

ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY



DAVID J. KEARS, Agency Director

R0655 cc

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

StID 4607

September 11, 1996

Mr. Rick Oliver
Bank of America
555 Anton Blvd, Suite 1025
Costa Mesa, CA 92626

RE: Well Decommission at 1528 Webster St, Alameda, CA

Dear Mr. Oliver:

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 on- and off-site monitoring wells (MW-1 through MW-5) should be decommissioned, if they 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

cc: files

ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY

DAVID J. KEARS, Agency Director



R0655

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 4607

November 8, 1995

Mr. Roger Oliver
Bank of America
555 Anton Blvd, Suite 1025
Costa Mesa, CA 92626

RE: Sampling Revision at 1528 Webster Street, Alameda 94501

Dear Mr. Oliver:

I have completed review of Clayton Environmental's October 1995 Quarterly Groundwater Monitoring report for the above referenced site. Monitoring wells MW-1 and MW-5 have not detected elevated levels petroleum hydrocarbons, while wells MW-2, MW-3, and MW-4 continue to show measurable levels of diesel contamination.

At this time, monthly groundwater elevation measurements may be discontinued. The sampling frequency of the wells may be revised as follows:

1. Discontinue sampling of wells MW-1 and MW-5;
2. Sample wells MW-3 and MW-4 on an annual basis, in March; and,
3. Sample well MW-2 semi-annually, in March and September. Groundwater elevation should be measured in all wells during these sampling events, and groundwater flow direction be determined.

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

eva chu
Hazardous Materials Specialist

cc: Dariush Dastmalchi, Clayton Environmental, P.O. Box 9019,
Pleasanton, CA 94566
files

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



R0655

RAFAT A. SHAHID, Assistant Agency Director

StID 4607

February 22, 1995

Mr. Roger Oliver
Bank of America
555 Anton Blvd, Suite 1025
Costa Mesa, CA 92626

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

RE: QMR for 1528 Webster Street, Alameda, CA 94501

Dear Mr. Oliver:

I have completed review of Clayton Environmental's January 1995 Report for Subsurface Investigation for the above referenced site. This report documents the installation of two additional monitoring wells to delineate the extent of groundwater contamination at the site.

At this time, groundwater elevations should be measured on a monthly basis for one year. And, groundwater should be sampled on a quarterly basis, commencing as soon as possible. Quarterly monitoring reports (QMRs) are due within 60 days upon completion of field work. QMRs should include a table summarizing analytical results to date, groundwater flow direction, among others. The next sampling event should include the analysis for PNAs (polynuclear aromatic hydrocarbons) of water collected from well MW-2.

Please note that I am currently the case worker for the above referenced site. Future reports should be sent to my attention. If you have any questions, I can be reached at (510) 567-6762.

Sincerely,

eva chu
Hazardous Materials Specialist

cc: Dariush Dastmalchi, Clayton Environmental, P.O. Box 9019,
Pleasanton, CA 94566
files

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



R0655

RAFAT A. SHAHID, Assistant Agency Director

September 20, 1994

Mr. Rick Oliver
Bank of America
555 Anton Blvd., Ste 1025
Costa Mesa, CA 92626

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

STID 4607

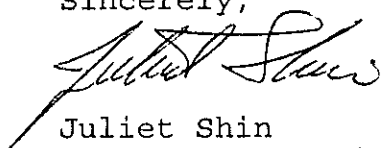
Re: Work plan for further investigations at the Bank of America site, located at 1528 Webster St., Alameda, California

Dear Mr. Oliver,

This office has reviewed Clayton Environmental's work plan, dated September 6, 1994, addressing the installation of two additional wells for plume delineation purposes. This work plan is acceptable to this office.

If you have any questions or comments, please contact me at (510) 567-6763.

Sincerely,


Juliet Shin
Hazardous Materials Specialist

cc: Dariush Dastmalchi
Clayton Environmental Consultants
P.O. Box 9019
Pleasanton, CA 94566

Edgar Howell

ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY

DAVID J. KEARS, Agency Director



R0655

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 5, 1994

Mr. Rick Oliver
Bank of America
555 Anton Blvd., Ste 1025
Costa Mesa, CA 92626

STID 4607

Re: Investigations at the Bank of America site, located at 1528
Webster St., Alameda, California

Dear Mr. Oliver,

This office has reviewed Clayton Environmental's (Clayton) Subsurface Investigation Report, dated June 14, 1994. Elevated levels of Total Petroleum Hydrocarbons as diesel (TPHd) were identified in ground water samples collected from all three recently installed monitoring wells. Clayton states that the site will propose closure after four quarters of monitoring, however, additional work will be required before site closure is acceptable to this office.

