

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



20885 cc

ALAMEDA COUNTY ENV. HEALTH DEPT.
ENVIRONMENTAL PROTECTION DIVISION
1131 HARBOR BAY PKWY., #250
ALAMEDA CA 94502-6577
(510)567-6700

StID 587

August 26, 1996

Ms. Melinda Henry-Dare
c/o Mendelson & Brown
P.O. Box 2426
Alameda, CA 94501

Mr. Ron Zielinski
Texaco
108 Cutting Blvd
Richmond, CA 94804

RE: Well Decommission at 1726 Park Street, Alameda, CA

Dear Ms. Henry-Dare and Mr. Zielinski:

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 wells, MW-5, MW-8, and MW-9, 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



RO# 885

ARNOLD PERKINS, DIRECTOR
RAFAT A. SHAHID, DEPUTY DIRECTOR

Alameda County Environmental Health Dept.
Environmental Protection Division
1131 Harbor Bay Parkway, Room 250
Alameda CA 94502-6577
(510)567-6700 fax: (510)337-9335

StID 587

January 3, 1996

Mr. Michael Brown
Mendelson & Brown
P.O. Box 2426
Alameda, CA 94501

Mr. Marvin Katz
Texaco
108 Cutting Blvd
Richmond, CA 94804

RE: QMR at 1726 Park Street, Alameda 94501

Dear Messrs. Brown and Katz:

I have completed review of Pacific Environmental Group, Inc's December 1995 Soil Excavation Report and Quarterly Groundwater Monitoring Report for the above referenced site. It appears that source removal was adequate and no further remedial action is required at this site.

In order to assess the effectiveness of source removal, the remaining wells MW-5, MW-8, and MW-9 should be sampled/monitored on a quarter basis. Groundwater should be analyzed for TPH-G, TPH-D, and BTEX. The next sampling event should be in February 1996. Quarterly monitoring reports (QMR) are also due 60 days upon completion of field activities.

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

eva chu
Hazardous Materials Specialist

cc: files

ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY

DAVID J. KEARS, Agency Director



R0885

RAFAT A. SHAHID, ASST. AGENCY DIRECTOR

DEPARTMENT OF ENVIRONMENTAL HEALTH

StID 587

July 7, 1995

Mr. Michael Brown
Mendelson & Brown
P.O. Box 2426
Alameda, CA 94501

ALAMEDA COUNTY-ENV. HEALTH DEPT.
ENVIRONMENTAL PROTECTION DIV.
1131 HARBOR BAY PKWY., #250
ALAMEDA CA 94502-6577
(510)567-6700

Mr. Marvin Katz
Texaco
108 Cutting Blvd
Richmond, CA 94804

RE: Workplan Approval for 1726 Park Street, Alameda 94501

Dear Messrs. Brown and Katz:

I have completed review of Pacific Environmental Group's June 1995 Remedial Work Plan for the above referenced site. The proposal to excavated impacted soil, thus destroying wells MW-1, MW-6, and MW-7, is acceptable. The extent of excavation should be limited to soil concentrations with non-detectable levels of benzene rather than with less than 10 ppm TPH-g. Also, well MW-5 should not be destroyed at this time. This well, along with wells MW-8 and proposed well MW-9, should be used for future groundwater monitoring. Wells MW-2, MW-3, and MW-4 may be abandoned during this phase of investigation.

Field work should commence within 90 days of the date of this letter, or **by October 9, 1995**. 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: Lance Geselbracht, PEG, 2025 Gateway Place, Suite 440,
San Jose, CA 95110
files

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



R0885

RAFAT A. SHAHID, Assistant Agency Director

StID 587

May 5, 1995

Mr. Michael Brown
Mendelson & Brown
P.O. Box 2426
Alameda, CA 94501

Mr. Marvin Katz
Texaco
108 Cutting Blvd
Richmond, CA 94804

ALAMEDA COUNTY-ENV. HEALTH DEPT.
ENVIRONMENTAL PROTECTION DIV.
1131 HARBOR BAY PKWY., #250
ALAMEDA CA 94502-6577
(510)567-6700

RE: CAP for Estate of John Henry, 1726 Park St, Alameda 94501

Dear Messrs. Brown and Katz:

I have completed review of Pacific Environmental Group, Inc.'s March 1995 Corrective Action Plan for the above referenced site. The proposal to excavate residual contaminated soil, install a peroxide injection well within the backfill, and install a downgradient monitoring well is acceptable. Please submit a workplan detailing the above proposed investigation to this office within 45 days of the date of this letter, or by **June 23, 1995**. Once the workplan is approved, it should be put out to bid, and implementation of the workplan should commence within 90 days upon approval of the workplan.

