

ALAMEDA COUNTY  
HEALTH CARE SERVICES  
AGENCY

DAVID J. KEARS, Agency Director



R0534

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 18, 1994  
STID # 3800

Mr. Frank Stern  
Stern Property Company  
2030 Franklin Street, Suite 200  
Oakland, California 94612

**RE: Piedmont Plaza - 175 41st Street, Piedmont, CA 94611**

Dear Mr. Stern:

This letter confirms the recent conversation we had concerning the decommissioning of the three groundwater monitoring wells at the referenced site. The investigation and remedial action for the four underground storage tanks at the subject site have been completed. This office recommends closure of the three monitoring wells. Permits and/or requirements from other regulatory agencies regarding the decommissioning of the wells must be followed.

Please notify this office at least 72 hours in advance for the start up of the well closure so a site visit can be arranged by a representative from this office.

If you have any questions concerning this letter, please contact me at (510) 567-6780.

Sincerely,

A handwritten signature in cursive script that reads "Susan L. Hugo".

Susan L. Hugo  
Senior Hazardous Materials Specialist

cc: Rafat A. Shahid, Asst. Agency Director, Environmental Health  
Kevin Graves, San Francisco Bay RWQCB  
Edgar B. Howell, Chief, Hazardous Materials Division - files

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State Water Resources Control Board  
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80 Swan Way, Rm 200  
Oakland, CA 94621  
(510) 271-4530

May 5, 1993  
STID# 3800

Mr. Frank Stern  
Stern Property Company  
2030 Franklin Street, Suite 200  
Oakland, California 94612

**RE: Status of the Investigation / Remediation Related to the  
Four Underground Storage Tanks at 175 - 41st Street  
Oakland, California 94609**

Dear Mr. Stern:

This letter documents the discussion we had during the teleconference on May 3, 1993 between you, Gary Lowe (your consultant), Paul Smith (ACHD) and myself regarding the "Preliminary Groundwater Assessment Report" (February 22, 1993) prepared by H2OGEOL for the referenced site. As we had discussed, review of the report showed that the three monitoring wells exhibited elevated levels of TPH as diesel with the following concentration: MW1 (0.12 ppm); MW2 (0.11ppm); MW3 (0.14ppm). However, all the three monitoring wells showed non detectable levels of TPH as gasoline, benzene, toluene, ethyl benzene, xylene, and total oil and grease.

The following recommendations as stated in the report is not acceptable in determining the impact or threat to groundwater associated with the unauthorized release from the former tanks at the referenced site:

- 1) Only the downgradient well, as determined during the water level survey prior to each quarter's well purging, will be sampled and analyzed for TPH-G and BTEX.

Section III.1.b. of the Tri-Regional Board Staff Recommendations for Preliminary Evaluation and Investigation of Underground Tank Sites (August 10, 1990) states the installation of **one monitoring well within 10 feet of the tank in the verified downgradient direction.** The groundwater flow direction has not been established at the site. Only one monitoring event had been performed (January 28, 1993) at the site. In addition, none of the three monitoring wells are within 10 feet of the former tank location. Therefore, MW-1 and MW-2 (downgradient wells) must be sampled for the following target compounds: TPH-D, TPH-G, BTEX and TOG. MW-3 (upgradient well) must be sampled for TPH-D as recommended.

Mr. Frank Stern  
RE: 175 41st Street, Oakland, CA 94611  
May 5, 1993  
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IF MW-1 and/or MW-2 will show any levels above the detection limits for TPH-G, BTEX or TOG, then MW-3 must be sampled for whatever contaminants detected in MW-1 and/or MW-2 in addition to TPH-D.

2) Total oil and grease was not detected in the January 28, 1993 sampling event. Oil and grease will not be analyzed in the remaining three quarters of 1993.

Total oil and grease must be continuously analyzed in MW-1 and MW-2. If TOG is detected in MW-1 and/or MW-2, then MW-3 must also be analyzed for TOG. Only one sampling event for TOG had been performed which is inconclusive in determining whether groundwater had been impacted by the oil and grease (12,000 ppm in S-9) found at the site. One year hydrogeologic cycle must occur to determine if groundwater has been impacted by the unauthorized release associated with the former tanks.

After four quarters of non detectable levels have been achieved, the frequency of sampling events will be evaluated and/or a recommendation for signoff/case closure by RWQCB will be determined.