At a minimum, you will be required to fully delineate the extent of the observed ground water contaminant plume by installing additional monitoring wells. Based on the fact that the site's soil types consist primarily of sand, it appears that the site's lithology is conducive to plume migration. Therefore, subsequent to delineating the extent of this plume, you will be required to either continue quarterly monitoring of the wells for an extended period of time to assure that this plume will not migrate any further in the future, or take measures to remediate this plume. A work plan addressing the delineation of the contaminant plume shall be submitted **within 60 days** of the date of this letter.

When the additional monitoring wells are installed, soil samples must be collected from approximately 8.5 feet below ground surface, which is the depth that all of the soil samples from the former tank pit were collected, to assure that the extent of soil contamination has been delineated. Soil samples collected from the recently installed monitoring wells were collected from above this depth at 5.5 feet below ground surface.

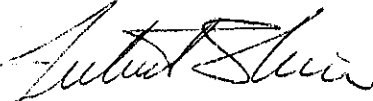
For future quarterly reports, please be reminded to include the quarterly depth-to-water and ground water elevation measurements and elevation contours on the site map.

Mr. Rick Oliver
Re: 1528 Webster St.
July 5, 1994
Page 2 of 2

Lastly, it has come to our attention that the sample results for the soil that was overexcavated in September 1993, were never included in Clayton's Tank Removal report. Please submit these results to this office with the next quarterly report.

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

Sincerely,



Juliet Shin
Hazardous Materials Specialist

cc: John Vargas
Clayton Environmental
P.O. Box 9019
Pleasanton, CA 94566

Edgar Howell-File(JS)

ALAMEDA COUNTY
HEALTH CARE SERVICES
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DAVID J. KEARS, Agency Director



R0655

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 3, 1994

Ms. Donna DiRocco
Bank Of America
555 Anton Blvd., Ste 1025
Costa Mesa, CA 92626

STID 4607

Re: Work plan for Subsurface Investigations at the Bank of America site, located at 1528 Webster St., Alameda, California

Dear Ms. DiRocco,

This office has received and reviewed Clayton Environmental's work plan, dated February 10, 1994, addressing the installation of three monitoring wells for the above site. This work plan is acceptable to this office with the following reminders:

- o The three monitoring wells must be surveyed to an established benchmark (i.e., Mean Sea Level) to an accuracy of 0.01 foot.
- o Field work shall commence within 60 days of the date of this letter, and a report documenting the work shall be submitted within 45 days after completing field activities.
- o Please be reminded that, per Section 2725, Article 11, Title 23 California Code of Regulations, you will be required to complete the characterization and delineation of the soil contamination at the site, in addition to the ground water investigations, before this site can be considered for closure in the future.

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

Sincerely,

Juliet Shin
Hazardous Materials Specialist

Donna DiRocco
Re: 1528 Webster St.
March 3, 1994
Page 2 of 2

cc: Dariush Dastmalchi
Clayton Environmental Consultants
P.O. Box 9019
Pleasanton, CA 94566

Edgar Howell-File(JS)

ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY

DAVID J. KEARS, Agency Director



R0655

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

December 22, 1993

Ms. Donna DiRocco
Bank of America
555 Anton Blvd., Ste 1025
Costa Mesa, CA 92626

STID 4607

Re: Required investigations at 1528 Webster St., Alameda, CA

Dear Ms. DiRocco,

One 750-gallon heating oil underground storage tank (UST) was removed from the above site on August 3, 1993. Analysis of soil samples collected from beneath the UST identified upto 1,300 parts per million (ppm) Total Petroleum Hydrocarbons as diesel (TPHd). Consequently, overexcavation of the tank pit was conducted on September 14, 1993. Soil samples collected from the overexcavation identified upto 1,005 ppm TPHd. You stated in a letter, dated December 14, 1993, to this office that other counties consider 1,000 ppm TPHd as an acceptable clean-up level in soil. However, this office requires that an assessment be conducted, sometimes in the form of a risk assessment, to determine the amount of soil contamination left in place, and whether the contaminant concentrations left in place will pose a future threat to ground water.

Guidelines established by the California Regional Water Quality Control Board (RWQCB) require that soil and ground water investigations be conducted when there is evidence to indicate that a release from an UST will impact or may have impacted the ground water.

