

ALAMEDA COUNTY  
HEALTH CARE SERVICES

AGENCY  
DAVID J. KEARS, Agency Director



RO# 788

ARNOLD PERKINS, DIRECTOR  
RAFAT A. SHAHID, DEPUTY DIRECTOR

January 23, 1996

Mr. Gale Connor  
Berg, Ziegler, Anderson & Park  
4 Embarcadero Center, 14th floor  
San Francisco, CA - 94111

Alameda County CC4580  
Environmental Health Services  
1131 Harbor Bay Pkwy., #250  
Alameda CA 94502-6577  
(510)567-6700 FAX (510)337-9335

Subject: 1 Eastmont Mall, Oakland, CA - 94605

Dear Mr. Connor:

I am in receipt of the documents, Subsurface Investigation Report dated November 9, 1995 and the Third Quarterly Groundwater Monitoring Report, dated November 17, 1995 prepared by All West Environmental for the above referenced site. Based on the laboratory analysis of the groundwater samples collected for the third quarter, this Department concurs with All West Environmental Inc, that the EPA method 8010 analysis for chlorinated hydrocarbons can be excluded from the sampling protocol. However, this Department still requires that groundwater monitoring be conducted for 3 additional quarters and the groundwater samples analyzed for gasoline and BTEX.

If you have any questions, you can reach me at (510) 567-6764.

Sincerely,

Madhulla Logan,  
Hazardous Material Specialist

CC: Mark Cunningham, ALLWEST, 1, Sutter St, ST 600, San Francisco, CA - 94104.

Sum Arigala, San Francisco Regional Water Quality Control Board, Oakland, California.



ALAMEDA COUNTY  
HEALTH CARE SERVICES  
AGENCY

DAVID J. KEARS, Agency Director



R0788

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

September 22, 1995

Mr. Gale Connor  
Berg, Ziegler, Anderson & Park  
4 Embarcadero Center, 14th floor  
San Francisco, CA - 94111

Subject: 1 Eastmont Mall, Oakland, Ca - 94605

Dear Mr. Connor:

In response to your request for site closure, this Department has reviewed all the pertinent documents regarding the above referenced property.

In December 1989, Hunter Environmental Services performed a phase II audit. Four soil borings were drilled on the property and 3 of them were converted into monitoring wells MW2, MW3 and MW4. The groundwater samples from monitoring well MW2 detected 1, 2 dichloroethylene (DCE) at 8 ppb, trichloroethylene (TCE) at 19 ppb and tetrachloroethylene at 210 ppb. It does not appear that the soil samples were tested for any volatile organics (VOC's) Significant concentrations of petroleum hydrocarbons as gasoline and BTEX were found in the soil and groundwater samples collected from the boring and monitoring well MW-4.

In April 1991, Dames and Moore installed 6 soil borings out of which 2 of the borings DM-1 and DM-2 were converted into monitoring wells. One sample from boring B1 collected at 15 feet indicated 7.7 ppm of gasoline, 70 ppb of toluene and 36 ppb of xylene. No other contamination was found in any other soil or groundwater samples collected during this investigation.

In September 1993, Artesian Environmental Consultants drilled 5 soil borings and completed them as monitoring wells MW-5 through MW-9. Soil and groundwater samples were analyzed for TPH gasoline, diesel, BTEX and VOC's. None of the analytes was found in concentrations above the detection limit in both the soil and groundwater samples. However, during the subsequent groundwater monitoring event that was conducted on the property in December 1993, significant concentrations of petroleum hydrocarbons as gasoline, and BTEX were found in the monitoring well MW-3 and MW-7.

Based on the information submitted to this Department, the following issues still need to be addressed before the site can be evaluated for closure:

1. After the installation of monitoring wells MW-5 through MW-9 by Artesian Environmental, only 1 groundwater monitoring event was conducted. This Department requires that groundwater monitoring be conducted for 4 consecutive quarters before any evaluation is done. So initiate groundwater monitoring at quarterly intervals for monitoring well MW-5 through MW-9 and analyze the samples for petroleum hydrocarbon as gasoline, BTEX and semi-volatile compounds (method 8270). Include the analysis for VOC's by method 8010 for the first monitoring event and inclusion of this method for future sampling events will be based on initial laboratory results for VOC's.

2. During the investigation conducted in December 1989, groundwater samples collected from monitoring well, MW-2 indicated the presence of volatile organics. Since no soil samples from this area was analyzed for VOC's, additional investigation is required to define any VOC contamination if present around monitoring well MW-2.

Please submit a workplan to this Department addressing the above mentioned issues. If you have any questions, call me at (510) 567-6764.

Sincerely,



Madhulla Logan,  
Hazardous Material Specialist

CC: Mark Cunningham, ALLWEST, 1, Sutter St, ST 600, San Francisco, CA - 94104.

Sum Arigala, San Francisco Regional Water Quality Control Board, Oakland, California.

