

ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY

DAVID J. KEARS, Agency Director



R0539

RAFAT A. SHAHID, DIRECTOR

September 19, 1995
StID # 4269

Mr. Dan Schoenholz
Port of Oakland
530 Water St.
P.O. Box 2064
Oakland Ca 94604-2064

DEPARTMENT OF ENVIRONMENTAL HEALTH
State Water Resources Control Board
Division of Clean Water Programs
UST Local Oversight Program
1131 Harbor Bay Parkway
Alameda, CA 94502-6577
(510) 587-6700

**Re: Request for Work Plan for Monitoring Well Installation at
265 Hegenberger Rd., Oakland CA 94621**

Dear Mr. Schoenholz:

I have recently been contacted by Mr. Doug Sheeks of Uribe and Associates regarding the above site. I was informed that during the demolition of the building at this site, monitoring well MW-2 was "lost". Attempts to locate this well have not been successful. I was asked to comment whether this well would require replacement and also whether the locations of the previously discussed "downgradient" well was appropriate.

Based on the successful soil overexcavation of the former tank pits and the consistent westerly groundwater flow direction our office determines that a replacement well for MW-2 will not be required. We have reviewed a site map from Uribe with two alternate well locations for the "downgradient" well and have recommended a slight change in its location. In addition, due to the lack of information regarding the grease trap/sump from within the former building, our office requests that analytes found in the sediment from the sump be added to the "new" monitoring well list of analytes after well installation. Recall the analytes detected in the sump sediment included lead, chromium, endosulfan sulfate, TPH and chlorinated solvents.

Please submit a work plan for the installation of this additional well within 30 days, or by October 20, 1995. You may contact me at (510) 567-6765 if you have any questions.

Sincerely,

A handwritten signature in cursive script that reads "Barney M. Chan".

Barney M. Chan
Hazardous Materials Specialist

cc: N. Werner, Port of Oakland
D. Sheeks, Uribe & Associates, 2930 Lakeshore Ave., Suite
200, Oakland CA 94610-3614
G. Young, files
adwel265

ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY

DAVID J. KEARS, Agency Director



R0539

RAFAT A. SHAHID, ASST. AGENCY DIRECTOR

March 1, 1994
StID #4269

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

Mr. Dan Schoenholz
Port of Oakland
530 Water St., Jack London's Waterfront
P.O. Box 2064
Oakland CA 94604-2064

**Re: Comment on February 11, 1994 Well Installation Report for
265 Hegenberger Rd., Oakland CA 94621**

Dear Dan:

Our office has received and reviewed the above referenced report as prepared by Uribe & Associates. Recall this report details the installation of two monitoring wells and the sampling of these two wells in addition to an existing well. This work was performed as a follow-up to the continuing investigation of this site subsequent to the removal of two underground fuel tanks.

The recommendation of Uribe is to continue quarterly monitoring and gradient calculation, then, after one year determine if additional site investigation is necessary. In response to their recommendation, our office has the following comments:

1. The initial results of this report indicate that no wells exist downgradient to the former underground tanks. You may want to monitor the wells on a monthly basis and determine if the elevation of these wells are tidally influenced rather than determine gradient on a quarterly basis. When the gradient has been established, additional well(s) will be needed to determine the groundwater downgradient to the former USTs.
2. There is some doubt as to the integrity of MO-W3. During the installation of MW-1 and MW-2 it was noticed that there was no well cap on MO-W3. In addition, the significant difference in groundwater elevation between this well and the two newly installed wells is unusually large.
3. Please inform our office when we may visually inspect the grease trap within the building. Recall, if there are any visible cracks in the trap, you should sample beneath it for the parameters initially found in the trap.

Please provide a written comment to this letter within 30 days or by April 4, 1994.

Mr. Dan Schoenholz
StID # 4269
265 Hegenberger Rd.
March 1, 1994
Page 2.

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

Sincerely,



Barney M. Chan
Hazardous Materials Specialist

cc: G. Slattery, Uribe and Associates, 2930 Lakeshore Ave, Suite
200, Oakland CA 94610-3614
E. Howell, files

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ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY

DAVID J. KEARS, Agency Director



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RAFAT A. SHAHID, ASST. AGENCY DIRECTOR

August 27, 1993
StID # 4269

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

Mr. Dan Schoenholz
Port of Oakland
530 Waters St.
P. O. Box 2064
Oakland CA 94604-2064

**Re: Review of May 25, 1993 Work Plan for Further Investigation at
265 Hegenberger Rd., Oakland CA 94621**

Dear Mr. Schoenholz:

This letter serves to recount our August 26, 1993 conversation in addition to commenting on all the tasks outlined in the May 25, 1993 work plan prepared for this site by Uribe and Associates. Recall, this site had two fuel tanks removed in the past and three monitoring wells installed subsequently. One monitoring event occurred for each well in 1989 and no further sampling has occurred since. Recently, Uribe reported that two of the wells were found but only well, MO-W3, on the extreme northwest side of the site, was found viable.

Task 4 of the work plan calls for the installation of three piezometers and the sampling of the piezometers over a 24 hour period after stabilization. Our conversation discussed the minimum sampling required by our office to determine groundwater gradient. Our office requests that you sample the piezometers quarterly. The gradient should be consistent over the year or at least consistent with that of the neighboring sites, for example, the Shell property at 285 Hegenberger Road. Once the gradient has been established, you should install monitoring wells in the downgradient location relative to the former tank locations. Naturally, if a viable well in the appropriate location already exists, you may use it for monitoring. Please add Total Oil and Grease, Method 5520 E&F or TPH_{mo} to the parameters you analyze for your soil and groundwater samples taken when installing the piezometers or wells. You should note that MO-W2 cannot be used to monitor the potential impacts of well KF-21 as mentioned in this work plan.

