

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



Ro # 939

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

January 23, 1998
StID # 3622 4284

Mr. Joseph Cotton
City of Oakland
1333 Broadway, Suite 330
Oakland, CA 94612

**RE: City of Oakland Site, aka Texaco Independent, 8124 E. 14th
St., Oakland CA 94621 (International Blvd.)**

Dear Mr. Cotton:

This letter serves to inform you than our office has received Regional Water Quality Control Board (RWQCB) concurrence for site closure in regards to the underground fuel leak from the five gasoline and one waste tank at the above referenced site. Prior to issuing a closure letter, our office requests the proper closure of the six monitoring wells at this site.

Please contact Alameda County Public Works, Mr. Andreas Godfrey, at (510) 670-5575 for the well closure permit.

I may be reached at (510) 567-6765 if you have any questions.

Sincerely,

Barney M. Chan
Hazardous Materials Specialist

c: B. Chan, files
wlc18124

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



RO#939

July 25, 1997
StID # 4284

Mr. Joseph Cotton
City of Oakland Public Works
1333 Broadway, Suite 330
Oakland CA 94612

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

Re: 8124 E. 14th St., Oakland CA 94621

Dear Mr. Cotton:

Our office has received and reviewed the July 18, 1997 MicroSearch Environmental Corp. letter regarding the attempted well abandonment at the above referenced site. This letter states that ACC Environmental Corp. attempted, but failed, to locate monitoring wells, MW-2 and MW-4. The letter further requests that both our office and the Alameda County Water District, Zone 7 consider these two wells "technically closed" based upon this failed effort to locate these wells.

Our office will not require an additional attempt to locate these wells, however, you will be required to note in your site management plan, the approximate location of these two wells on a site map. Alternatively, this information may be included in the previously requested deed notice. This must be done to prevent workers from inadvertently exposing conduits to groundwater.

As a reminder, you may request site closure after your annual 1998 sampling event. This event can be scheduled for the first quarter of 1998.

You may contact me at (510) 567-6765 if you have any questions.

Sincerely,

Barney M. Chan
Hazardous Materials Specialist

c: Mr. J. Sutton, MicroSearch Env. Corp., 318 Harrison St., Suite
1A, Oakland CA 94607

wells8124

ALAMEDA COUNTY
HEALTH CARE SERVICES



AGENCY

DAVID J. KEARS, Agency Director

RO#939

April 10, 1997
StID # 4284

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

Mr. Joseph Cotton
City of Oakland, Environmental Affairs Division
1333 Broadway, Suite 330
Oakland CA 94612

Re: 8124 E. 14th St., Oakland CA 94621

Dear Mr. Cotton:

Our office has been notified that after the development of the parking lot at the above site, three monitoring wells were "lost". The wells lost are MW2, MW3 and MW4. An unsuccessful effort was made to locate these wells by consultants from ACC. Based on these events, I would like to recommend future actions which will continue to monitor this site in accordance with the previously approved Risk Assessment and site management plan.

Note, according to my February 8, 1996 letter, monitoring wells MW3-MW6 were to be sampled and analyzed on an annual basis for the analytes; TPHg, TPHd, BTEX and the metals; cadmium, chromium, lead, nickel and zinc. Total Oil and Grease, TOG, may be eliminated as an analyte as recommended in Baseline's April 9, 1996 report. The asphalt cap (parking lot) requested has been completed. Lastly, the existence of residual soil contamination should be recorded in the property's deed and submitted to our office and that of the City of Oakland Building Department. Please provide our office proof of this.

Please provide our office a copy of the annual 1997 monitoring report for this site. I have been informed that a sampling event occurred on January 24, 1997. Please provide this report **within 2 weeks or by April 25, 1997.**

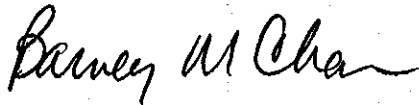
Based upon the current site conditions, please do the following:

1. Attempt to locate and repair MW3. If unsuccessful, please install another well as close to the former location as possible.
2. Monitoring wells MW2 and MW4 should be properly closed if possible. Any "lost" wells will need a variance from the Water Board prior to site closure.
3. Continue annual monitoring on wells MW3 (or replacement), MW5 and MW6 for the above-mentioned parameters for at least one additional year.

Mr. Joseph Cotton
StID # 4284
8124 E. 14th St.
April 10, 1997
Page 2.

You may contact me at (510) 567-6765 if you have any questions.

