concentrations along with depth to water should be tabulated.
 - The tables need to compare the detected CoC concentrations with the Regional Board's ESLs or other appropriate cleanup levels and to the water quality objectives identified in the Regional Board's Basin Plan.
- Complete set of all boring logs generated during site investigation.
- Geologic cross-sections showing soil borings, monitoring wells with screened intervals, UST locations, any preferential pathways, excavation boundaries, water table elevations (historical and current) and extent of residual contamination.

The above stand-alone document will help to expedite the review of your case. Please contact Amir K. Gholami at 510-567-6876 or amir.gholami@acgov.org to receive document samples to help you prepare the stand-alone document, if you are requesting a closure review.

Sincerely,



Amir K. Gholami, REHS

Hazardous Materials Specialist

C: D. Drogos, A. Gholami

Sami Malaeb, Tec Accutite, 262 Michele Ct., South San Francisco, CA 94080

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



02-13-03

ENVIRONMENTAL HEALTH SERVICES
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1131 Harbor Bay Parkway, Suite 250
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(510) 567-6700
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RO0000193

February 10, 2003

Mr. Dan Koch
Olympian
260 Michelle Court
South San Francisco, CA 94080

Re: Former olympian Gasoline Station, 1435 Webster Street, Alameda, CA

Dear Mr. Koch:

This office is in receipt of "Soil Vapor Investigation Workplan" dated January 2, 2003, prepared by your consultant Mr. David Gregory of TEC Accutite inc. regarding the above referenced site.

I have reviewed the above document and discussed it with your consultant. This workplan has been proposed since previously submitted risk assessment suggested that benzene in groundwater beneath the site might present an inhalation risk in residential site use scenario. However, the numbers used in the risk assessment were derived using "Johnson & Ettinger Vapor Transport Model", which estimates vapor concentrations from dissolved concentration of the chemical and then using site specific parameters back calculates SSTLs (Site Specific Target Level) for the constituents of concerns. However, this method of soil vapor calculation does cause overestimations. It is due to this tendency that TEC Accutite Inc. has proposed to collect soil vapor samples from 3.5 ft bgs. The proposed soil sample locations are depicted in figure 3 of this document.

I concur with this workplan and inclusion of accurate field numbers as submitted by Mr. Gregory of TEC Acetate Inc. However, please be advised that I have been recently assigned to oversee this project and that I still have to review the whole file including the risk assessment and site conceptual model per my discussion with Mr. Gregory of TEC Acetate Inc.

If you have any questions, please call me at (510)-567-6876.

Sincerely,

Amir K. Gholami, REHS
Hazardous Materials Specialist

C: David Harris, TAT&P, LLP, 2280 Union Street, San Francisco, CA 94123
Jeff Farrar, P.O. Box 1701, Chico, CA 95927
David Gregory, TEC Accutite, 35 S Linden Ave, South San Francisco, CA94080
Files

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



16-2-01

RO0000193

October 1, 2001

Mr. Dan Koch
Olympian
260 Michelle Court
South San Francisco, CA 94080

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

RE: Tier 2 RBCA for 1436 Webster Street, Alameda, CA

Dear Mr. Koch:

I have completed review of TEC Accutite's August 2001 *Subsurface Investigation Report* prepared for the above referenced site. In June 2001, four soil borings were advanced across Webster Street to delineate the extent of the contaminant plume. Based on the grab groundwater analytical data, it appears that the plume has been delineated. Likewise, it appears that BTEX concentrations have stabilized in well MW-1 and are decreasing in well MW-5.

When groundwater concentrations were compared with the RWQCB's RBSLs, benzene in wells MW-1 and MW-5 exceeded the RBSL of 84ppb for groundwater volatilization through a coarse sediment to indoor air. It is recommended that a site specific Tier 2 RBCA be prepared for the site. The 95% UCL of chemicals of concern's concentrations from the last four quarter may be used. TPHg should also be evaluated, applying the MADEP fractionation methodology. Prepare the risk assessment assuming a residential scenario (10E-06 risk), thus the site can eventually be closed without a deed restriction.

Reference was made to a soil gas analysis that was performed in October 1988 by CHIPS Environmental Consultants. I am not in receipt of that report. Please provide a copy.

If you have any questions, I can be reached at (510) 567-6762.

eva chu
Hazardous Materials Specialist

c: David Harris, TAT&P, LLP, 2280 Union Street, San Francisco, CA 94123
Jeff Farrar, P.O. Box 1701, Chico, CA 95927
David Gregory, TEC Accutite, 35 S Linden Ave, South San Francisco, CA 94080

ferrar9

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



12-27-00

20193

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

StID 3568

December 22, 2000

Mr. Dan Koch
Olympian
260 Michelle Court
South San Francisco, CA 94080

RE: Work Plan Approval for 1436 Webster Street, Alameda, CA

Dear Mr. Koch:

I have completed review of TEC/Accutite's (Accutite) December 2000 *Workplan for Performing an Offsite Subsurface Investigation and a Risk-Based-Corrective-Action (RBCA)* for the above referenced site. Accutite proposes to advance five offsite borings to delineate the extent of the MTBE plume. Data collected from this investigation will be used in an RBCA analysis for the site. The workplan is acceptable and field work should commence within 90 days of the date of this letter. As requested by Accutite, the analysis for other ether oxygenates using EPA Method 8260 may be discontinued at this time.

