

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



R0#814

ENVIRONMENTAL HEALTH SERVICES
1131 Harbor Bay Parkway
Alameda, CA 94502-6577
(510)

July 7, 1998

Mr. Bob DeNinno
The Southland Corporation
19033 West Valley Hwy, D-104
Kent WA 98032

RE: **Well Closure, Southland Store # 19403, 10501 Foothill Blvd. Oakland CA 94605**
(Our site # 4444)

Dear Mr. DeNinno:

The Alameda County Environmental Health Department, Environmental Protection Division, has received concurrence from the Regional Water Quality Control Board, San Francisco Bay Region (RWQCB), for final closure of the underground storage tank investigation at 10501 Foothill Blvd., Oakland.

Prior to issuing a "Remedial Action Completion Certificate", this office requires assurance that the monitoring wells at the site have been properly destroyed, unless you have some further use for them relating to environmental investigation. Well destruction must be performed under a permit issued by Alameda County Public Works. You may contact Andreas Godfrey at (510)670-5575 for permit information.

Please advise me whether the wells will be destroyed, and when well destruction has been completed, as appropriate. You can reach me at (510)567-6770.

Sincerely,

A handwritten signature in cursive script that reads "Pamela J. Evans". The signature is written in black ink on a white background.

Pamela J. Evans
Senior Hazardous Materials Specialist

c: Chuck Headlee, RWQCB
Kiet Hoang, 409 Athol Av., Oakland CA 94606
Andreas Godfrey, Alameda County Public Works Agency

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



20814

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

July 3, 1996

Mr. Bob DeNinno
The Southland Corporation
19033 West Valley Highway, Suite D-104
Kent, WA 98032

STID 4444

Re: Work plan for Southland Facility No. 19403, located at 10501 Foothill Blvd., Oakland, California

Dear Mr. DeNinno,

This office has reviewed Fluor Daniel GTI's Risk Assessment and Monitoring workplan, dated June 25, 1996, for the above site. This work plan is acceptable to this office. Please be reminded that the County's request for monitoring for bio-indicator parameters in our March 22, 1996 letter was a suggested measure prior to employing the proposed ORCs. If the ORCs are not employed, you should provide information to show that the plume is stable and that a significant rate of biodegradation is occurring even without bioenhancement. Additionally, if the proposed risk assessment identifies any potential threat to human health or the environment, additional containment or corrective action measures may be required.

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

Sincerely,


Juliet Shin
Senior Hazardous Materials Specialist

cc: Jason Fedota
Fluor Daniels GTI
1401 Halyard Drive, Ste 140
West Sacramento, CA 95691

Acting Chief-File

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



RO#814

ARNOLD PERKINS, DIRECTOR
RAFAT A. SHAHID, DEPUTY DIRECTOR

March 22, 1996

Mr. Bob Vasquez
The Southland Corporation
3146 Gold Camp Drive, Ste 300
Rancho Cordova, CA 95670

*Alameda County Environmental Health
1131 Harbor Bay Parkway, Suite 250
Alameda, CA 94502-6577
(510)567-6700 FAX (510)337-9335 cc:458*

STID 4444

Re: Work plan for Southland Store No. 19403, located at 10501 Foothill Blvd., Oakland, CA

Dear Mr. Vasquez,

This office has reviewed Groundwater Technology's work plan, dated March 7, 1996, proposing the installation of Oxygen Release Compounds (ORCs) in all but one of the six on-site wells. If ORCs are to be employed at the site, the following issues need to be addressed and included in a revised work plan for our review:

- o There is currently no evidence at the site that bioattenuation is occurring. The slight decrease in concentrations, or the fluctuating concentrations, observed in some of the monitoring wells are not necessarily indications that biodegradation is occurring, and could be the result of chemical partitioning, advection, diffusion, or dispersion. Prior to your attempts to enhance biodegradation through the addition of dissolved oxygen (DO), it is advised that you conduct further studies to confirm whether all the appropriate parameters exist at the site to accomplish this task. For example, recent studies have indicated that microbes adapted to anaerobic conditions may not readily adjust to aerobic conditions with the addition of dissolved oxygen. Some of the biodegradation indicator parameters that should be sampled for are: dissolved oxygen, oxidation-reduction potential, pH, conductivity, temperature, alkalinity, nitrates, sulfates, and ferrous iron.

