

ALAMEDA COUNTY
HEALTH CARE SERVICES



AGENCY
DAVID J. KEARS, Agency Director

RO# 552

ENVIRONMENTAL HEALTH SERVICES

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

StID 3956

May 30, 1997

Mr. David Flett
Douglas Parking Co
111 98th Ave
Oakland, CA 94603

RE: Well Decommission at 111 98th Ave, Oakland, CA

Dear Mr. Flett:

This office and the San Francisco RWQCB have reviewed the case closure summary for the above referenced site and concur that no further action related to the underground tank release is required at this time. Before a remedial action completion letter is sent, the onsite monitoring well (MW-1) should be decommissioned, if it will no longer be monitored. Please notify this office upon completion of well destruction so a closure letter can be issued.

Well destruction permits may be obtained from Alameda County Flood Control and Water Conservation, Zone 7. They can be reached at (510) 484-2600.

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

Sincerely,

eva chu
Hazardous Materials Specialist

c: John Espinoza, Cambria, 1144 65th St, Suite B, Oakland, CA
94608

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



10552

RAFAT A. SHAHID, DIRECTOR

StID 3956

July 8, 1996

Mr. David Flett
Douglas Parking
111 98th Ave
Oakland, CA 94603

DEPARTMENT OF ENVIRONMENTAL HEALTH
1131 Harbor Bay Parkway
Alameda, CA 94502-6577
(510) 567-6700

RE: Reduced Sampling Frequency at 111 98th Ave, Oakland


Dear Mr. Flett:

I have completed review of Cambria's First Quarter 1996 Monitoring Report and Closure Request report for the above referenced site. This report included a summary of the first quarter 1996 groundwater monitoring results, a detailed site summary, and a determination that this site falls under the category of a low-risk groundwater case.

Investigations to date have delineated the extent of soil and groundwater contamination, and it appears to be limited in extent and does not extend beyond the site property. However, groundwater analytical results from well MW-1 have not shown that contaminants are naturally bioattenuating. The latest sampling event show benzene concentrations to be at an all time high of 1,300 ppb. The cancer risk resulting from 1,300 ppb benzene is between 1 E-06 and 1 E-04 (with a groundwater vapor intrusion from groundwater to building exposure pathway), therefore, the site can be considered a low risk groundwater case.

Interim guidance provided by the CA Regional Water Quality Control Board (see enclosure) is to close low risk soil only cases and to manage low risk groundwater impact cases utilizing natural bioremediation as the preferred remedial alternative. Unless the contaminant plume is stable or decreasing, case closure cannot be recommended for this site at this time. However, the sampling frequency may be reduced to a semi-annual basis. Sampling should be performed in August and February until further notice.

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


eva chu
Hazardous Materials Specialist

enclosure

c: John Espinoza, Cambria, 1144 65th St, #B, Oakland, Ca 94608
files (airpark6)

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



R0552

RAFAT A. SHAHID, DIRECTOR

DEPARTMENT OF ENVIRONMENTAL HEALTH
1131 Harbor Bay Parkway
Alameda, CA 94502-6577
(510) 567-6777

StID 3956

December 6, 1995

Mr. David Flett
Douglas Parking
111 98th Ave
Oakland, CA 94603

RE: Workplan Approval for 111 98th Ave, Oakland 94603

Dear Mr. Flett:

I have completed review of Cambria's December 1995 Subsurface Investigation Workplan for the above referenced site. The proposal to advance four soil borings to collect soil and "grab" groundwater samples to delineate the extent of the hydrocarbon plume is acceptable. Additional borings, pending site observations, may be advanced approximately 20' further from the initial borings. Field work may commence up to 60 days of the date of this letter. Please notify me 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

cc: Tara Arrowood, Cambria, 1144 65th St, #C, Oakland 94608
files

ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY

DAVID J. KEARS, Agency Director



R0552

RAFAT A. SHAHID, DIRECTOR

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) 567-6700

StID 3956

October 20, 1995

Mr. David Flett
Douglas Parking
111 98th Ave
Oakland, CA 94603

RE: Groundwater Investigation at Air Park, 111 98th Ave,
Oakland 94603

Dear Mr. Flett:

I have completed review of Cambria's July 1995 Third Quarter Monitoring Report for the above referenced site. The last three sampling events (11/94, 3/95, and 7/95) detected elevated hydrocarbon concentrations in groundwater (up to 3,300 ppb TPH-G, and 700 ppb benzene). Groundwater flow direction at this site has not been accurately determined.

At this time, additional groundwater investigations are required to delineate the extent of the contaminant plume, and to verify groundwater flow direction. Please submit a workplan for this phase of the investigation within 60 days of the date of this letter, or by December 22, 1995. Quarterly groundwater monitoring/sampling should also continue. The next sampling event should be in October 1995.