If you have any questions, I can be reached at (510) 567-6762.

eva chu
Hazardous Materials Specialist

c: Sami Malaeb, TEC Accutite, 35 South Linden Avenue, SSF, CA 94080-6407
Jeff Ferrar, P.O. Box 1701, Chico, CA 95927
David Harris, TAT&P, LLP, 2280 Union Street, San Francisco, CA 94123

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



12-11-00

20193

ENVIRONMENTAL HEALTH SERVICES
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(510) 567-6700
FAX (510) 337-9335

StID 3568

December 8, 2000

Mr. Dan Koch
Olympian
260 Michelle Court
South San Francisco, CA 94080

RE: Offsite Investigation at 1435 Webster Street, Alameda, CA

Dear Mr. Koch:

I have completed review of TEC/Accutite's November 2000 *Quarterly Groundwater Monitoring, Sensitive Receptor Survey, and Site Conceptual Model* report prepared for the above referenced site. As concluded in this report, a historical review has revealed that the hydrocarbon plume is currently unstable and is moving down-gradient to the southeast. The lateral extent of the plume has not been delineated to the southeast.

Accutite recommended that addition shallow geoprobe borings (up to five) be advanced to determine the extent of the dissolved plume. Data from this phase of investigation will be used to prepare a Risk Based Corrective Action study. This office concurs with Accutite's recommendation. A workplan for the advancement of offsite geoprobe borings is due within 60 days of the date of this letter, or by **February 11, 2001**.

If you have any questions, I can be reached at (510) 567-6762.

eva chu
Hazardous Materials Specialist

c: Jeff Ferrar, P.O. Box 1701, Chico, CA 95927
David Harris, Trump-Alioto-Trump & Prescott, LLP, 2280 Union Street, San Francisco, CA 94123
David Gregory, TEC, 35 South Linden Ave., South San Francisco, CA 94080-6407

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



SENT 7/25
K

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

StID 3568

July 24, 2000

Mr. Dan Koch
Olympian
260 Michelle Court
South San Francisco, CA 94080

RE: Next QMR for 1435 Webster Street, Alameda, CA

Dear Mr. Koch:

I have completed review of TEC-Accutite's July 2000 *Quarterly Sampling and Analysis of Six Monitoring Wells* report prepared for the above referenced site. Groundwater analytical data revealed elevated MTBE in Wells MW-1 and MW-5. The extent of the MTBE plume has not been delineated.

For the next groundwater sampling event, due in September 2000, water samples should be analyzed for the full suite of oxygenates (including TAME, ETBE, TBA, DIPE and MTBE). Total dissolved solids should also be measured. Results of the groundwater data should be submitted in a quarterly monitoring report (QMR). The next QMR should also included a site conceptual model (SCM) for the site, where the distribution of chemicals is plotted on a site plan, potential sensitive receptors are identified, contaminant transport rates calculated to determine if sensitive receptors will be impacted, among others. The SCM should adhere to the SWRCB's final draft May 2000 *Guidelines for Investigation and Cleanup of MTBE and Other Ether-Based Oxygenates*. A copy of the guidelines is available on the SWRCB's web site: www.swrcb.ca.gov, under the NEWS heading.

If you have any questions, I can be reached at (510) 567-6762.

eva chu
Hazardous Materials Specialist

cc: Jeff Ferrar, P.O.Box 1701, Chico, CA 95927
Sami Malaeb, TEC, 35 South Linden Ave., South San Francisco, CA 94080-6407

ferrar6

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



R0193

ENVIRONMENTAL HEALTH SERVICES

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

StID 3568

July 23, 1999

Mr. Dan Koch
Olympian
260 Michelle Court
South San Francisco, CA 94080

RE: Work Plan Approval for 1435 Webster Street, Alameda, CA

Dear Mr. Koch:

I have completed review of Accutite Environmental Engineering's July 1999 *Groundwater Sampling and Analysis, Utility Search, and a Workplan to Install Two Additional Monitoring Wells* report prepared for the above referenced site. The proposal to install two additional groundwater monitoring wells to delineate the extent of the contaminant plume at the site is acceptable. Field work should commence within 60 days of the date of this letter, or **by September 24, 1999**. Please notify this office at least 72 hours prior to the start of field activities. If you have any questions, I can be reached at (510) 567-6762.

eva chu
Hazardous Materials Specialist

c: David Harris, Trump, Alioto, Trump & Prescott, LLP, 2280 Union Street,
San Francisco, CA 94123
Jeff Farrar, 3100 Cohasset Road, CA 94973
Sami Malaeb, Accutite, 35 South Linden Avenue, South San Francisco, CA 94080

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



RO # 193

StID 3568

April 16, 1999

Mr. Dan Koch
Olympian
260 Michelle Court
South San Francisco, CA 94080

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

RE: **Additional Groundwater Monitoring Wells for 1435 Webster Street, Alameda, CA**

Dear Mr. Koch:

I have completed review of Accutite Environmental Engineering's (Accutite) April 1999 *Subsurface Investigation and Monitoring Well Sampling* report prepared for the above referenced site. The report summarized results of the quarterly groundwater monitoring of the existing wells and the advancement of four soil borings (B1 through B4) to collect soil and groundwater samples. Groundwater analytical results revealed elevated hydrocarbons in monitoring well MW-1 and each of the soil borings.

Based on the findings, Accutite recommended that an offsite investigation be conducted to determine if there is an offsite source contributing to the plume, that two additional groundwater monitoring wells be installed, and to continue with quarterly monitoring of the onsite wells. This office concurs with the above recommendations. The offsite investigation should also include a utility line survey. Please submit a workplan for the installation of additional wells and for the offsite investigation. The workplan is due within 60 days of the date of this letter, or by **June 18, 1999**.