Because most well purging techniques can allow aeration of collected groundwater samples, careful collection of samples for DO analysis is critical. DO analysis must be done in the field. There should be no other analyses performed with this groundwater sample. Contact with air must be minimized. DO measurements should be made using a direct-reading meter on groundwater samples collected before, during, and after well purging. Each of these readings should be recorded. Use of a down-hole probe or flow-cell is preferred because it will minimize contact of groundwater with the atmosphere.

Mr. Bob Vasquez
Re: 10501 Foothill Blvd.
March 22, 1996
Page 2 of 2

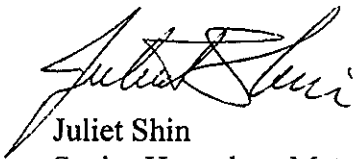
- o If ORCs are installed in all the wells, especially the downgradient wells, there may no longer be any way of monitoring the condition of the contaminant plume. Any potentially reduced concentrations that may be observed in these wells due to the ORCs will most likely not be a reflection of what is happening in the rest of the plume since the radius of influence of the dissolved oxygen is known to be somewhat limited in extent. Therefore, if ORCs are employed at the site, this office suggests that either the ORCs are limited to only the upgradient wells, leaving the existing downgradient monitoring well points available for monitoring, or additional monitoring points be placed downgradient of existing wells to accurately characterize the condition of the whole plume and to potentially monitor the effectiveness of the ORCs.

Lastly, the current levels of benzene on your site exceed the human health protective threshold levels given in Tier 1 of the American Society for Testing and Material's Risk-Based Corrective Action guidelines (ASTM RBCA). This office is requesting that you provide further information to confirm whether or not the contaminant plume is posing a threat to human health or the environment. This information should be submitted within 60 days of the date of this letter.

The revised work plan incorporating the above concerns should be submitted to this office within 45 days of the date of this letter. The next quarterly groundwater monitoring report for the site is due to this office in April 1996.

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

Sincerely,



Juliet Shin
Senior Hazardous Materials Specialist

u
cc: Jeff Auchterlonie
Groundwater Technology, Inc.
1401 Halyard Drive, Ste 140
West Sacramento, CA 95691

Acting Chief-File

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



RO#814

RAFAT A. SHAHID, Assistant Agency Director

Alameda County
Environmental Protection Division
1131 Harbor Bay Parkway, Room 250
Alameda CA 94502-6577
(510) 567-6700

Mr. Bob Vasquez
The Southland Corporation
3146 Gold Camp Drive, Ste 300
Rancho Cordova, CA 95670

STID 4444

Re: 7-Eleven Store No. 19403, located at 10501 Foothill Blvd., Oakland, CA 94605

Dear Mr. Vasquez,

This office has received your November 28, 1995 letter, proposing closure for your site, and the attached several pages of excerpts from the Lawrence Livermore National Laboratory's (LLNL) "Recommendations To Improve the Cleanup Process for California's Leaking Underground Fuel Tanks." Thank you for this information, however, this office had already taken the initiative to procure and review this whole document prior to receiving your letter. This office is very aware of the anticipated changes in the realm of petroleum underground storage tank (UST) regulations and is appreciative of any and all efforts being made to better research petroleum contamination - more research results in more informed and reasonable decisions on how sites should be investigated to protect human health and the environment for the present and future.

At this time, it is not certain how or what portions of LLNL's studies will be incorporated/accepted into the SB1764 Advisory Committee's proposed revisions for the petroleum UST regulations. Although the LLNL studies, or portions thereof, have not yet become policy, this office has been directed by a December 1995 memo from the State Water Resources Control Board (SWRCB) to implement the following guidelines in the interim (please refer to attached copy of memo):

"...we believe cleanup oversight agencies should proceed aggressively to close low risk soil only cases. For cases affecting low risk groundwater (for instance, shallow groundwater with maximum depth to water less than 50 feet and no drinking water wells screened in the shallow groundwater zone within 250 feet of the leak) we recommend that **active remediation be replaced with monitoring** to determine if the fuel leak plume is stable."

Since groundwater has significantly been impacted at your site, it obviously does not fall into the "low risk soil only" category. Although your site appears to fit into the "low risk groundwater category," no information has been provided to this office confirming that there are no shallow

Mr. Bob Vasquez
Re: 10501 Foothill Blvd.
January 8, 1996
Page 2 of 3

wells within 250 feet of the site being used for drinking water. This information will need to be procured and submitted to this office.