It was also noted that since the building at this site is going to be demolished, it would be prudent to install the piezometers, establish gradient, perform your investigation of the grease trap and then install appropriately located monitoring wells.

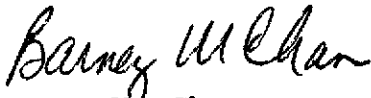
Mr. Dan Schoenholz
StID # 4269
265 Hegenberger Rd.
August 27, 1993
Page 2.

Task 5 of the work plan describes the cleaning and inspection of the oil/grease separator. Our office agrees with this approach. After the separator is cleaned out, please notify our office to come out and verify its integrity. A consensus field judgement will be made as to whether borings or wells will be required.

You should also provide a site map indicating the location of the future wells when gradient is determined. Our office should be notified **48 hours** prior to installation of the piezometers and monitoring wells.

You may contact me at (510) 271-4530 if you have any questions.

Sincerely,



Barney M. Chan
Hazardous Materials Specialist

cc: A. Clark-Clough, Uribe and Associates, 2930 Lakeshore Ave.,
Suite 200, Oakland, CA 94610
E. Howell, files

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ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY

DAVID J. KEARS, Agency Director



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*Shirley -
Pls make copies
& send out
Thank Barney*

R0539

DIRECTOR
HEALTH
ntrol Board
r Programs
ht Program

80 Swain Way, Rm 200
Oakland, CA 94621
(510) 271-4530

March 18, 1993
StID # 4269

Mr. Dan Schoenholz
Port of Oakland
530 Waters St.
P.O. Box 2064
Oakland CA 94604-2064

**Re: Request for Status of Subsurface Investigation at 265
Hegenberger Rd., Oakland CA 94621**

Dear Mr. Schoenholz:

Our office has been made aware that the above site was not sold to the Marriot Corporation and remains under ownership of the Port of Oakland. This site has been transferred to the Local Oversight Program (LOP) section of the County's Hazardous Materials Division and the case handler is the undersigned Hazardous Materials Specialist.

As you may recall, two underground storage tanks were removed from this site, one on 12/12/89 and one on 1/9/90. A January 31, 1990 report from The Earth Corporation documents the soil and groundwater results from these removals. High levels of oil and grease, total recoverable petroleum hydrocarbons, diesel and gasoline was found in the soil samples and high levels of gasoline and diesel was found in the water samples taken from the two excavations. A February 14, 1990 report by The Earth Technology Corporation documents overexcavation results of confirmatory soil samples. It appears that most of the petroleum hydrocarbons has been removed to low or non-detectable levels with exception of the area of sample number S-8 which had 240 ppm oil and grease detected. Unfortunately, the chain of custody document did not accompany this report, therefore it's unclear at what depths these samples were taken.

Apparently, prior to the tank removals, Marriot Corporation had The Earth Technology Corporation perform a Phase II site assessment at this site. This site includes the area of the two underground tanks and the adjacent building. The site has recently been used for the Oakland Museum White Elephant Sale. Part of this investigation included the installation of three borings converted into monitoring wells, MO-W1 through MO-W3. In addition, a sediment sample from the grease pit/barrel trap from within the building was analyzed for a wide number of parameters.

Mr. Dan Schoenholz
StID 4269
265 Hegenberger Rd.
March 18, 1993
Page 2.

This assessment also attempted to locate the second underground tank with ground penetrating radar. Their report did not locate the second tank, which resided approximately 100 feet west of Tank 1. It was later removed on January 9, 1990. The locations of the monitoring wells were apparently based on the assumption that only one underground tank existed since two wells are located on the east and west sides of the former Tank 1 location. The other well is in the extreme northwest corner of the site near the approximate location of a decommissioned oil pipeline. Our office is aware of two monitoring events at these wells, one on April 20, 1989 and another on July 18, 1989. Detectable levels of benzene were found in the April event and benzene, chlorobenzene and ethylbenzene was found in the July event. Our office is not aware of any other monitoring well results since then.

The sediment sample from the grease trap contained elevated levels of oil, dichloroethane, perchloroethylene, 1,1,1-TCA, 1,2-dichlorobenzene, butyl benzyl phthalate, endosulfan sulfate plus low concentrations of Arochlor 1260, chromium and lead. The Earth Technology Corp. recommended the cleaning and disposal of the contents of the trap plus, upon the removal of the trap, soil sampling from under the trap should be done to determine if any of the above chemicals had passed through the trap. The Earth Technology Corp. proposed four tasks to investigate this site in their September 1989 work plan. These tasks were:

1. The preparation of a Health and Safety Plan ;
2. The removal of the two underground tanks;
3. Removal and disposal of the sediment in grease trap and taking a soil verification sample under the trap after its demolition and
4. Report preparation.

Aside from the results of the phase II assessment, our office is not aware of any work beyond the removal and overexcavation of soils after the tank removals. In addition, it appears that the monitoring wells installed in the phase II assessment have not been monitored and are not sufficient to determine groundwater gradient nor assess the extent of groundwater contamination found at the tank removals.

Mr. Dan Schoenholz
StID 4269
265 Hegenberger Rd.
March 18, 1993
Page3.

Because of these problems, you are requested to provide all additional reports or results on this site not previously mentioned plus a work plan to complete the subsurface groundwater investigation. This should include the installation of additional well(s) and the resumption of quarterly monitoring at a minimum. Please provide the requested documents within 45 days.

You may contact me at (510) 271-4530 should you have any questions.

Sincerely,

Barney M. Chan
Hazardous Materials Specialist

cc: G. Jensen, Alameda County District Attorney Office
R. Hiatt, RWQCB
E. Howell, files

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