If you have any questions, I can be reached at (510) 567-6762.

eva chu
Hazardous Materials Specialist

c: David Harris, Trump, Alioto, Trump & Prescott, LLP, 2280 Union Street, San Francisco, CA 94123
Jeff Farrar, 3100 Cohasset Road, Chico, CA 95973
Sami Malaeb, Accutite, 35 So. Linden Ave, South San Francisco, CA 94080-6407

ferrar4

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



R0#193

ENVIRONMENTAL HEALTH SERVICES

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

StID 3568

October 22, 1998

Mr. Dan Koch
Olympian
260 Michelle Court
South San Francisco, CA 94080

RE: Work Plan Approval for 1435 Webster Street, Alameda, CA

Dear Mr. Koch:

I have completed review of Accutite's October 2, 1998 "Groundwater Sampling and Analysis, and a Workplan to Advance Four Borings at...", and an amended site plan denoting the change in location of proposed borings for work at the above referenced site. The proposed work plan is acceptable and field work should commence within 60 days of the date of this letter. Please notify this office at least 72 hours prior to the start of field activities.

If you have any questions, I can be reached at (510) 567-6762.

eva chu
Hazardous Materials Specialist

c: David Harris
Trump, Alioto, Trump & Prescott, LLP
2280 Union Street
San Francisco, CA 94123

Jeff Farrar
3100 Cohasset Road
Chico, CA 95973

Sami Malaeb
Accutite
35 So. Linden Ave
South San Francisco, CA 94080-6407

ferrar3

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



R0193

RAFAT A. SHAHID, Assistant Agency Director

StID 3568

May 24, 1995

Mr. Ed Ferrar
P.O. Box 525
Menlo Park, CA 94025

ALAMEDA COUNTY-ENV. HEALTH DEPT.
ENVIRONMENTAL PROTECTION DIV.
1131 HARBOR BAY PKWY., #250
ALAMEDA CA 94502-6577
(510)567-6700

RE: Downgradient Well for 1435 Webster St, Alameda 94501

Dear Mr. Ferrar:

I have completed review of BT Associates' March 1995 Quarterly Groundwater Monitoring, Well Sampling Report for the above referenced site. For the last three monitoring events (Sep and Dec 1994, and Mar 1995), ground water flow direction was determined to be to the northeast/northwest. Cross-gradient well MW-1 has also detected elevated levels of TPH-G and benzene during this period.

At this time, another monitoring well is required north and within 20' of the former excavation pit. This well will better assess groundwater quality beneath the site. A workplan for this phase of the investigation is due to this office within 60 days of the date of this letter, or by July 25, 1995.

Please be advised that this is a formal request for technical reports pursuant to Title 23, CCR, Section 2722(c). Any extensions of the stated deadlines, or modifications of the required tasks, must be confirmed in writing by this agency.

If you have any questions, I can be reached at (510) 567-6762.

eva chu
Hazardous Materials Specialist

cc: Bruce Tsutsui, BT Assoc., 31 Nightowl Ct, Richmond 94803
files

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



RAFAT A. SHAHID, Assistant Agency Director

R0193

StID 3568

November 29, 1994

Mr. Ed Ferrar
P.O. Box 525
Menlo Park, CA 94025

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

RE: QMR for 1435 Webster Street, Alameda 94501

Dear Mr. Ferrar:

I have completed review of BT Associates' September 1994 Quarterly Groundwater Monitoring, Well Sampling Report for the above referenced site. Laboratory analysis of the water sample collected from well MW-1 exhibited 14,000 parts per billion total petroleum hydrocarbons as gasoline (ppb TPH-G) and 44 ppb benzene. At this time, you should continue with quarterly monitoring/sampling of all onsite wells. The next sampling event should be in December 1994. Quarterly reports are due within 60 days upon completion of field work.

Groundwater flow direction calculated for September 1994 is to the northwest. If groundwater continues to flow in this direction another monitoring well will be required within 20' and downgradient from the former tank pit. Future reports should include the locations of the former tank pit and pump islands on the site plan in relation to existing monitoring wells.

If you have any questions, I can be reached at (510) 567-6762.

eva chu
Hazardous Materials Specialist

cc: Bruce Tsutsui, BT Associates, 31 Nightowl Ct, Richmond, CA
94803
files

ferrari

ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY

DAVID J. KEARS, Agency Director



R0193

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

July 13, 1994

Mr. Ed Ferrar
P.O. Box 525
Menlo Park, CA 94025

STID 3568

Re: Required investigations at 1435 Webster St., Alameda,
California

SECOND NOTICE OF VIOLATION

Dear Mr. Ferrar,

This office sent you a Notice of Violation on March 7, 1994 requiring you to resume quarterly ground water monitoring at your site by April 19, 1994. Since that date, this office has received any quarterly reports or any communication as to the status of the site.

Three monitoring wells were installed at the above site ;on January 11 and 12, 1993, in response to high levels of soil contamination identified at the site. On May 10, 1993, this office sent you a letter requiring you to sample these monitoring wells quarterly, as required by Section 2652(d), Article 5, Title 23 California Code of Regulations and the Regional Water Quality Control Board's (RWQCB) guidelines. Quarterly ground water monitoring was not conducted. On July 29, 1993, this office sent you a Notice of Violation requiring you to conduct quarterly ground water monitoring. In September 1993, a quarterly ground water monitoring report was finally submitted to this office, documenting BT Associate's monitoring work conducted in June 1993. To this date, no additional quarterly reports have been submitted to this office. As mentioned above, this office sent you another Notice of Violation on March 7, 1994 requiring you to resume quarterly ground water monitoring at the site.