Although your site were to fall under the "low risk groundwater" category, it would appear that your site could still not be considered for closure. Per the County's April 11, 1995 letter and the SWRCB interim guidelines, you are required to continue groundwater monitoring at the site in order to assure that the plume is stable (the term "stable" is very vague, however, it appears to suggest that the plume should not be migrating and/or bioattenuation is observed around the perimeter of the plume). At this time, there is no indication that the plume at your site has stabilized or is bioattenuating. In fact, contaminant concentrations observed in downgradient Well MW-3, located adjacent to a residence, were shown to have increased significantly from last quarter to this quarter.

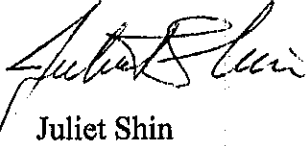
Additionally, another factor that was not mentioned in SWRCB's interim guidelines, is the need to confirm whether the contaminant plume poses any threat to human health or the environment. The suggested mode for accomplishing this task is a Risk Assessment, more specifically the SWRCB has suggested that the American Society for Testing and Materials' (ASTM) Risk-Based Corrective Action (RBCA) guidelines be applied at the petroleum UST sites. The current levels of benzene on your site exceed ASTM RBCA's Tier 1, Table 4 values for "Groundwater-Vapor Intrusion" for both residential and commercial/industrial scenarios and for "Groundwater Ingestion" values given for the residential scenario. Considering that the site is currently operating and is bordered by a residential area, you will be required to provide further discussions, using ASTM RBCA's guidelines and other resources, to assure that there is currently no surficial human health or environmental threat resulting from the observed contaminant plume.

To summarize the above discussions, quarterly groundwater monitoring and elevation contours should continue at the site until sufficient information is obtained to assure the stability of the plume. Additionally, the potential risk to human health and the environment from the existing plume should be addressed. If it is shown through further sampling, that the plume is continuing to migrate significantly, further characterization of this plume may be required.

Mr. Bob Vasquez
Re: 10501 Foothill Blvd.
January 8, 1996
Page 3 of 3


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

Sincerely,



Juliet Shin
Senior Hazardous Materials Specialist

ATTACHMENT

cc:  Tom Peacock, Supervising Hazardous Materials Specialist
Acting Chief-File

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



R0814

RAFAT A. SHAHID, Assistant Agency Director

April 11, 1995

Mr. Bob Vasquez
Southland Environmental
Services
Location 0187
3145 Gold Camp Dr., Ste 300
Rancho Cordova, CA 95670

ALAMEDA COUNTY CC 430-4510
DEPT. OF ENVIRONMENTAL HEALTH
ENVIRONMENTAL PROTECTION DIVISION
1131 HARBOR BAY PKWY., RM.250
ALAMEDA, CAL. 94502-6577

STID # 4444

Re: Investigations at 10501 Foothill Blvd., Oakland, CA

Dear Mr. Vasquez,

This office has reviewed Kleinfelder's Quarterly Groundwater Monitoring Report, dated April 4, 1995, for the above site. Concentrations of benzene exceeding drinking water standards continue to be identified in all of the monitoring wells, except for the two upgradient wells MW-4 and MW-6. Contrary to Kleinfelder's statement in the report, the County will **not** consider this site for closure after one additional quarterly sampling event. However, the site may become eligible for the Regional Water Quality Control Board's Non Attainment Area (NAA) guidelines.

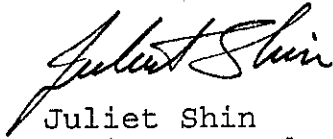
As you are aware, the NAA guidelines state that a site may be eligible for its program if the contaminant plume has reached a steady state condition. Based on the monitoring results of the most downgradient well, Well MW-5, contaminant concentrations appear to be increasing in this well, indicating that the plume is still migrating. If the plume continues to migrate, measures will need to be taken to further delineate the extent of the plume and possibly contain the plume from further migration. If concentrations attenuate in Well MW-5 to acceptable contaminant levels, Well MW-5 may possibly be used as a boundary or compliance point for NAA. Please be reminded that NAA is a management option and does not imply case closure.

Regardless of whether this site qualifies for NAA or not, quarterly ground water monitoring shall continue at the site until this site qualifies for case closure.

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

Mr. Bob Vasquez
Re: 10501 Foothill
April 10, 1995
Page 2 of 2

Sincerely,

A handwritten signature in cursive script that reads "Juliet Shin".