You are required to conduct a **Preliminary Site Assessment (PSA)** to determine the lateral and vertical extent and severity of soil and ground water contamination resulting from the release at the site. The information gathered by the PSA will be used to determine an appropriate course of action to remediate the site, if deemed necessary. The PSA must be conducted in accordance with the RWQCB's Staff Recommendations for the Initial Evaluation and Investigation of Underground Tanks, and be consistent with requirements set forth in Article 11 of Title 23, California Code of Regulations. The major elements of such an investigation are summarized in the attached **Appendix A**. The major elements of the guidelines include, but are not limited to, the following:

Ms. Donna DiRocco
Re: 1528 Webster St.
December 22, 1993
Page 2 of 4

- o At least one ground water monitoring well must be installed within 10 feet of the observed soil contamination, oriented in the confirmed downgradient direction relative to ground water flow. In the absence of neighboring monitoring wells, located within 100 feet from the site, or other data identifying the confirmed downgradient direction, a minimum of three wells will be required to verify gradient direction. In the case of your site, it appears that three monitoring wells will be required. This office conducted a file search to locate any neighboring UST sites with monitoring wells. The nearest site with monitoring wells appeared to be 200-300 feet from the Bank of America site. Additionally, all the nearest monitoring well sites identified varying ground water gradients. For example, quarterly monitoring at 1601 Webster identified gradients varying from northwest to northeast. The groundwater gradients at 1701 Webster varied from west to southwest, and the gradient at 901 Lincoln was determined to be to the northwest. Therefore, it appears that one well will not be sufficient.
- o During the installation of these wells, soil samples are to be collected at five-foot-depth intervals and any significant changes in lithology.
- o Subsequent to the installation of the monitoring wells, these wells must be surveyed to an established benchmark (i.e., Mean Sea Level), with an accuracy of 0.01 foot. Ground water samples are to be collected and analyzed quarterly, and water level measurements are to be collected monthly for the first three months, and then quarterly thereafter. If the initial ground water elevation contours indicate that ground water flow directions vary greatly than you will be required to continue monthly water level measurements until the ground water gradient behavior is known. Both soil and ground water samples must be analyzed for the appropriate fuel contaminants listed in Table 2 of the RWQCB's Staff Recommendations for the Initial Evaluation and Investigation of Underground Tanks.

This Department will oversee the assessment and remediation of your site. Our oversight will include the review of and comment on work proposals and technical guidance on appropriate investigative approaches and monitoring schedules. The issuance of well drilling permits, however, will be through the Alameda County Flood Control and Water Conservation District, Zone 7, in Pleasanton. The RWQCB may choose to take over as lead agency if

Ms. Donna DiRocco
Re: 1528 Webster St.
December 22, 1993
Page 3 of 3

it is determined, following the completion of the initial assessment, that there has been a substantial impact to ground water.

The PSA proposal is due **within 60 days** of the receipt 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 final RWQCB "sign-off". Such quarterly reports are due the first day of the second month of each subsequent quarter.

The referenced initial and 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 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.

Please be advised that this is a formal request for a work plan pursuant to **Section 2722 (c)(d) of Title 23 California Code of Regulations**. Any extensions of the stated deadlines, or modifications of the required tasks, must be confirmed in writing by either this agency or RWQCB.

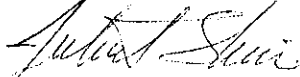
Additionally, this office received Clayton Environmental's Tank Removal Report, dated November 30, 1993, however, the lab analysis results for the overexcavation samples were not included in this report. Please submit the lab results and corresponding chain-of-custody forms **within 15 days** of the date of this letter.

Ms. Donna DiRocco
Re: 1528 Webster St.
December 22, 1993
Page 4 of 4

Lastly, please fill out the attached Unauthorized Release/Leak Report Form and submit the completed form to this office within 15 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: M.D. Holbrook
Clayton Environmental
P.O. Box 9019
Pleasanton, CA 94566

Edgar Howell-File(JS)

ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY

DAVID J. KEARS, Agency Director



R0655

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 12, 1993

Ms. Donna DiRocco
Bank of America
555 Anton Blvd., Ste 1025
Costa Mesa, CA 92626

STID 4607

Re: Tank Closure and Overexcavation Report for 1528 Webster
St., Alameda, California

Dear Ms. DiRocco,

A 500-gallon heating oil tank was removed from the above site on August 3, 1993. Diesel contamination was identified in the soil samples collected from the tank pit, so additional excavation was conducted out at the site on September 14, 1993.

You are required to submit a report documenting the tank removal and the subsequent overexcavation at the site. This report is **due by October 30, 1993.**

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

Sincerely,

Juliet Shin
Hazardous Materials Specialist

cc: Myron D. Holbrook
Clayton Environmental Consultants
1252 Quarry Lane
P.O. Box 9019
Pleasanton, CA 94566

Edgar Howell-File(JS)