Please submit a time schedule for all phases of the investigation and remediation activities and the anticipated time when cleanup will be completed at the site.

A report must be submitted within 45 days after completion of each quarterly monitoring. Until cleanup is complete, you will need to submit reports to this office and to RWQCB every three months (or at a more frequent interval, if specified at any time by either agency). In addition, the following items must be incorporated in your future reports or workplans:

- a cover letter from the responsible party or tank owner stating the accuracy of the report and whether he/she concurs with the conclusions and recommendations in the report or workplan

- site map delineating contamination contours for soil and groundwater based on recent data should be included and the status of the investigation and cleanup must be identified

- proposed continuing or next phase of investigation / cleanup activities must be included to inform this department or the RWQCB of the responsible party or tank owner's intention

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RE: 175 41st Street, Oakland, CA 94611  
May 5, 1993  
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- any changes in the groundwater flow direction and gradient based on the measured data since the last sampling event must be explained
- historical records of groundwater level in each well must be tabulated to indicate the fluctuation in water levels
- tabulate analytical results from all previous sampling events; provide laboratory reports (including quality control/quality assurance) and chain of custody documentation

All reports and proposals must be submitted under seal of a California Registered Geologist or Registered Civil Engineer with a statement of qualifications for each lead professionals involved with the project. Copies of reports must also be submitted to :

Rich Hiett  
RWQCB, San Francisco Bay Region  
2101 Webster Street, Fourth Floor  
Oakland, California 94612

Because we are overseeing this site under the designated authority of the Regional Water Quality Control Board, this letter constitutes a formal requests for technical reports pursuant to California Water Code Section 13267 (b). Any extensions of stated deadlines or changes in the workplan must be confirmed in writing and approved by this agency or RWQCB.

Please contact me at (510) 271-4530 if you have any questions concerning this letter.

Sincerely,



Susan L. Hugo  
Senior Hazardous Materials Specialist

cc: Rafat A. Shahid, Asst. Agency Director, Environmental Health  
Rich Hiett, San Francisco Bay RWQCB  
Gil Jensen, Alameda County District Attorney's Office  
Edgar B. Howell, Chief, Hazardous Materials Division - files  
Gary Lowe, H2OGEOL- P.O. Box 2165, Livermore, CA 94551

ALAMEDA COUNTY  
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



R05B1

RAFAT A. SHAHID, Assistant Agency Director

June 15, 1992

Mr. Frank Stern  
Stern Property Company  
2030 Franklin Street, Suite 200  
Oakland, CA 94612

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

Re: Piedmont Plaza Project, 175 41st Street, Oakland, CA 94612

Dear Mr. Stern,

Alameda County Environmental Health Department has received and reviewed the Work plan for monitoring well installation submitted by RESNA dated February 27, 1992.

The work plan calls for the installation of three wells on the perimeter of the proposed property on the above site. The plan as proposed is acceptable with the addition of the of the following inclusions:

- 1) County Health has a Health and Safety Plan dated September 11, 1992, on file for the above site prepared by EXELTECH, which as you are aware is know called RESNA APPLIED GEOSYSTEMS. The plan lists Richard Garlow as the site safety officer and Merrit Deraltz as the medical facility. Please amend the site safety plan for future work if necessary.
- 2) In order to accommodate your request to allow for the structure to be constructed at the above site and also to ensure that monitoring wells will be installed in a timely fashion you are required to install the monitoring wells by December 31, 1992.
- 3) When borings associated with the monitoring wells are performed, as specified, soil is to be monitored with a field screening instrument for the presence of organic contaminants. A soil sample is to be collected for analysis at 13.5 feet, from each boring. This depth is reflective of the depth where contamination was previously encountered. The three samples collected may be composited into one for laboratory analysis. Additionally, you are required to collect samples at 14 feet depth in each boring and retain them under proper chain of custody in the event that the 13.5 composite sample indicates contamination. This will allow for the determination of the location of any detected soil contamination.

Additional samples may need to be collected as field readings and conditions warrant. Samples of soil and groundwater are to be analyzed for the presence of TPHg, TPHd, FOG and BTEX.

Mr. Stern  
June 15, 1992  
page 2 of 2

If you have any questions please feel free to contact me at (530) 271-4320.