Juliet Shin
Senior Hazardous Materials Specialist

cc: Rajeev Cherwoo
Kleinfelder, Inc.
7133 Koll Center Pkwy., Ste 100
Pleasanton, CA 94566-3101

File

ALAMEDA COUNTY
HEALTH CARE SERVICES



AGENCY

DAVID J. KEARS, Agency Director

R0814

RAFAT A. SHAHID, Assistant Agency Director

February 9, 1995

Mr. Bob Vasquez
The Southland Corporation
5820 Stoneridge Mall Road
3rd Floor
Pleasanton, CA 94588

ALAMEDA COUNTY CC 430-4510
DEPT. OF ENVIRONMENTAL HEALTH
ENVIRONMENTAL PROTECTION DIVISION
1131 HARBOR BAY PKWY., RM.250
ALAMEDA, CAL. 94502-6577

STID 4444

Re: Investigations at Southland Store Number 19403, located at
10501 Foothill Boulevard, Oakland, California

Dear Mr. Vasquez,

This office has reviewed Kleinfelder's Well Installation and Ground water Sampling Report, dated December 9, 1994, and the Fourth Quarter Sampling Report, dated January 27, 1995, for the above site. In the December 9, 1994 report, Kleinfelder recommends that the site be considered as a Category I "Non Attainment Area" (NAA) as defined by the Regional Water Quality Control Board's draft guidelines. However, per the NAA guidelines, a site can be eligible for Category I of NAA only if the following holds true:

- o "The discharger has demonstrated...that no significant pollutant migration will occur";
- o "Adequate source removal and/or isolation is undertaken to limit future migration of pollutants to ground water";
- o "Dissolved phase cleanup is not cost-effective"; and
- o "the Regional Water Board will require dischargers to monitor for containment at points located at the pollution plume boundary, the property boundary, or at other appropriate locations...established cleanup levels that meet water quality objectives must be achieved at containment monitoring points."
- o "An acceptable plan is submitted and implemented for containing and managing the remaining human health, water quality, and environmental risks, if any, posed by residual soil and ground water pollution. This plan should include an assessment of human health and environmental risks, management measures, contingency options, and a commitment to mitigating measures such as participation in a regional ground water monitoring or protection program".

Mr. Bob Vasquez
Re: 10501 Foothill Blvd.
February 9, 1995
Page 2 of 2

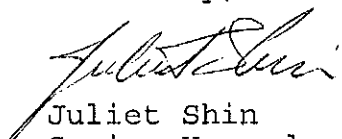
Based on the results of the Fourth Quarter Monitoring Report, the recent water sample collected from the most downgradient well, Well MW-5 (the most likely "containment point"), identified 130 ppb TPHg and 1.6 ppb benzene, whereas last quarter the water sample from this well was Non Detect. This indicates that the ground water contaminant plume may not yet be fully delineated and that the plume may be migrating off site.

This office recommends that at least two additional quarterly sampling events be conducted out at the site prior to considering this site for NAA. This will help to determine whether the plume is migrating significantly, or has stabilized enough to be eligible for NAA.

Lastly, this office does not have a copy of the Unauthorized Release/Leak Report (ULR) Form for this site in our files. If a ULR form was submitted to this office in the past, please submit a copy of this form for our files. Otherwise, please complete the attached ULR form and submit it to this office **within 30 days** of the date of this letter.

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

Sincerely,



Juliet Shin
Senior Hazardous Materials Specialist

ATTACHMENT

cc: Andrew Chan
Kleinfelder
7133 Koll Center Pkwy., Ste 100
Pleasanton, CA 94566-3101

Edgar Howell

ALAMEDA COUNTY
HEALTH CARE SERVICES



AGENCY
DAVID J. KEARS, Agency Director

RAFAT A. SHAHID, Assistant Agency Director

R0814

August 11, 1994

Mr. Bob Vasquez
The Southland Corporation
5820 Stoneridge Mall Rd.
3rd Floor
Pleasanton, CA 94588

Alameda County CC 4580
Health Care Services Agency
Dept. Of Environmental Health
1131 Harbor Bay Pkwy 2nd Flr.
Alameda, CA 94502-6577

STID 4444

Re: Work plan for investigations at Southland Store Number
19403, located at 10501 Foothill Blvd., Oakland, California