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

A handwritten signature in black ink, appearing to read 'eva chu'.

eva chu
Hazardous Materials Specialist

cc: Scott MacLeod, Cambria, 1144 65th St, #C, Oakland 94608
files

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



R0552

RAFAT A. SHAHID, Assistant Agency Director

StID 3956

December 13, 1994

Mr. David Flett
Douglas Parking
111 98th Ave
Oakland, CA 94603

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

RE: QMR for Air Park, 111 98th Ave, Oakland 94603

Dear Mr. Flett:

I have completed review of Gen Tech's November 1994 Soil and Groundwater Investigation and Quarterly Monitoring Report for the above referenced site. A monitoring well was installed in July 1994 and sampled in August 1994. It appears that groundwater has been impacted by the operation of the former gasoline underground storage tank. At this time a quarterly monitoring/sampling schedule should be established for the site. Quarterly reports are due within 60 days upon completion of field work. Each report should include, among others, groundwater flow direction and gradient, cumulative table of analytical results for TPH-G and BTEX, site plan showing location of former UST pit in relation to well MW-1, field notes, chain of custody forms, and seal of a registered geologist or engineer. The next sampling events should have been in November, otherwise quarterly monitoring should begin as soon as possible.

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

eva chu
Hazardous Materials Specialist

cc: Stuart Solomon, Gen Tech, 1936 Camden Ave, #1, San Jose
94524
files

ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY

DAVID J. KEARS, Agency Director



R0552

StID 3956

July 1, 1994

Mr. Stuart Soloman
Gen-Tech
1936 Camden Ave, Suite 1
San Jose, CA 95124

Re: Workplan Approval for Air Park, 111 98th Ave, Oakland

Dear Mr. Soloman:

I have completed review of Gen-Tech's June 1994 Proposed Monitoring Well and Soil Aeration Workplan for the above referenced site. The proposal to install one monitoring well downgradient from the former tank pit and to aerate stockpiled soil onsite is acceptable. The following recommendations should be taken into consideration:

1. Groundwater flow direction at the adjacent site, Budget Rent a Car, has been predominantly in the southeasterly direction, and once in the westerly direction. To verify groundwater flow direction at Air Park, groundwater elevation measurements from at least two of the wells at Budget Rent a Car is required at each quarterly sampling episode,
2. The well should be continuously logged, and
3. Groundwater should also be analyzed for total lead during the first quarter.

Field work should commence by **August 17, 1994**. Please notify this office at least 72 hours prior to the start of field activity.

Our office has moved to 1131 Harbor Bay Parkway, Alameda, CA 94502. Our phone lines are not connected yet, but I may be reached at (510) 271-4330. If you have any questions, please do not hesitate to call.

Handwritten signature of Eva Chu in cursive.

eva chu
Hazardous Materials Specialist

cc: David Flett, Douglas Parking, 111 98th Ave, Oakland 94603
files (airpark2)

ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY

DAVID J. KEARS, Agency Director



R0552

RAFAT A. SHAHID, ASST. AGENCY DIRECTOR

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

StID 3956

April 6, 1994

Mr. David Flett
Douglas Parking
111 98th Ave
Oakland, CA 94603

Subject: SWI for Air Park, 111 98th Ave., Oakland 94603

Dear Mr. Flett:

When a 2,000 gallon gasoline underground storage tank (UST) was removed from the above referenced site on October 14, 1993, soil samples collected from beneath the UST and dispenser unit exhibited up to 180 parts per million total petroleum hydrocarbons as gasoline (ppm TPH-G). The tar wrapping from the upper half of the tank had dissolved. Clearly, a fuel release had occurred resulting from the operation the former UST.

At this time, additional investigations are required to determine if groundwater has been impacted by the fuel release at the site. Such an investigation shall be in the form of a soil and groundwater investigation, or SWI. The information gathered by the SWI will be used to determine an appropriate course of action to remediate the site, if deemed necessary. The SWI must be conducted in accordance with the RWQCB Staff Recommendations for the Initial Evaluation and Investigation of Underground Tanks, and Article 11 of Title 23, California Code of Regulations. The major elements of such an investigation are summarized in the attached Appendix A.

The SWI proposal is due within 45 days of the date of this letter. Once the proposal is approved, field work should commence within 60 days. A report must be submitted within 45 days after the completion of this phase of work at the site. Subsequent reports are to be submitted quarterly until this site qualifies for RWQCB "sign off." All reports and proposals must be submitted under seal of a California Registered Geologist, Certified Engineering Geologist, or Registered Civil Engineer.

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.

Mr. David Flett
re: 111 98th Ave., Oakland
April 6, 1994

Page 2

Should you have any questions about the content of this letter,
please contact me at (510) 271-4530.

Sincerely,



eva chu
Hazardous Materials Specialist

enclosure

cc: files

airpark1