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

eva chu
Hazardous Material Specialist

cc: Lance Geselbracht, PEG, 2025 Gateway Place, Suite 440,
San Jose, CA 95110
files

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



R0885

RAFAT A. SHAHID, Assistant Agency Director

August 1, 1994

Mr. Michael S. Brown
Mendelson & Brown
P.O. Box 2426
Alameda, CA 94501

ALAMEDA COUNTY HEALTH CARE SERVICES AGENCY
DEPARTMENT OF ENVIRONMENTAL HEALTH
1131 HARBOR BAY PARKWAY, 2ND FLOOR
ALAMEDA, CA 94502-6577

STID 587

Re: Investigations at 1726 Park St., Alameda, California

Dear Mr. Brown,

This office has reviewed Pacific Environmental Group's (Pacific) Site Investigation Report, dated July 5, 1994. Elevated levels of TPHg and BTEX were identified in soil samples collected from Borings 28 and 29 and Wells MW6, MW7, and MW8. Elevated levels of TPHg and BTEX were identified in ground water samples collected from Wells MW1, MW6, MW7, and MW8. Per the County's December 21, 1993 letter to your office, you are required to determine whether the sewer main running along Eagle Avenue is acting as a conduit for the migration of the site's contaminant plume. Based on the fact that Well MW8, located within 15 feet of the sewer main, is identifying elevated levels of contaminants, and that the site's depth-to-water and the depth of the sewer main trench are commensurate, it appears that the sewer main may be acting as a conduit for contaminant migration.

In order to accurately delineate the extent of the ground water contaminant plume, per Article 11 Title 23 California Code of Regulations, further investigations are still required to assure that the plume is not migrating along the sewer main. A work plan addressing the sewer main and/or the delineation of the contaminant plume is required to be submitted to this office within 90 days of the date of this letter.

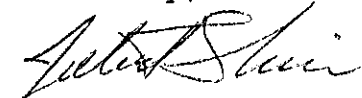
Based on the information provided for the neighboring site investigations, shown on Figure 2A of the report, there appears to be low to no contaminant contribution from off site. Based on the soil and ground water analysis results, it appears that the bulk of contamination at the site is resulting from the former underground gasoline storage tank area. Soil samples collected from the borings placed in the former gasoline tank pit and immediately downgradient of this pit identified the most elevated levels of gasoline contamination.

Mr. Michael Brown
Re: 1726 Park St.
August 1, 1994
Page 2 of 2

Lastly, per Article 5 Title 23 California Code of Regulations, quarterly ground water monitoring and reporting are required to be conducted at the site until this site qualifies for case closure. Please be reminded to include field notes showing the stabilization of pH, conductivity, and temperature in future quarterly ground water monitoring reports.

If you have any questions or comments, please contact me at (510) 567-6700 (New general phone number) or (510) 567-6763 (my new direct phone number).

Sincerely,



Juliet Shin
Hazardous Materials Specialist

cc: Melinda Henry-Dare
Estate of John B. Henry
3312 Central Ave.
Alameda, CA 94501

Lisa Kim
Texaco, Inc.
10 Universal City Plaza, 13th Floor
Universal City, CA 91608-1006

Edgar Howell-File(JS)

ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY

DAVID J. KEARS, Agency Director



R0885

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 21, 1993

Michael S. Brown
Mendelson & Brown
P.O. Box 2426
Alameda, CA 94501

STID 587

Re: Work plan for investigations at 1726 Park St., Alameda, CA

Dear Mr. Brown,

This office has reviewed Texaco Environmental Services' work plan, dated November 19, 1993. This work plan is acceptable with the following changes/additions/reminders:

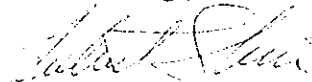
- o This office was recently informed that a 6-inch sewer main runs along the middle of Eagle Avenue at approximately 7.5 feet below ground surface. It appears that this sewer main lies in the vicinity of the local water table, therefore, there is the potential that this sewer main may have acted as a conduit for plume migration. Therefore, it is advisable that the proposed off-site well be installed on the southern side of the sewer line to determine the degree of off-site contaminant migration. If the proposed off-site well were to be placed on the northern side of the sewer main on Eagle Ave., the concentrations identified may be inaccurate, since some of the contaminant plume may have been diverted to migrate along the sewer main. This office is requesting that you keep an eye out for, and address in the following report, the potential for any off-site contamination to migrate along the sewer main.
- o Please be reminded that wells must be screened adequately above and below the water table to account for seasonal fluctuations.
- o Please be reminded that all the wells must be surveyed to an established benchmark (i.e., to Mean Sea Level), to an accuracy of 0.01 foot.
- o The work plan mentions that drilling permits will be obtained from the Alameda County Department of Environmental Health, however, this is incorrect. Drilling permits must be obtained from Alameda County Flood Control District, Zone 7, before drilling can begin at the site.

Mr. Michael Brown
Re: 1726 Park St.
December 21, 1993
Page 2 of 2

It is the understanding of this office that the work plan will be implemented in January 1994, in concurrence with the next required quarterly ground water monitoring event. A report documenting the field 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) 271-4530.

Sincerely,



Juliet Shin
Hazardous Materials Specialist

cc: Melinda Henry-Dare
Estate of John B. Henry
3312 Central Avenue
Alameda, CA 94501

Lisa Kim
Texaco Inc.
10 Universal City Plaza, 13th Floor
Universal City, CA 91608-1006

Edgar Howell-File(JS)

ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY

DAVID J. KEARS, Agency Director



R0885

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 29, 1993

James W. Kinnear
Texaco, Inc.
2000 Westchester Avenue
White Plains, NY 10650

STID 587

RE: Responsibility in the investigations and remediation of the site located at 1726 Park Street, Alameda, California

Dear Mr. Kinnear,

This office has information indicating that Texaco owned the above site until September 1972, when John B. Henry acquired the property, and operated a service station at this site. John B. Henry never operated the tanks, and only six months after Mr. Henry acquired the site, Texaco removed the underground storage tanks.

