

ALAMEDA COUNTY
HEALTH CARE SERVICES



AGENCY
DAVID J. KEARS, Agency Director

RO#768

May 5, 1997
STID 4045

Mr. Brad Statley
RMC Lonestar
PO Box 5252
Pleasanton CA 94566

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

RE: Walker's Concrete site, 2400 Peralta St., Oakland CA 94607

Dear Mr. Statley,

This office is in the process of closing this case. The RWQCB has already signed off on the Case Closure Summary. This well should be destroyed, unless you have a compelling reason to leave it open.

The objective of closing the well is to prevent its use as a possible conduit to the groundwater table. This letter is being cc'd to Zone 7 to inform them of the status of this case. Please contact Zone 7 at 510-484-2600 for the well destruction permit.

Please contact me by telephone at least 2 business days in advance of the well destruction so that I may be present onsite, if my schedule allows. You are also requested to provide a brief letter report (including a copy of the well destruction permit) documenting the well destruction. As soon as that report is received, a Remedial Action Completion Certificate (aka final closure letter) will be written, signed by our Director, and sent to you. If you have any questions, please contact me at 510-567-6761.

Sincerely,

Jennifer Eberle
Hazardous Materials Specialist

cc: Attn: Wyman Hong, Alameda County Flood Control District, Zone 7, Water Agency
5997 Parkside Dr., Pleasanton CA 94588
Long Ching, All West, One Sutter St., suite 600, San Francisco CA 94104
Jennifer Eberle/file

je.4045-zone7

ALAMEDA COUNTY
HEALTH CARE SERVICES



AGENCY
DAVID J. KEARS, Agency Director

Ro# 768
ARNOLD PERKINS, DIRECTOR

February 6, 1996
STID 4045

ALAMEDA COUNTY CC4580
ENVIRONMENTAL HEALTH SERVICES
1131 HARBOR BAY PKWY., #250
ALAMEDA CA 94502-6577

Mr. Brad Statley x
RMC Lonestar
PO Box 5252
Pleasanton CA 94566

RE: Walker's Concrete site, 2400 Peralta St., Oakland CA 94607

Dear Mr. Statley,

We have received the "Groundwater Monitoring Well Installation and Sampling Report," prepared by All West, dated 10/17/95. Your cover letter dated 11/6/95 was also received. Your cover letter requests case closure. Unfortunately, this is not acceptable at this time. Standard protocol is to sample the well quarterly for four consecutive quarters, accounting for seasonal fluctuations in groundwater, and establishing a trend in contaminant levels. **Therefore, you are required to sample the well quarterly beginning with the first quarter 1996. The sampling should be conducted asap, since the last sampling was on 9/25/95.** This means that the 4th quarter 1995 was missed.

In addition, I question the conclusion that "contaminants in the soil sample were transported to this location by contaminated groundwater." Groundwater was apparently encountered at a depth of 9' bgs, while the highest soil contaminants were discovered at a depth of 5' bgs. Actually, neither the text nor the boring log indicates the depth of first water encountered. A "wet" notation was made at what appears to be 8.5 or 9' in the boring log. In addition, the field logs indicate static water was encountered at 9.04' bgs on 9/20/95, and 9.12' bgs on 9/25/95.

If you have any questions, please contact me directly at 510-567-6761.

Sincerely,

Jennifer Eberle
Hazardous Materials Specialist

cc: Long Ching, All West, One Sutter St., suite 600, San Francisco CA 94104
Acting Chief/file

je.4045-B

ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY

DAVID J. KEARS, Agency Director



R0768

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

May 31, 1995
STID 4045

Mr. Brad Statley
RMC Lonestar
PO Box 5252
Pleasanton CA 94566

RE: Walker's Concrete site, 2400 Peralta St., Oakland CA 94607

Dear Mr. Statley,

We have received the "Workplan for Groundwater Monitoring Well Installation," prepared by All West, dated 3/30/95. This workplan involves one monitoring well, located West of the USTs. **This workplan is acceptable on the following conditions:**

- 1) soil samples should be collected and analyzed every 5' and at any change in lithology (as per Tri-Regional Guidelines, pg 11)
- 2) the well should be located approximately 10' Northeast (along Peralta St.), so as to be situated more centrally between the two USTs
- 3) the laboratory should use a 0.45 micron screen to filter the sample for the lead analysis in order to analyze soluble lead

Please notify me at least 2 business days in advance of field activities so I may arrange to be onsite. If you have any questions, please contact me directly at 510-567-6761.

Sincerely,

A handwritten signature in cursive script, appearing to read 'Jennifer Eberle'.