Sincerely,



Barney M. Chan
Hazardous Materials Specialist

c: B. Chan, files

cmon8124

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



RO#939

RAFAT A. SHAHID, Assistant Agency Director

February 8, 1996
StID # 4284

Alameda County CC4380
Environmental Health Services
1131 Harbor Bay Pkwy., #250
Alameda CA 94502-6577
(510)567-6700 FAX(510)337-9335

Mr. Andrew Clark-Clough
City of Oakland
1333 Broadway, Suite 330
Oakland CA 94612

Re: 8124 E. 14th St., Oakland CA 94621

Dear Mr. Clark-Clough:

Our office and that of the Regional Water Quality Control Board have completed review of the December 1995 Health Risk Assessment (HRA) for the above referenced site as prepared by Baseline, your consultant. Based on review and comments from Staff Toxicologist, Ravi Arulanantham, the HRA is accepted with following conditions:

1. Annual groundwater monitoring should occur during the first quarter of each year. All wells should be measured for groundwater elevation. Monitoring wells MW3-MW6 should be sampled and analyzed for the analytes; TPHg, TPHd and BTEX and the metals; cadmium, chromium, lead, nickel and zinc.
2. An asphalt cap should be placed over the onsite areas identified as containing residual soil contamination.
3. Notification of the existence of this residual soil contamination should be recorded in the property's deed and submitted to our agency and the City of Oakland Building Department. As the HRA states, the potential risk associated with construction workers should be evaluated in a health and safety plan prior to initiation of any earthwork activities in the residual contamination area.

Please contact me at (510) 567-6765 if you have any questions.

Sincerely,

A handwritten signature in cursive script, appearing to read 'Barney M. Chan'.

Barney M. Chan
Hazardous Materials Specialist

c: Mr. K. O'Dea, Baseline Env. Consulting, 5900 Hollis St., Suite
D, Emeryville, CA 94608

R. Arulanantham, RWQCB

G. Coleman, files

HRA8124

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ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY

DAVID J. KEARS, Agency Director



R0939

RAFAT A. SHAHID, DIRECTOR

DEPARTMENT OF ENVIRONMENTAL HEALTH
State Water Resources Control Board
Division of Clean Water Programs
UST Local Oversight Program
1131 Harbor Bay Parkway
Alameda, CA 94502-6577
(510) 567-6700

September 19, 1995
StID # 4284

Mr. Andrew Clark-Clough
City of Oakland
Office of Public Works
1333 Broadway, Suite 300
Oakland CA 94612

**Re: Comment on Baseline's September 1995 Work Plan for Continued
Environmental Investigation at 8124 E. 14th St., Oakland CA
94621**

Dear Mr. Clark-Clough:

Our office has received and reviewed the above referenced work plan as prepared by your consultant, Baseline. I have also discussed its contents with Mr. Kevin O'Dea of Baseline. Recall, this work plan calls for the advancement of six additional borings around the previously identified area of petroleum contamination. One upgradient groundwater sample will be taken and a subsequent Risk Evaluation will be performed via the ASTM RBCA guidelines.

Our office agrees with this approach, however, I have the following comments/requirements:

Please attempt to move boring B-2 slightly northwest, more in line with borings B-3 and B-5. Because there is uncertainty in the contaminants of concern, please include TPH as diesel and Total Oil and Grease as well as TPHg and BTEX as analytes for the soil samples in these borings.

Please contact me at least 48 working hours prior to your field activities.

I may be reached at (510) 567-6765 if you have any questions.

Sincerely,

Barney M. Chan
Hazardous Materials Specialist

cc: K. O'Dea, Baseline, 5900 Hollis St., Suite D, Emveryville, CA
94608

G. Young, files
2wpap8124

ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY

DAVID J. KEARS, Agency Director



R0939

RAFAT A. SHAHID, DIRECTOR

DEPARTMENT OF ENVIRONMENTAL HEALTH
State Water Resources Control Board
Division of Clean Water Programs
UST Local Oversight Program
1131 Harbor Bay Parkway
Alameda, CA 94502-6577
(510) 567-6700

September 18, 1995
StID # 4284

Mr. Andrew Clark-Clough
City of Oakland
1333 Broadway, Suite 330
Oakland CA 94612

**Re: Comment on AGI's Recommendations for 8124 E. 14th St.,
Oakland, CA 94621**

Dear Mr. Clark-Clough:

Our office has received and reviewed the August 7, 1995 AGI Quarterly Groundwater Monitoring Report. In this report are a number of recommendations. This letter serves to comment on these recommendations. I will address each bulleted item separately.

Eliminate all metals analyses. etc....

Our office agrees that it is appropriate to eliminate metals analyses for monitoring wells MW1-3. I believe it is premature to eliminate metals analyses on wells MW 4-6. Until the location of the waste oil tank is conclusively identified, our office requests three additional quarters of monitoring for the metals, cadmium, chromium, lead, zinc and nickel.

Eliminate TPH-D analyses. etc...

Please include the chromatograms for TPHg and TPHd analyses for monitoring well MW-3. Based on our concurrence of your lab's interpretation you may then eliminate this parameter. At this time, please continue to analyze wells MW3-6 for TPHd.