Dear Mr. Vasquez,

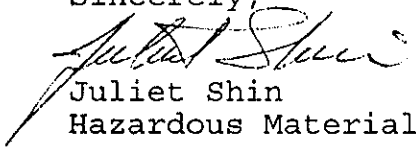
This office has reviewed Kleinfelder's work plan, dated July 21, 1994. This work plan is acceptable to this office with the following additional requirements/reminders:

- o Although the work plan proposes to install Wells MW-5 and MW-6 down to 20 feet below ground surface (bgs), the lowest recorded depth-to-water (DTW) at the site has been below that depth, at 20.31-feet bgs in Well MW-1. The new wells are required to screen above the shallowest recorded DTW, which our files indicate as being 14.7-feet bgs, and at least five feet below the lowest depth, which, again, was 20.31-feet bgs. This is to account for the potential seasonal fluctuations in the ground water.
- o If the alternate location for Well MW-6 is considered, a utility line survey will need to be conducted to assure that the utility lines are not acting as a potential conduit for plume migration. If utility line trenches are located at a commensurate depth to ground water or the capillary fringe, then these trenches may act as a conduit for the contaminant plume, and, consequently, samples collected from the alternate location for Well MW-6 may not be representative of true ground water conditions.

Field work shall commence within 30 days of the date of this letter. A report documenting the work shall be submitted to this office within 45 days after completing field activities.

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

Sincerely,


Juliet Shin
Hazardous Materials Specialist

Mr. Bob Vasquez
Re: 10501 Foothill Blvd.
August 11, 1994
Page 2 of 2

cc: Andrew Chan
Kleinfelder
7133 Koll Center Pkwy., Ste 100
Pleasanton, CA 94566

Edgar Howell-File(JS)

ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY

DAVID J. KEARS, Agency Director



R0814

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

June 16, 1994

Mr. Bob Vasquez
The Southland Corporation
5820 Stoneridge Mall Rd.
3rd Floor
Pleasanton, CA 94588

STID 4444

RE: Required investigations at 10501 Foothill Blvd., Oakland,
California

Dear Mr. Vasquez,

This office has reviewed Kleinfelder's Soil and Ground water Investigations Report, dated March 31, 1994, and the subsequent quarterly monitoring reports. Elevated levels of Total Petroleum Hydrocarbons as gasoline (TPHg) and benzene, toluene, ethylbenzene, and xylenes (BTEX) continue to be identified in the four existing on-site monitoring wells. The extent of the observed ground water contaminant plume is required to be delineated through the use of permanent monitoring wells, per the County's December 2, 1994 letter to your office. Although borings were placed on site in February 1994, they are only acceptable as screening tools to better determine the locations of the required permanent monitoring wells.

The highest levels of contaminant constituents have consistently been identified in Well MW-1, located on the property boundary adjacent to Foothill Blvd. It was noted that the previous investigations conducted in February 1994 did not address the extent of this contaminant plume to the north/northeast of Well MW-1. You are required to address this area, along with the area downgradient of the existing wells, with the installation of permanent monitoring wells. A work plan addressing this work shall be submitted to this office **within 45 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

Mr. Bob Vasquez
Re: 10501 Foothill Blvd.
June 16, 1994
Page 2 of 2

cc: Andrew Chan
Kleinfelder
7133 Koll Center Pkwy., Ste 100
Pleasanton, CA 94566

Edgar Howell-File(JS)

ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY

DAVID J. KEARS, Agency Director



R0814

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

January 12, 1994

Mr. Bob Vasquez
The Southland Corporation
5820 Stoneridge Mall Rd.
3rd Floor
Pleasanton, CA 94588

STID 4444

Re: Investigations at 10501 Foothill Blvd., Oakland, California

Dear Mr. Vasquez,

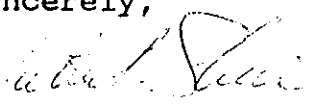
This office has reviewed Kleinfelder's December 30, 1993 quarterly monitoring report for the above site. It was recently noted that the on-site monitoring wells are not surveyed to an established benchmark. Guidelines established by the Regional Water Quality Control Board require that the monitoring wells be surveyed to Mean Sea Level. Therefore, you are required to survey the wells, to an accuracy of 0.01 foot, and include the survey information in the next report to this office.