Jennifer Eberle
Hazardous Materials Specialist

cc: Long Ching, All West, One Sutter St., suite 600, San Francisco CA 94104
Mee Ling Tung/file

je.4045-A

ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY

DAVID J. KEARS, Agency Director



RO768

RAFAT A. SHAHID, ASST. AGENCY DIRECTOR

February 16, 1995
StID 4045

Mr. Brad Statley
RMC Lonestar
P.O. Box 5252
Pleasanton, CA 94566

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

RE: **Groundwater Investigation for Walker's Concrete
2400 Peralta St, Oakland 94607**

Dear Mr. Statley:

I have reviewed All West's July 1994 Subsurface Investigation report for the above referenced site. This report documents the advancement of three soil borings and the collection of soil and grab groundwater samples to further assess soil and groundwater contamination at the site. You also requested this site be evaluated for site closure.

In summary, soil boring SB-1 was advanced to 15' depth. Soil samples collected at 5, 10 and 15' did not detect any TPH-D, TPH-MO, total lead, or BTEX. A grab groundwater sample collected at approximately 12' depth detected 410 ppb TPH-D, and no other constituents sought.

Soil boring SB-2 was only advanced to 4.5' depth where drilling encountered refusal. A soil sample collected at 5' depth exhibited 32 ppm TPH-MO, but did not detect any other constituents sought. This sample, however, was not collected below the tank invert, and was probably backfill material.

Soil boring SB-3 also encountered refusal at 3.5' depth. No soil samples were collected from this boring.

Soil boring SB-4 was advanced to 13' bgs. A soil sample collected at 5' depth detected 2.0 ppm TPH-D, and 3.8 ppm TPH-MO. No soil samples were collected below the tank invert. Groundwater was encountered at approximately 6.5' depth. A grab groundwater sample collected from this boring exhibited 770 ppb TPH-D, and 1.8 ppm total lead.

Grab groundwater samples indicates groundwater is impacted by TPH-D and total lead. Site closure is not recommended at this time. To better evaluate groundwater quality beneath this site, a permanent groundwater monitoring well is required downgradient from the tank complex. Please submit a workplan for this phase of the investigation within 60 days of the date of this letter, or by April 16, 1995.

February 16, 1995
StID 4045
Mr. Brad Statley
page 2 of 2

If you have any questions, please contact me at (510) 567-6761.

Sincerely,



Jennifer Eberle
Hazardous Materials Specialist

cc: Anibal Mata-Sol, All West Environmental, One Sutter St.,
Suite 600, San Francisco CA 94014
Ed Howell/files

je.4045

ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY

DAVID J. KEARS, Agency Director



R0768

RAFAT A. SHAHID, ASST. AGENCY DIRECTOR

April 19, 1994
STID 4045

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

Bradd Statley
RMC Lonestar
PO Box 5252
Pleasanton CA 94566

re: Walker's Concrete site
2400 Peralta St.
Oakland CA 94607

Dear Mr. Statley,

We are in receipt of the 4/8/94 "Work Plan for Subsurface Investigation," prepared by AllWest Environmental, Inc. As you know, this workplan includes the installation of three borings with grab groundwater samples. This workplan is acceptable on the following conditions:

- 1) at least one soil sample from the capillary fringe of each boring will be submitted for analysis, and
- 2) depth of groundwater will be indicated in the boring logs.

Please notify me at least three working days in advance of field activities. I will be out of the office on May 2nd, 3rd, 6th, and 20th to 30th.

Again, we would like to know if RMC Lonestar wrote the report entitled "Report on In-Place Closure of Underground Storage Tanks (USTs)," which was attached to your letter dated 1/28/94. This report was undated, unsigned, and had no environmental company name on it.

Please note that with the exception of closure reports, routine reports and documents no longer need to be copied to the Regional Water Quality Control Board. **Kindly submit a cover letter with your consultant's reports.** If you have any questions, please contact me at 510-271-4530.

Sincerely,

Jennifer Eberle
Hazardous Materials Specialist

cc: Anibal Mata-Sol, AllWest Environmental, Inc., One Sutter
St., Suite 600, San Francisco CA 94104
Ed Howell/file

je

ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY

DAVID J. KEARS, Agency Director



R0768

RAFAT A. SHAHID, ASST. AGENCY DIRECTOR

February 22, 1994
STID 4045

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

Bradd Statley
RMC Lonestar
PO Box 5252
Pleasanton CA 94566

re: Walker's Concrete site
2400 Peralta St.
Oakland CA 94607

Dear Mr. Statley,

We are in receipt of your letter dated 1/28/94 and the attached "Report on In-Place Closure of Underground Storage Tanks (USTs)." This report was undated, unsigned, and had no environmental company name on it. May we assume that RMC Lonestar wrote this report?