Per RWQCB's guidelines and Section 2652 Title 23 California Code of Regulations, you are required to conduct quarterly ground water sampling, water level measurements and reporting for the site. Quarterly ground water monitoring is required to continue at the site until the site qualifies for closure certification.

As stated in the October 14, 1993 and March 7, 1994 letters from the County, all future quarterly reports shall include, but not be limited to, the following:

Mr. Ed Ferrar
Re: 1435 Webster St.
July 13, 1994
Page 2 of 3

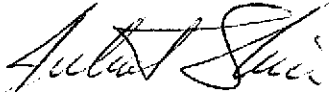
- o All reports and proposals must be submitted under the seal of a California-Registered Geologist, -Certified Engineering Geologist, or -Registered Civil Engineer. Please include a statement of qualifications for each lead professional involved with this project in the next report.
- o Figures showing the location of the former tanks.
- o The next report should include information on the surveying of the wells to an established benchmark.
- o Details and results of all work performed during the designated period of time: 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, tabulations of free product thicknesses and dissolved fractions, etc.
- o Status of ground water contaminant characterization
- o Interpretations of results: water level contour maps showing gradients, free and dissolved product plume definition maps for each target component, geologic cross sections, etc.
- o Recommendations or plans for additional investigative work or remediation.

You are required to resume quarterly sampling at the site and submit a quarterly ground water monitoring report, including all the above information, **within 45 days of the date of this letter.** Any requests for extensions, or modifications of the required tasks, must be submitted to and approved by this office in writing.

The Alameda County Environmental Health Department has recently moved to a new location. Our new address is: 1131 Harbor Bay Parkway, Suite 250, Alameda, California 94502. Our new Fax number is (510) 337-9335. My temporary phone number, for the next four to five weeks, is (510) 337-2874. Please contact me with any questions or comments.

Mr. Ed Ferrar
Re: 1435 Webster St.
July 13, 1994
Page 3 of 3

Sincerely,



Juliet Shin
Hazardous Materials Specialist

cc: Brian Tsutsui
BT Associates
31 Nightowl Court
Richmond, CA 94803

Gil Jensen, Alameda County District Attorney's Office

Edgar Howell-File(JS)

ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY

DAVID J. KEARS, Agency Director



R0193

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 7, 1994

Mr. Ed Ferrar
P.O. Box 525
Menlo Park, CA 94025

STID 3568

Re: Investigations at 1435 Webster St., Alameda, California

NOTICE OF VIOLATION

Dear Mr. Ferrar,

Three monitoring wells were installed at the above site on January 11 and 12, 1993, in response to high levels of soil contamination identified at the site. On May 10, 1993, this office sent you a letter requiring you to sample these monitoring wells quarterly, as required by **Section 2652(d), Article 5, Title 23 California Code of Regulations and the Regional Water Quality Control Board's (RWQCB) guidelines**. Quarterly ground water monitoring was not conducted. On July 29, 1993, this office sent you a Notice of Violation requiring you to conduct quarterly ground water monitoring. In September 1993, a quarterly ground water monitoring report was finally submitted to this office, documenting BT Associates' monitoring work conducted in June 1993.

To date, no additional quarterly ground water monitoring reports have been submitted to this office, and this office has received no communication as to the status of investigations at the site. **Quarterly ground water monitoring and reporting is required to continue until this site qualifies for RWQCB "sign-off"**.

As stated in an October 14, 1993 letter from this office, all future reports should include the following:

- o All reports and proposals must be submitted under a seal of a California-Registered Geologist, -Certified Engineering Geologist, or -Registered Civil Engineer. Please include a statement of qualifications for each lead professional involved with this project in the next report.
- o Figures showing the location of the former tanks and ground water elevation contours.
- o The next report should include the information on the surveying of the wells to an established benchmark.

Mr. Ed Ferrar
Re: 1435 Webster St.
March 7, 1994
Page 2 of 2

The next quarterly monitoring report is due to this office within 45 days of the date of this letter. Failure to furnish technical reports regarding documented or potential ground water contamination violates Section 13267(b) of the California Water Code. The RWQCB can impose civil penalties of up to \$1,000 per day that such a violation continues.

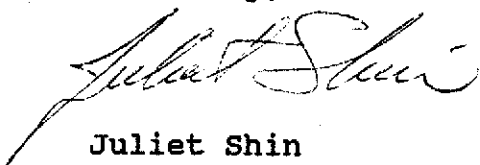
Lastly, the State Water Resources Control Board has an Underground Storage Tank Cleanup Fund available to those people who are eligible. The following lists the address and phone number where you can obtain an application package for the fund:

State Water Resources Control Board
Division of Clean Water Programs
UST Cleanup Fund
P.O. Box 944212
Sacramento, CA 94244-2120

Telephone: (916) 227-4307

If you have any questions or comments, please contact me at (510) 271-4530.