Additionally, it was noted that Well MW-1 is not readily recharging during the quarterly sampling events. Having reviewed the well log for this well and the other on-site wells, it appears that Well MW-1 should be recharging just as readily as the other wells. It appears that the problem may be associated with sediments clogging the screen. If Well MW-1 becomes too difficult to sample, and you are unable to adequately purge this well, than you may have to consider redeveloping this well, or conduct further investigations into the reason behind the recharge problems.

Lastly, it is the understanding of this office that the November 15, 1993 workplan for the site will be implemented by February 2, 1994, and that a report documenting the work will be submitted by March 16, 1994. Please be reminded that the proposed borings were accepted only as an interim step, with the understanding that permanent monitoring wells will subsequently be installed.

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

Sincerely,


Juliet Shin
Hazardous Materials Specialist

Mr. Bob Vasquez
Re: 10501 Foothill Blvd.
January 12, 1994
Page 2 of 2

cc: Andrew Chan
Kleinfelder
7133 Koll Center Pkwy., Ste 100
Pleasanton, CA 94566

Edgar Howell-File(JS)

ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY

DAVID J. KEARS, Agency Director



R0814

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 2, 1993

Mr. Bob Vasquez
The Southland Corporation
5820 Stoneridge Mall Rd.
3rd Floor
Pleasanton, CA 94588

STID 4444

Re: Work plan for investigations at 10501 Foothill Blvd.,
Oakland, California

Dear Mr. Vasquez,

This office has received and reviewed Kleinfelder's work plan, dated November 15, 1993, for additional investigations at the above site. Five borings and corresponding soil and "grab" ground water samples were proposed for the site. Please be reminded that temporary wells or "grab" ground water samples can only be used as a screening tool to aid in determining the locations for permanent monitoring wells. Even if the "grab" ground water samples from the borings reflect Non Detect levels of contaminants, permanent monitoring wells are required to be installed to confirm this "Non Detect boundary" through a minimum of four quarters of monitoring.

The work plan is acceptable as an interim step towards delineating the extent of contamination resulting from the site. However, you will be required to submit another work plan, proposing the installation of additional **permanent** monitoring wells, **within 60 days** of completing activities associated with the installation of the five proposed borings.

The proposed work shall begin within 60 days of the date of this letter. A report documenting the work shall be submitted within 45 days of completing field activities.

Lastly, we are missing pages 2, 4, and 6 of Kleinfelder's Protocol for Ground water Sampling and Analysis, at the back of the work plan. Please submit these missing pages before implementing the work plan.

Mr. Bob Vasquez
Re: 10501 Foothill
December 2, 1993
Page 2 of 2

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

Sincerely,



Juliet Shin
Hazardous Materials Specialist

cc: Andrew Chan
Kleinfelder
7133 Koll Center Pkwy., Ste 100
Pleasanton, CA 94566

Edgar Howell-File(JS)

ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY

DAVID J. KEARS, Agency Director



R0814

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 1, 1993

Mr. Bob Vasquez
The Southland Corporation
5820 Stoneridge Mall Rd.
3rd Floor
Pleasanton, CA 94588

STID 4444

Re: Investigations at 10501 Foothill Blvd., Oakland, CA

Dear Mr. Vasquez,

This office has received and reviewed Kleinfelder's Quarterly Ground Water Monitoring Report, dated August 26, 1993, for the above site. Elevated levels of Total Petroleum Hydrocarbons as gasoline (TPHg) and benzene, toluene, ethylbenzene, and xylenes (BTEX) were identified in all of the four monitoring wells. Contrary to Kleinfelder's recommendation, you are required to delineate the vertical and lateral extent of both soil and ground water contamination at the site, **per Section 2725, Article 11, Title 23 California Code of Regulations**. Only by knowing the extent of contamination can this office be assured that **all** the contamination is addressed during the anticipated remediation work at the site.

You are required to submit a work plan, addressing the further delineation of soil and ground water contamination at the site, **within 45 days** of the date of this letter. The installation of an additional shallow monitoring well and remediation work, as proposed by Kleinfelder, is acceptable, however, this work is not considered first priority by this office at this time, and if conducted, must be done in conjunction with the installation of additional wells for contaminant plume delineation purposes. Corrective action (i.e., remediation of the contamination) will eventually be required at the site, **per Section 2726, Article 11, Title 23 California Code of Regulations**. Interim remediation measures will be required if the contamination is found to be migrating off site.