As you know, this report documents soil borings made in the vicinity of existing USTs in November 1993. Results indicated non-detectable (ND) concentrations of petroleum hydrocarbons in soil and water. Many of the borings encountered resistance at 5' and 10' depth. 11 mg/L lead was detected in water collected at 10' bgs. Apparently, not enough water was present in the boring for a diesel sample. Eva Chu of this office noted a "strong gasoline/diesel odor" and a sheen in the water sample. This report speculates that the water sample may be trapped or perched water, as opposed to actual groundwater.

Therefore, we request a **workplan for further site characterization within 45 days, or by April 6, 1994.** This workplan should include slant borings below the USTs, as well as sampling of actual groundwater conditions.

All work should adhere to a) the Tri-Regional Board Staff Recommendations for Preliminary Evaluation and Investigation of Underground Tank Sites, dated 8/10/90; and b) Article 11 of Title 23, California Code of Regulations. Reports and proposals must be submitted **under seal** of a California-Registered Geologist, -Certified Engineering Geologist, or -Registered Civil Engineer.

Please note that with the exception of closure reports, routine reports and documents no longer need to be copied to the Regional Water Quality Control Board. Kindly submit a cover letter with your consultant's reports. If you have any questions, please contact me at 510-271-4530.

Sincerely,

Jennifer Eberle
Hazardous Materials Specialist

cc: Ed Howell/file je

ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY

DAVID J. KEARS, Agency Director



R0768

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 4045

October 7, 1993

Bradd Statley
RMC Lonestar
P.O.Box 5252
Pleasanton, CA 94566

**Subject: Additional Deposit for Walker Concrete, 2400 Peralta,
Oakland 94607**

Dear Mr. Statley:

As of today, the account balance for the above referenced site is \$161.25. Please submit an additional deposit of \$300 to offset future oversight expenses. Checks should be made payable to Alameda County. A complete accounting will be provided at the close of the project.

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

Sincerely,

A handwritten signature in cursive script, appearing to read 'eva chu'.

eva chu
Hazardous Materials Specialist

cc: files

walker

ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY

DAVID J. KEARS, Agency Director



R0768

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 4045

September 8, 1993

Brad Stately
RMC Lonestar
P.O. Box 5252
Pleasanton, CA 94566

RE: WALKER'S CONCRETE, 2400 PERALTA AVENUE, OAKLAND

Dear Mr. Stately:

As we discussed earlier today, in-place closure of the two fuel underground storage tanks (UST), both located beneath the sidewalk in front of the referenced site along Peralta Avenue, appears the most prudent means to affect closure. High voltage PG&E lines are reported to be located in such close proximity to these USTs as to pose a significant hazard should an attempt be made to remove them. Inspector Gary Collins of the Oakland Fire Prevention Bureau concurs with this assessment. Inspector Collins further indicated that he will be satisfied in how such in-place closure is performed so long as the process meets with the approval of this office.

Section 2672 of Title 23, California Code of Regulations describes the required tasks associated with permanent closure, including in-place closure. In-place closure requirements are summarized below:

- 1) All residual liquid, solids, or sludges shall be removed and handled as a hazardous waste or recyclable materials in accordance with Chapters 6.5 and 6.7 of the Health and Safety Code;
- 2) All piping associated with the UST(s) shall be removed [to the extent possible];
- 3) The UST(s)... shall be filled with an inert solid;
- 4) [A]t least one boring shall be taken as close as possible to the midpoint beneath the tank utilizing a slant boring, or other appropriate method... If depth to ground water is less than 20 feet, then a ground water monitoring well shall be installed adjacent to the tank...in the verified downgradient direction.

Mr. Brad Stately
RE: 2400 Peralta Avenue, Oakland
September 8, 1993
Page 2 of 2

The submittal of a closure plan addendum addressing these additional requirements is needed before approval for in-place closure can be granted, and the work scheduled. You mentioned a desire to attack the closure via a phased approach, beginning with the UST cleaning/grouting/pipe removal, then addressing the environmental facet of the project at a later time. This won't be a problem so long as the second task follows the first in a reasonable period of time.

You described the use of "geopunch" probes to determine the qualitative water quality and gradient around the tanks before placing permanent wells, as an alternative to slant borings. This may likely be the most reasonable approach should ground water be found at a depth much less than 20 feet below grade. However, an attempt to determine depth to ground water (DTW) should be made first before committing to any one approach. The advancement of the first probe will resolve the DTW issue quite quickly.