Sincerely,



Juliet Shin
Hazardous Materials Specialist

cc: Brian Tsutsui
BT Associates
31 Nightowl Court
Richmond, CA 94803

Gil Jensen, Alameda County District Attorney's Office

Edgar Howell-File(JS)

ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY

DAVID J. KEARS, Agency Director



R0193

RAFAT A. SHAHID, ASST. AGENCY DIRECTOR

DEPARTMENT OF ENVIRONMENTAL HEALTH
State Water Resources Control Board
Division of Clean Water Programs
UST Local Oversight Program
80 Swan Way, Rm 200
Oakland, CA 94621
(510) 271-4530

October 14, 1993

Mr. Ed Ferrar
P.O. Box 525
Menlo Park, CA 94025

STID 3568

Re: Investigations at 1435 Webster St., Alameda, California

Dear Mr. Ferrar,

This office has received and reviewed BT Associates' Quarterly Ground Water Monitoring Report, dated August 16, 1993. All future reports should include the following:

- o All reports and proposals must be submitted under a seal of a California-Registered Geologist, -Certified Engineering Geologist, or -Registered Civil Engineer. Please include a statement of qualifications for each lead professional involved with this project in the next report.
- o Figures showing the location of the former tanks and ground water elevation contours.
- o The next report should include the information on the surveying of the wells to an established benchmark.

The next quarterly report is due into this office by October 31, 1993. If you have any questions or comments, please contact me at (510) 271-4530.

Sincerely,

Juliet Shin
Hazardous Materials Specialist

cc: Bruce Tsutsui
BT Associates
31 Nightowl Court
Richmond, CA 94803

Edgar Howell-File(JS)

ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY

DAVID J. KEARS, Agency Director



R0193

RAFAT A. SHAHID, ASST. AGENCY DIRECTOR

July 29, 1993

Mr. Ed Ferrar
P.O. Box 525
Menlo Park, CA 94025

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 3568

Re: Requirements for quarterly ground water monitoring at 1435
Webster St., Alameda, California

NOTICE OF VIOLATION

Dear Mr. Ferrar,

Although three monitoring wells were installed at the above site on January 11 and 12, 1993, no ground water sampling reports have been submitted to this office to date. This office has been requesting ground water monitoring reports from both you and your consultant since these wells were installed. Per **Section 2652(d), Article 5, Title 23 California Code of Regulations**, you are required to continue quarterly ground water monitoring and reporting to this office until the site qualifies for California Regional Water Quality Control Board (RWQCB) "sign-off". Failure to furnish technical reports regarding documented or potential ground water contamination violates **Section 13267(b) of the California Water Code**. The RWQCB can impose civil penalties of up to **\$1,000 per day** that such a violation continues.

At least one quarterly ground water monitoring report must be submitted within **30 days** of the date of this letter. If you have any questions or comments, please contact me at (510) 271-4530.

Sincerely,

Juliet Shin
Hazardous Materials Specialist

cc: Richard Hiett, RWQCB

Ed Marshall
Wilson Sher, Marshall, Akawie, & Blumenfeld
1 Kaiser Plaza, Ste. 1350
Oakland, CA 94612

Gil Jensen, Alameda County District Attorney's Office

Edgar Howell-File(JS)

ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY

DAVID J. KEARS, Agency Director



R0193

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

May 10, 1993

Mr. Ed Ferrar
P.O. Box 525
Menlo Park, CA 94025

STID 3568

Re: Quarterly Groundwater Monitoring at 1435 Webster St.,
Alameda, California

Dear Mr. Ferrar,

Three monitoring wells were installed at the above site on January 11 and 12, 1993. However, at that time, ground water samples were not collected from these wells and, apparently, these wells were not surveyed as required by the Regional Water Quality Control Board's (RWQCB) guidelines. Per a conversation with one of Uriah's consultant on April 9, 1993, ground water samples had finally been collected and a quarterly ground water monitoring report would be submitted within three weeks documenting the results. To this date, this office has not received the quarterly report nor have we been contacted regarding the status of this report.

Per Section 2652(d), Article 5, Title 23 California Code of Regulations, you are required to continue quarterly monitoring and reporting to this office until the site qualifies for RWQCB "sign-off". You are required to submit a quarterly report **within 20 days** of the date of this letter.

The quarterly reports must describe the status of the investigation and must include, among others, the following elements:

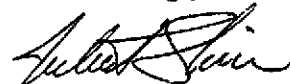
- o Details and results of all work performed during the designated period of time: records of field observations and data, water level data, chain-of-custody forms, laboratory results for all samples collected and analyzed, tabulations of free product thicknesses and dissolved fractions, etc.
- o Status of ground water contamination characterization
- o Interpretation of results: water level contour maps showing gradients, free and dissolved product plume definition maps for each target component, geologic cross sections, etc.

Mr. Ed Ferrar
Re: 1435 Webster St.
May 10, 1993
Page 2 of 2

- o Recommendations or plans for additional investigative work or remediation.

If you have any questions or comments, please contact me at (510) 271-4530.

Sincerely,



Juliet Shin
Hazardous Materials Specialist

cc: Richard Hiett, RWQCB

Ed Marshall
Wilson Sher, Marshall, Akawie, & Blumenfeld
1 Kaiser Plaza, Ste. 1350
Oakland, CA 94612

Valentin Constantinescu, M.Sc.
Uriah Environmental Services, Inc.
2401 East Orangeburg Ave. #675-218
Modesto, CA 95355

Edgar Howell-File(JS)

ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY

DAVID J. KEARS, Agency Director



R0193

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

November 3, 1992

Mr. Ed Ferrar
P.O. Box 525
Menlo Park, CA 94025

STID 3568

RE: Required investigations at 1435 Webster St., Alameda,
California

Dear Mr. Ferrar,

The case file for the above site has recently been transferred to a new Hazardous Materials Specialist, Juliet Shin, for oversight.