ALAMEDA COUNTY  
HEALTH CARE SERVICES

AGENCY

DAVID ALKAFARS, Agency Director



R0788

RAFAT A. SHAHID, Assistant Agency Director

Certified Mailer # P 113 815 438

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

June 2, 1993

Mr. David Norwitt  
One Eastmont Mall  
Oakland, CA 94605

Re: Eastmont Plan of Investigation

Dear Mr. Norwitt:

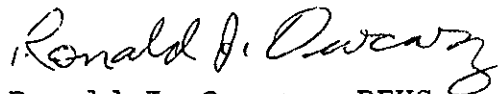
This letter is in response to a telephone conversation that I had with one of your associates Jack Sumski regarding your new property the Eastmont Mall in Oakland on May 26, 1993. It is also in response to two letters dated May 14 and May 19, 1993 that were received from the previous property owner Jim Givens referring me to you as the new property owner. On January 28, 1993, Jim sent this office a request to review a plan of investigation for the subsurface contamination that was previously found on the property. On February 17, 1993, a letter was sent back to him requesting that he submit a check for \$750.00 to this department to open a deposit/refund account for the regulatory oversight of this site mitigation project. A copy of this letter has been enclosed for your reference. As the new property owner, you will now have to do this within 30 days of the receipt of this letter.

In addition, an inspection of the Eastmont Auto Goodyear facility on March 17, 1993, revealed that there is an abandoned 500 gallon underground waste oil tank on the mall property adjacent to their space that was never used by their business and will now have to be removed by the property owner. There was a previous Notice of Violation sent from this department on this back in August of 1990. In accordance with the California Code of Regulations, Title 23, Chapter 3, Subchapter 16, Article 7, Section 2670, you are now required to submit an underground tank closure plan to this department within 30 days of the receipt of this letter. I have enclosed a copy of this form along with a form letter that outlines the underground tank removal process in Alameda County. In addition, please submit a separate deposit/refund account check for \$483.00 made payable to the County of Alameda to cover our costs of review of this project. This deposit is also authorized by Section 3-141.6 of the Ordinance Code of Alameda County. Upon completion, any remaining balance will be returned to you.

Mr. David Norwitt  
June 2, 1993  
Page 2 of 2

If you have any questions, please contact me at (510) 271-3420.

Sincerely,



Ronald J. Owcarz, REHS  
Hazardous Materials Specialist

Enclosures

cc: Larry Blazer, Alameda County District Attorney's Office  
Jack Sumski, Eastmont Mall  
Rich Hiett, RWQCB  
Ariu Levi - file

ALAMEDA COUNTY  
HEALTH CARE SERVICES

AGENCY  
DAVID J. KEARS, Agency Director



R0788

RAFAT A. SHAHID, Assistant Agency Director

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

February 17, 1993

Mr. Jim Given  
Eastmont Mall  
One Eastmont Mall  
Oakland, CA 94621

Re: Eastmont Plan of Investigation

Dear Mr. Given;

I am in receipt of your letter dated January 28, 1993 and the subsurface investigative report previously submitted by Dames and Moore dated July 10, 1991 for the Eastmont Mall in Oakland. For this department to review this case, you will need to have a deposit/refund account established. The deposit/refund mechanism is authorized by the Alameda County Ordinance Code 3-141.6 which allows fees to be levied for the regulatory oversight of site mitigation projects. You are requested to submit a check for \$750.00 made payable to the County of Alameda. This account will be billed at a rate of \$75.00 per hour. Any unused portion of these funds will be returned to you at the completion of the project. I have enclosed a refund recipient designation form that will need to be submitted with the deposit (see both sides of form).

The review of the case will proceed as soon as funds are received. If you have any questions, please contact me at 271-4320.

Sincerely,

*Ronald J. Owcarz*  
Ronald J. Owcarz, REHS  
Hazardous Materials Specialist

Enclosure

cc: Rich Hiett, RWQCB  
Ed Howell - file

ALAMEDA COUNTY  
HEALTH CARE SERVICES

AGENCY  
DAVID J. KEARS, Agency Director



R0614

May 8, 1990

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

Eastmont Mall Associates  
One Eastmont Mall  
ATTN: David Morgan  
Oakland, CA 94605

Re: 7250 Bancroft Ave.

NOTICE OF LEGAL OBLIGATION

Dear Mr. Morgan:

Our records indicate that there are underground tank(s) at your site at the above facility.


In accordance with the California Code of Regulations, Title 23, Chapter 3, Subchapter 16 Underground Tank Regulations you must perform one of the following actions:

1. Submit a tank closure plan to this Department as required by Article 7, 2670, or
2. Apply for a permit as required by Article 10, 2710. Permit applications are attached.

Please note that section 25299 of the California Health and Safety Code states that any operator or owner of an underground storage tank is liable for a civil penalty of not less than five hundred dollars or more than five thousand dollars per day for failure to obtain a permit, or failing to properly close an underground storage tank, as required by section 25298.

If you have any questions concerning this matter, please contact this office at 271-4320.

Sincerely,

  
Thomas F. Peacock, Senior HMS  
Hazardous Materials Division

TFP:tfp

cc: Gil Jensen, Alameda County District Attorney, Consumer and  
Environmental Protection Agency  
Lester Feldman, RWQCB