The Administrators of the Estate of John B. Henry, have initiated soil and ground water investigations at the site. Analysis of soil samples collected from borings at the site identified elevated concentrations of Total Petroleum Hydrocarbons as gasoline (TPHg), primarily from around the area of the former underground storage tanks (USTs). Additionally, ground water samples collected from one of the on-site monitoring wells and "grab" ground water samples collected from the borings around the former USTs have identified elevated concentrations of TPHg, as high as 120,000 parts per billion (ppb).

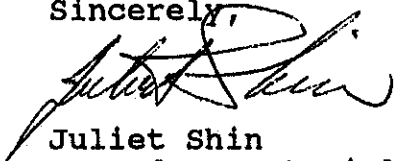
Per **Section 1720, Article 11, Title 23 California Code of Regulations**, this office is citing you as a Responsible Party for the investigations and cleanup of the observed soil and ground water contamination at the site. In addition to conducting the quarterly ground water monitoring events at the site, that are required to continue until this site is ready for RWQCB's "sign-off", a work plan, addressing the further delineation of the ground water contamination observed at the site, shall be submitted to this office **within 60 days** of the date of this letter (Please refer to attached letter to Estate of John B. Henry, dated November 30, 1992, for details of requirements).

This is a formal request for a work plan, pursuant to **Section 2722 (c), Article 11, Title 23 California Code of Regulations**. Any requests for extensions, or modifications of required tasks, need to be submitted in writing to this office or RWQCB for approval.

Mr. James Kinnear
Re: 1726 Park St.
Page 2 of 2
January 29, 1993

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

Sincerely,



Juliet Shin
Hazardous Materials Specialist

cc: Richard Hiett, RWQCB

L.N. Eisen
Texaco, Inc.
10 Universal City Plaza
Universal City, CA 91608-1097

R.R. Zielinsky
Texaco Refining and Marketing
108 Cutting Blvd.
Richmond, CA 94804

Gil Jensen, Alameda County District Attorney's Office

Michael Brown
Mendelson & Brown
1040 Marina Village Pkwy., Ste B
P.O. Box 2426
Alameda, CA 94501

Melinda Henry-Dare
Estate of John B. Henry
3312 Central Avenue
Alameda, CA 94501

Edgar Howell-File(JS)

ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY

DAVID J. KEARS, Agency Director



R0885

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

November 30, 1992

Melinda Henry-Dare
Estate of John B. Henry
3312 Central Avenue
Alameda, CA 94501

STID 587

RE: Investigations at 1726 Park Street, Alameda, California

Dear Ms. Henry-Dare,

This office has reviewed TMC Environmental's ground water investigation report, dated August 28, 1992, for the above site. Analysis results for grab ground water samples collected from Borings B-8B and B-15 were very high. Additionally, the soil samples collected from the capillary fringe in this area identified elevated hydrocarbon concentrations.

Recently, a neighboring site drilled borings immediately northeast of your site on Eagle Avenue and collected a grab ground water sample from this boring. Analysis of this ground water sample identified 14,000 ppb TPHg and 340 ppb benzene. It is uncertain that this contamination is coming from your site, however, it is certain that further ground water investigations should be conducted downgradient, northeast, of the site to define the extent of the ground water contaminant plume resulting from your site, and to determine if, in fact, it has migrated off site. You will be required to submit a work plan addressing the installation of additional wells by the fourth quarterly monitoring event at the site.

This office has no closure permit in our files for the removal of the 500-gallon waste oil tank in December 1991. Please submit a copy within 30 days of the receipt of this letter. Additionally, this office has no information on the other former underground storage tanks.

Per the conversation with Michael Prince Valle, TMC Consultants, on November 30, 1992, there is no information available on these tanks at the RWQCB, DHS, or the Fire Department. Additionally, Mr. Valle stated that Texaco is known to have operated at the site in the past. Please submit any information you have, such as contracts, identifying any of the former operators of underground storage tanks at the site. This information may allow us to determine if any of these former operators can be

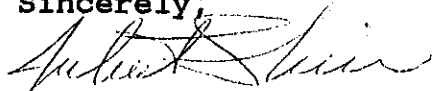
Ms. Melinda Henry-Dare
RE: 1726 Park St.
November 30, 1992
Page 2 of 2

included as responsible parties. Additionally, the former operators may be able to provide additional information on the former underground storage tanks at the site.

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

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

Sincerely,



Juliet Shin
Hazardous Materials Specialist

cc: Richard Hiatt, RWQCB

Robert La Grone, Alameda Fire Dept.

Michael Prince Valle
TMC Environmental, Inc.
13908 San Pablo Avenue, Ste 101
San Pablo, California 94806

Edgar Howell-File(JS)