Per a conversation between Steve Colvin, City of Alameda, and myself on November 3, 1992, the parking lot has been completed at the site. Therefore, per the March 20, 1992 letter from this Department, you are required to install three monitoring wells at the site as outlined in Uriah, Inc.'s work plan, dated December 20, 1991.

During the installation of these wells soil samples are to be collected at five foot depth intervals and any significant changes in lithology. Subsequent to the installation of these wells, they must be surveyed to an established benchmark, with an accuracy of 0.01 foot. Additionally, ground water elevations are to be measured monthly for three consecutive months and then quarterly thereafter. Ground water samples are to be collected and analyzed quarterly.

The quarterly reports must describe the status of the investigation and must include, among others, the following elements:

- o Details and results of all work performed during the designated period of time: 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, tabulations of free product thicknesses and dissolved fractions, etc.
- o Status of ground water contamination characterization
- o Interpretation of results: water level contour maps showing gradients, free and dissolved product plume definition maps for each target component, geologic cross sections, etc.

Mr. Ed Ferrar
RE: 1435 Webster St.
November 3, 1992
Page 2 of 2

- o Recommendations or plans for additional investigative work or remediation

Field work should commence within 60 days of the receipt of this letter. A report must be submitted within 45 days after the completion of this phase of work at the site. Per **Section 2652, Title 23, California Code of Regulations**, subsequent reports are to be submitted quarterly until this site qualifies for final RWQCB "sign-off". The quarterly reports are due the first day of the second month of each subsequent quarter.

If you have any questions or comments, please contact me at (510) 271-4530.

Sincerely,



Juliet Shin
Hazardous Materials Specialist

cc: Richard Hiatt, RWQCB

Robert La Grone, Alameda Fire Dept.

Ed Marshall
Wilson Sher, Marshall, Akawie, & Blumenfeld
1 Kaiser Plaza, Ste. 1350
Oakland, CA 94612

Steve Colvin
City of Alameda
2263 Santa Clara
Alameda, CA 94501

Edgar Howell-File(JS)

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



RO193

RAFAT A. SHAHID, Assistant Agency Director

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

March 20, 1992

Mr. Steve Colvin
City of Alameda

Dear Mr. Colvin:

This is to confirm our conversation with you on March 18, 1992 concerning the site at 1435 Webster St. Alameda. As we stated the site can be used as a parking lot with the understanding that monitoring well(s) will have to be installed and quarterly samples analyzed. When 4 quarterly samples have been found to be non-detect then the site can be referred for closure to the Regional Water Quality Control Board. The wells may be installed after the paving has been completed and the downgradient direction is established.

We appreciate your patience and will work with you to accomplish the needs of the city. I have sent a letter to the owner Mr. Ferrar and you will receive a copy.

If you have any questions please call me at 271-4320.

Sincerely:

Edgar B. Howell III, Chief
Hazardous Materials Division.

cc Rafat A. Shahid, Ass't Agency Dir.
Ed. Ferrar P.O. Box 525, Menlo Park, CA. 94025
Ed. Marshall, 1 Kaiser Plaza, Suite 1350, Oakland, CA. 94612

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



State Water Resources Control Board
Division of Clean Water Programs
UST Local Oversight Program

RAFAT A. SHAHID, Assistant Agency Director

10193

March 3, 1992
STID# 3568

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

John E. Ferrar Trust & Charles A. Begley & D.A. Crane
260 Michele Ct.
So. San Francisco, CA 94080

Dear Sirs:

You were written a letter dated December 17, 1991 in which several comments were made concerning your site at [REDACTED] in Alameda (former Jiffy Lube). Apparently the City of Alameda desires to have a parking area on the site. Surface activity should not be affected by the subsurface contamination. Wells can be properly located to enable their being used, to give meaningful information, and where they will not hamper surface use of the property in most cases.

Apparently the bioremediated soil was already placed back into the hole. Verification samples were taken which appear acceptable with the following comments:

1. There is a reference to 550 cu. yds. of soil and then an additional 300 cu. yds. of soil coming out of the hole. Yet for confirmation samples only 12 (at 1/ 50 cu. yds.) were taken for what looks like 850 cu. yds. At the proper rate there should have been 17 samples taken. These numbers don't add up. It is very unclear how much soil was bioremediated and how much was put back into the hole. Also, it seems that additional soil would have to be imported for the hole to be filled. It is not clear if this has occurred.
2. Even though diesel contamination may have come from a dissolved tank wrap (and maybe not), that alone is not justification for its remaining as a soil contaminant. Any petroleum product that has migrated through the environment to some other location is not suitable for being left in place as though it were immobile.
3. Monitoring wells need to be installed. There has been no groundwater investigation which is required given the levels of TPHg, TPHd, and Benzene which were found in the native soil after the excavation. There is no reason to think that over-excavation removed all contaminated soil before such contaminants impacted ground water. There is also no reason why the installation of wells, with subsequent monitoring, would preclude other surface activities such as a parking lot.

Your attention is directed to the December 20, 1989 correspondence from this Department (attached), addressed to Ms. Janet Heibel of Olympian Oil Company, which directed Olympian Oil to submit a proposal to assess the extent of contamination at this site. Such an investigation includes the evaluation of both ground water and soil contamination. The required work includes the installation of an appropriate number of ground water monitoring wells to assess the impact the confirmed release at this site has had upon ground water underlying this site. Although a proposal outlining plans to install monitoring wells was received during August 1990, to date, no such wells have been installed.