Sincerely,

*Paul M. Smith*

Paul M. Smith  
Senior Hazardous Materials Specialist

cc:

- Larry Pavlak, Resna Applied Geosystems, 42501 Alhree Street, Fremont, CA 94538
- Gary Lowe, H2OGeol, P.O. Box 2165, Livermore, CA 94551
- Gilda Gai, 2430 Prospect St. # 302, Berkeley, CA 94704
- Rich Heitt, RWQCB, 2101 Webster St., Fifth Floor, Oakland, CA 94612

ALAMEDA COUNTY  
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DAVID J. KEARS, Agency Director



F0534

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

September 23, 1991

Mr. Frank Stern  
Stern Property Company  
2030 Franklin Street  
Suite 200  
Oakland, CA 94612

Re: Work Plan for soil contamination at 175 41st Street,  
Oakland, CA

Dear Mr. Stern:

Alameda County Environmental Health Department, Hazardous Materials Division has reviewed and reviewed the Work Plan for Soil Remediation Piedmont Plaza Site, prepared by DECON Environmental Services, Inc., outlining the proposed measures to excavate contaminated soil in two areas at the above site.

Previous borings placed near the area of the former gasoline tanks indicated soil contamination as high as 2000 ppm of Total Petroleum Hydrocarbons as gasoline (TPHg), borings around the area of a former hydraulic hoist excavation revealed contamination as high as 2900 ppm TPHg and 420 ppm of Total Petroleum Hydrocarbon as diesel (TPHd).

After reviewing the Work Plan the following items need to be either addressed or clarified in writing prior to Work Plan Approval:

- 1) In addition to sampling for the presence of TPHg as specified in the Work Plan, when conducting any soil or ground water analysis at the above site you are also requested to analyze for TPHd, and benzene, toluene, xylene and ethyl-benzene (BTEX).
- 2) When collecting stockpiled samples, a minimum of one sample per 50 cubic yards are required to properly characterize this material. Four samples are to be collected per each 50 cubic yards which are to be composited into one, at the laboratory.
- 3) You are requested to have your consultant specify the locations where confirmation samples will be collected once the over excavation of contaminated soil has been completed.

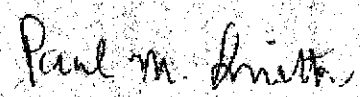
Mr. Stern  
September 23, 1991  
page 2 of 2

- 4) You are requested to have your consultant notify this department at least 48 hours prior to scheduling the work at the above site so that, if possible, a representative from this department can be present.
- 5) As specified in the Work Plan you are requested to document the excavation, sampling, treatment and disposal procedures of contaminated soil which occur at the above site.

Please provide the above information within 15 days of the receipt of this letter. The Work Plan for soil remediation will be approved upon the receipt of the above information.

If you have any questions regarding any of the above issues please contact me at 510/271-4320.

Sincerely,



Paul M. Smith  
Hazardous Materials Specialist

cc:  
Christopher Kwoka, DECON Environmental  
Larry Paviak, Exceltech  
Eddie So, SFRWQCB



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DAVID J. KEARS, Agency Director



R0534

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

March 4, 1990

Mr. Frank Stern  
Stern Property Company  
2030 Franklin Street  
Suite 200  
Oakland, CA 94612

**Re: Workplan for preliminary soil and groundwater  
investigation at 175 41st Street, Oakland, CA**

Dear Mr. Stern:

Alameda County Environmental Health Department, Hazardous Materials Division has reviewed the proposed workplan, dated February 1991, prepared by Exceltech for investigating the contamination at the above site.

The workplan proposes borings and hydropunch sampling to determine the extent of soil contamination and to survey for potential impacts to groundwater. The workplan is hereby approved, however, please be advised that (based upon the initial soil sampling data) properly installed and developed monitoring wells will need to be installed at this site at some future date.

If you have any questions regarding this letter please contact me at 415/271-4320.

Sincerely,

*Paul M. Smith*

Paul M. Smith  
Hazardous Materials Specialist

cc:

Larry Pavlak, Exceltech  
Lester Feldman, SFRWQCB  
Howard Hatayama, DHS  
Gil Jensen, Alameda County District Attorney's Office, Consumer  
and Environmental Protection Division  
Rafat A. Shahid, Assistant Agency Director, Alameda County  
Environmental Health Department

Files

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