Attached please find copies of a map and site reference which reportedly locates 16 UST leak sites near the subject site. A brief review of text suggests ground water flows in an arc ranging from west through southwest. A thorough case file review may elucidate this and other issues. You may want to schedule this task through Ms. Jennifer Eberle of this office.

Additionally, the account established at the beginning of this project has been depleted. Please submit an additional deposit of \$400 to offset future oversight expenses. Checks should be made payable to Alameda County. A complete accounting will be provided at the close of the project.

Please call me at 510/271-4530 should you have any questions.

Sincerely,



Scott O. Seery, CHMM
Senior Hazardous Materials Specialist

enclosures

cc: Rafat A. Shahid, Assistant Agency Director
Gary Collins, Oakland Fire Prevention Bureau
Joe Madison, Pacific Excavators
Jennifer Eberle, ACDEH
files

ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY

DAVID J. KEARS, Agency Director



R0768

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 20, 1993
STID 4045

Walker's Concrete (RMC Lonestar)
ATTN: Brad Stately
P.O. Box 5252
Pleasanton, CA 94566

Re: 2400 Peralta Ave., Oakland, CA 94607

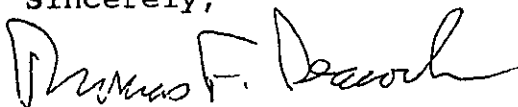
Dear Brad Stately:

This office has received, reviewed, and accepted a plan for removal of underground storage tanks at the above site. The following are conditions, which are noted on the two copies of the plans that are being returned to your contractor: Pacific Excavators.

1. Your contractor mentions that he will be removing the tanks as a self-employed person. If he is having any sub-contractors on the site they would need workmen's compensation, proper licenses and training. This requirement would also apply to any other employees on the site.
2. You are mentioned as the sample collector. As a representative of the property owner you are not a 3rd party. If you are to collect the samples, at our direction, you must have the laboratory pick up the samples at the site, with the chain of custody.
3. Additional or corrected samples to be analyzed are as shown on the removal plans. This is specific to the diesel and gasoline fuel tanks.
4. Health and safety training is required annually. Current policy requires refresher courses to be taken within 16 months of the last course. Your contractor's 8 hour course was taken July 9, 1993. This office has worked, within the 60 day limit in regulation, to review the plans and accept them when complete.
5. Your case is being turned over to Scott Seery of this office. The two copies of the accepted plans are ready for pickup at the front counter. If you have any questions please call this office at (510) 271-4530.

Walker's Concrete
STID 4045
July 20, 1993
Page 2 of 2

Sincerely,



Thomas F. Peacock, Supervising HMS
Hazardous Material Division

cc: Rafat Shahid, Assistant Agency Director, Environmental
Health
Edgar Howell, Chief - File
Pacific Excavators, P.O. Box 968, Alamo, CA 94507

ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY

DAVID J. KEARS, Agency Director



RO768

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 20, 1993
STID 4045

Walker's Concrete (RMC Lonestar)
ATTN: Brad Stately
P.O. Box 5252
Pleasanton, CA 94566

Re: 2400 Peralta Ave., Oakland, CA 94607

Dear Brad Stately:

This office has received, reviewed, and accepted a plan for removal of underground storage tanks at the above site. The following are conditions, which are noted on the two copies of the plans that are being returned to your contractor: Pacific Excavators.

1. Your contractor mentions that he will be removing the tanks as a self-employed person. If he is having any sub-contractors on the site they would need workmen's compensation, proper licenses and training. This requirement would also apply to any other employees on the site.
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Walker's Concrete
STID 4045
July 20, 1993
Page 2 of 2

Sincerely,



Thomas F. Peacock, Supervising HMS
Hazardous Material Division

cc: Rafat Shahid, Assistant Agency Director, Environmental
Health
Edgar Howell, Chief - File
Pacific Excavators, P.O. Box 968, Alamo, CA 94507



R0768

April 13, 1990

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

Walker's Concrete Inc.
2400 Doralta
Oakland, CA 94607

SECOND NOTICE OF VIOLATION

Dear owner/operator:

Our records indicate that there are underground tank(s) at your site at the above facility. You were notified of this situation months ago and have not taken the appropriate action as described below.

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.

You are directed to notify this Department within 10 days of your intentions and to obtain the necessary instructions and forms.

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,

A handwritten signature in cursive script, appearing to read "Thomas F. Peacock".

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