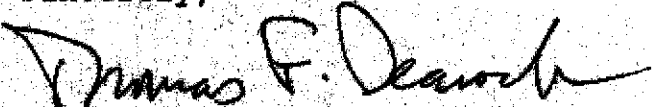
Further, it is still not clear what the relationship is between Olympian Oil, Jiffy Lube, and the John E. Ferrar Trust. Public records maintained in the Alameda County Assessor's Office identify the owners of the subject property as John E. Ferrar Trust (Trust) and Charles A. Begley and D.A. Crane. These same records indicate the mailing address for the Trust is identical to that indicated on past Olympian Oil Company correspondence letterhead, 260 Michele Court, South San Francisco. Please clarify the relationship between these parties.

Please be advised that under California law, both property owners and facility operators where leaking underground ground storage tanks are or were located, are responsible for assessing and remediating any contamination resulting from such tank leaks. As a result, this Department expects the submittal of a Preliminary Site Assessment (PSA) work plan forthwith.

Please be advised that this is an official request for technical reports pursuant to Water Code Section 13267(b). Failure to adequately respond to this request may subject responsible parties to civil penalties. Extension to stated deadlines must be confirmed in writing by either this agency or the Regional Water Quality Control Board.

If you have any questions concerning this matter please contact this office.

Sincerely,


Thomas F. Peacock, Supervising HMS
Hazardous Material Division

cc: Mark Thompson, Alameda Co. District Attorney's Office
Ed Ferrar, P.O. Box 525, Menlo Park, CA 94025
Ed Marshall, Wilson, Sher, Marshall, Akawie, & Blumensfeld,
1 Kaiser Plaza, Suite 1350, Oakland, CA 94612
T. D. Edwards, City Engineer, City of Alameda, City Hall,
Santa Clara at Oak St., Room 207, Alameda, CA 94501

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



R0193

August 31, 1990

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

Mr. Ed Ferrar
P.O. Box 525
Menlo Park, CA 94025

Subject: Work Plan for Contamination Assessment
1435 Webster Street, Alameda, CA

Dear Mr. Ferrar:

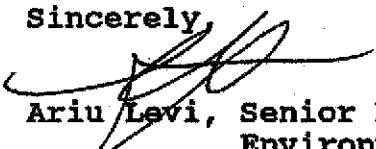
This letter records the recent conversation between Denise Rapp of Uraih Inc. and the Alameda County Environmental Health Department, Hazardous Materials Division concerning the Work Plan for the site shown above. As discussed, the Plan is acceptable to the Department with the following points of clarification or change.

1. The lateral spread of soil contamination will be identified to the 100 ppm isoconcentration line.
2. A soil gas study will include the submittal of a field determined number of samples to a state certified lab. Sampling and sample containers will conform with SW846 standards for the analyses intended.
3. The county has not at this time set minimum QA/QC standards for sample analyses. The SFRWQCB does follow the rule of 10% of samples submitted be QA/QC samples. The county currently follows this ratio of field to QA/QC samples.
4. On-site reuse of remediated soils is an option provided proper documentation occurs, and the level of total petroleum hydrocarbon is below required detection limits. In general, soils to be reused must be evaluated at the rate of one discrete sample for every twenty cubic yards of soil, and the TPH level must be below 10 ppm.

Provided the above changes are made to the Work Plan, site assessment work can begin without further notice from this office.

If you have any questions concerning the contents of this letter please feel free to call.

Sincerely,


Ariu Levi, Senior Hazardous Materials Specialist
Environmental Health Department

cc: Rafat Shahid, Alameda County Environmental Health
Gil Jensen, Alameda County District Attorney's Office
Consumer and Environmental Protection
Lester Feldman, SFRWQCB
Denise Rapp, Uraih Inc.

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



R0193

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

Certified Mail P 062 127 729

December 20, 1989

Ms. Janet Heikel
Olympian Oil Company
260 Michele Court
South San Francisco, CA 94080-6297

Subject: Unauthorized Release
Removal of Underground Fuel and Waste Oil Tanks
Jiffy Lube Facility
1435 Webster, Alameda, CA

Dear Ms. Heikel:

Thank you for submitting the results for analysis of subsurface soil samples taken in response to the underground tank removals from the above shown facility. Because of the degree of contamination found, this facility is considered to have experienced a confirmed release of petroleum hydrocarbons that has impacted subsurface soil and ground water. The extent of this contamination must be assessed and remediated.

Our office will be the lead agency overseeing both the soil and groundwater remediation of this site. The Regional Water Quality Control Board (RWQCB) is currently unable to oversee the large number of contamination cases within Alameda County and has delegated the handling of this case to our Division. We will be in contact with the RWQCB in order to provide you with guidance concerning the RWQCB's remediation requirements. However, please be aware that you are responsible for diligent actions to protect waters of the State.

To complete contaminant assessment and begin remediation, we require that you submit a work plan which, at a minimum, addresses the items listed below and presents a timetable for their completion. Please submit this workplan within 30 days of the date of this letter.

Olympian Oil
December 20, 1989
Page 2

I. Introduction

- A. Statement of scope of work
- B. Site map showing location of existing and past underground storage tanks
- C. Site History
 - provide historical site use and ownership information. Include a description of types and locations of hazardous materials used on site.