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

Mr. Bob Vasquez
Re: 10501 Foothill Blvd.
October 1, 1993
Page 2 of 2

Sincerely,



Juliet Shin
Hazardous Materials Specialist

cc: Matthew L. Bromley
Kleinfelder
7133 Koll Center Pkwy., Ste 100
Pleasanton, CA 94566

Vi C. Hoang
10501 Foothill Blvd.
Oakland, CA 94605

Edgar Howell-File(JS)

ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY

DAVID J. KEARS, Agency Director



R0814

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

June 11, 1993

Mr. Bob Vasquez
The Southland Corporation
5820 Stoneridge Mall Road
3rd Floor
Pleasanton, CA 94588

STID 4444

Re: Investigations at the site, located at 10501 Foothill Blvd.,
Oakland, California

Dear Mr. Vasquez,

Per our meeting out at the site on June 9, 1993, Mr. Vi C. Hoang, property owner, requested that the required ground water monitoring and associated investigative work be postponed until he returns back from his trip at the end of July 1993. Therefore, this office is granting you an extension for the required work until the **first week of August 1993**. Please notify this office 48 hours in advance prior to beginning work at the site.

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

Sincerely,

A handwritten signature in cursive script that reads "Juliet Shin".

Juliet Shin

Hazardous Materials Specialist

cc: Richard Hiatt, RWQCB

Steven P. Hughes
Kleinfelder
2121 N. California Blvd., Ste 570
Walnut Creek, CA 94596

Vi C. Hoang
10501 Foothill Blvd.
Oakland, CA 94605

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March 12, 1993

Mr. Bob Vasquez
Southland Environmental Services/
Location 2987
5820 Stoneridge Mall Rd., Ste 310
P.O. Box 404
Pleasanton, CA 94588

STID 4444

Re: Required investigations at Southland Project #19403, 10501
Foothill Blvd., Oakland, California

Dear Mr. Vasquez,

This office has information indicating that, on December 16, 1986, Southland Corporation removed three 10,000-gallon gasoline underground storage tanks (USTs) from the above site. Soil samples were reported to have been collected from beneath these tanks at the time of their removal. One of the soil samples collected from the bottom of the tank pit in native soil identified 950 parts per million (ppm) Total Hydrocarbons.

To this date, it appears that a total of four monitoring wells, MW-1, MW-2, MW-3, and MW-4, were installed and sampled at the site during the period between April 1987 and February 1989. Analysis of ground water samples collected from all these wells consistently identified elevated levels of Total Petroleum Hydrocarbons as gasoline (TPHg), as high as 180,000 ppb, and benzene, toluene, ethylbenzene, and xylenes (BTEX), as high as 20,000 ppb. Additionally, floating product was observed in Wells MW-2 and MW-4 in the February 1989 sampling event.

This office has no information indicating that further investigations or remediation measures were taken at the site, subsequent to the sampling event in February 1989. Per our conversation on March 10, 1993, it appears that no further work may have been conducted at this site.

Per Section 2652 (d), Article 5, Title 23 California Code of Regulations (CCR), you are required to continue quarterly monitoring and reporting on the existing four wells until investigations and cleanup are complete. The submittal of the next quarterly monitoring report for the site shall be submitted to this office within 45 days of the date of this letter. The quarterly reports must describe the status of the investigation and must include, among others, the following elements:

Mr. Bob Vasquez
Re: 10501 Foothill Blvd.
March 12, 1993
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- o Details and results of all work performed during the designated period of time: records of field observations and data, 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.

If floating product is identified in any of the wells, you shall take interim remedial actions to remove it immediately.

Additionally, **per Section 2725 and 2726, Article 11, Title 23 CCR**, you are required to submit a work plan addressing the delineation, containment, and remediation of the vertical and lateral extent of the soil and ground water contamination that has been released from the site. This work plan is due **within 60 days** of the date of this letter.

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 the Regional Water Quality Control Board.

Please be reminded to copy Richard Hiett, at the San Francisco Bay Region-Water Quality Control Board, on all correspondence and reports regarding this site.

Lastly, this office has no information on the fate of the excavated soil from the tank pit, nor on the sampling of this soil. Please submit any information you have on this matter.

Mr. Bob Vasquez
Re: 10501 Foothill Blvd.
March 12, 1993
Page 3 of 3

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

Sincerely,



Juliet Shin
Hazardous Materials Specialist

cc: Richard Hiatt, RWQCB

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