II. Site Description

- A. Vicinity description including hydrogeologic setting
- B. Initial soil contamination and excavation results
 - provide sampling procedures used
 - indicate depth to ground water
 - describe soil strata encountered
 - provide soil sampling results, chain of custody forms, identity of sampler
 - describe methods for storing and disposal of all soils

III. Plan for determining extent of soil contamination on site

- A. Describe approach to determine extent of lateral and vertical contamination
 - identify subcontractors, if any
 - identify methods or techniques used for analysis
 - provide sampling map showing all lines of excavation and sampling points
 - if a step out procedure is used, define action level for determination of "clean" isopleth
 - provide chain of custody forms, lab analysis results, all receipts and manifests, & identity of sampler
- B. Describe method and criteria for screening clean versus contaminated soil. If onsite soil aeration/bioremediation is to be utilized, then provide a complete description of method that includes:
 - volume and rate of aeration/turning
 - method of containment and cover
 - wet weather contingency plans
 - permits obtained
- C. Describe security measures

Olympian Oil
December 20, 1989
Page 3

IV. Plan for determining ground water contamination

- Construction and placement of wells should adhere to the requirements of the "Regional Board Staff Recommendations for Initial Evaluation and Investigation of Underground Tanks". Provide a description of placement and rationale for the location of monitoring wells including a map to scale.
- The placement and number of wells must be able to determine the extent and magnitude of the free product and dissolved product plumes.

A. Drilling method for construction of monitoring wells

- expected depth and diameter of monitoring wells
- date of expected drilling
- casing type, diameter, screen interval, and pack and slot sizing techniques
- depth and type of seal
- development method and criteria for adequacy of development
- plans for cuttings and development water

B. Ground water sampling plan

- method for free product measurement, observation of sheen
- well purging procedures
- sample collection procedures
- chain of custody procedures
- procedures for determining ground water gradient

D. Sampling schedule

- measure free product weekly for first month following well installation
- measure free product and dissolved constituents monthly for first three months.
- after first three months monitor quarterly.
- monitoring must occur a minimum of one year.

V. Provide a site safety plan

Olympian Oil
December 20, 1989
Page 4

VI Development of a remediation Plan.

A. The remediation plan is to include a time schedule for remediation, and, at minimum, must address the following issues:

- removal of all free product. Manual bailing is not acceptable as a recovery system. Actual amount of free product removed must be monitored and tabulated.
- remediation of contaminated soils and dissolved constituents must follow RWQCB's resolution No. 68-16.
- soils containing 1,000+ ppm of hydrocarbons must be remediated. Soils containing between 100 and 1,000 ppm must be remediated unless sufficient evidence is provided which indicates no adverse effects on groundwater will occur. Clean up of soils to 100 ppm is strongly recommended.
- design of remedial action system should be based on a review of hydrogeologic and water quality data and on an evaluation of mitigation alternatives. The determination of probable capture zone(s) of extraction system(s) should be based on aquifer characteristics as determined by aquifer test data

VII Reporting

- A. Technical reports should be submitted with a cover letter from Olympian Oil. The letter must be signed by a an authorized representative.
- B. Monthly reports must be submitted for the next three months with the first report due 90 days from the above letter date.
- C. Quarterly reports must be submitted with the first report due 90 days after the final monthly report. These reports should describe the status of the investigation and cleanup.
- D. All reports and proposals must be signed by a California-Certified Engineering Geologist, California Registered Geologist or a California-Registered Civil Engineer (see page 2, 2 June 1988 RWQCB document). A statement of qualifications should be included in

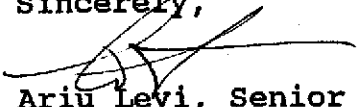
Olympian Oil
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Page 5

all reports. Initial tank removal and soil sampling does not require such expertise; however, borehole and monitoring well installation and logging, and impact assessments do require such a professional.

All proposals, reports and analytical results pertaining to this investigation and remediation must be sent to our office and RWQCB. You should be aware that this Division is working in conjunction with the RWQCB and that this is a formal request for technical reports pursuant to California Water Code Section 13267 (b). Failure to respond or a late response may result in referral of this case to the RWQCB for enforcement and may subject Olympian Oil to civil liabilities imposed by the RWQCB to a maximum amount of \$1,000 per day. Any extensions of agreed upon time deadlines must be confirmed in writing by either this Division of the RWQCB.

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

Sincerely,



Ariu Levi, Senior Hazardous Materials Specialist
Alameda County Hazardous Materials Program

cc: Gil Jensen, Alameda County District Attorney, Consumer &
Environmental Protection
Rafat Shahid, Assistant Agency Director
Ed Howell, Chief HazMat Unit
Lester Feldman, SFRWQCB
Howard Hatayama, DOHS
Lt. McKinley, AFD
Eddie Tabet, Accutite Tank Testing
Files

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



R0193

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

September 11, 1989

McCutchen, Doyle, Brown & Enersen
Market Post Tower, Suite 1500
55 South Market Street
San Jose, CA 95113
Attn: Suzanne Schleef

Dear Ms. Schleef:

Per your request on your August 31, 1989 letter, enclosed are copies from our file on Jiffy Lube Facility (closed service station), located at 1435 Webster Street, Alameda.

This letter is limited to information available to this department and does not reflect any other information which may be accessible from other agencies or businesses involved with these properties.

You will be billed for the provision of this service. Please find enclosed a copy of the invoice sent to our Billing Unit.

If you have any questions concerning this matter, please contact Edgar Howell, Supervising Hazardous Materials Specialist at 271-4320.

Sincerely,

Edgar Howell
Rafat A. Shahid, Chief
Hazardous Materials Division

RAS:MAM

Enclosures