Reduce monitoring at MW4 and MW5 to semiannual frequency for TPH-G and BTEX. etc...

Please continue to monitor all wells with the exception of MW1-2 for TPHg and BTEX. Keep in mind, the conditions of Non-Attainment Areas requires monitoring of downgradient wells at the plume perimeter.

Remove MW1 and MW2 from the monitoring program. etc...

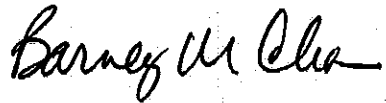
You may stop monitoring these wells, however, please continue to take groundwater elevation readings from these wells for gradient determination. Of course, should these wells be destroyed during construction activities all measurements will be suspended.

Mr. A. Clark-Clough
StID # 4284
8124 E. 14th St.
September 18, 1995
Page 2.

Our office agrees that the sampling of the offsite wells on the EOYDC should be done. Until they initiate their monitoring, it may be prudent for you to gain access to these wells and monitor at the same time your wells are monitored.

You may contact me at (510) 567-6765 if you have any questions.

Sincerely,



Barney M. Chan
Hazardous Materials Specialist

cc: J. Adams, AGI Technologies, 300 120th Ave., N.E., Bldg. 4,
Bellevue, Washington 98005
G. Young, files

rec8124

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



R0939

RAFAT A. SHAHID, Assistant Agency Director

June 13, 1995
StID # 4284

Alameda County CC4580
Dept. of Environmental Health
Environmental Protection Division
1131 Harbor Bay Pkwy., #250
Alameda CA 94502-6577

Mr. Andrew Clark-Clough
Office of Public Works
1333 Broadway, Suite 330
Oakland CA 94612

Re: Subsurface Investigation at 8124 E. 14th St., Oakland 94621

Dear Mr. Clark-Clough:

Our office has received your June 7, 1995 correspondence where you recounted our recent conversation regarding the on-going subsurface investigation at the above referenced site. In this conversation, we discussed the remedial options for the site given that the groundwater elevation has risen significantly since the May 1994 work plan for limited excavation was submitted and approved by our office. I agreed that soil excavation would be impractical at this time and unless we saw the same amount of drop in groundwater elevation as we saw rise, excavation should not be considered.

It appears that it may be appropriate to consider the Non-Attainment Area (NAA) approach inclusive of some type of risk assessment. After you receive the monitoring well installation report for the three new wells, you are requested to examine whether this site is appropriate for NAA. If there is a lack of data please provide a work plan for filling the data gap. Secondly, you should be looking at a qualitative risk assessment for this site. Perhaps the RBCA approach may be appropriate. Prior to recommending any monitoring program, the site should be examined using a risk assessment approach. We look forward to the well installation report plus your recommendations.

You may contact me at (510) 567-6765 if you have any questions.

Sincerely,

Barney M. Chan
Hazardous Materials Specialist

cc: Mr. W. Henry, AGI, 827 Broadway, Suite 210,
Oakland CA 94612

M. Ling Tung, files
1-ss8124

ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY

DAVID J. KEARS, Agency Director



R0939

RAFAT A. SHAHID, ASST. AGENCY DIRECTOR

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

March 3, 1995
StID #4284

City of Oakland
Mr. Andrew Clark-Clough
1333 Broadway, Suite 330
Oakland CA 94612

**Re: Status of Environmental Investigation at 8124 E. 14th St.,
Oakland CA 94621**

Dear Mr. Clark-Clough:

Thank you for the submission of the February 24, 1995 quarterly monitoring report for the above site as prepared by AGI Technologies. Upon review of this report, our office approves discontinuing the monitoring of the existing wells for halogenated volatile organics (HVOCs). Based on analytical results, these compounds do not appear to be chemicals of concern.

It is encouraging to hear that the offsite wells are anticipated to be installed within the next 30 days. Please contact me 48 hours prior to this field work. In addition, please contact me again with 48 hours prior notice when confirmatory soil sampling is performed after the scheduled overexcavation activities (scheduled for some time in April).

I may be reached at (510) 567-6765.

Sincerely,

Barney M. Chan
Hazardous Materials Specialist

cc: P. Lohman, AGI Technologies, 827 Broadway, Suite 210, Oakland
CA 94607
G. Coleman, files

2-8124

ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY

DAVID J. KEARS, Agency Director



R0939

RAFAT A. SHAHID, ASST. AGENCY DIRECTOR

June 8, 1994
StID # 4284

Mr. Andrew Clark-Clough
City of Oakland
OPW Environmental Affairs Division
1333 Broadway, Suite 330
Oakland CA 94612

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

**Re: Comment on May 16, 1994 Work Plan for Remediation for
Hydrocarbon Contaminated Soil at 8124 E. 14th St.,
Oakland CA 94621**

Dear Andrew:

Our office has received and reviewed the above referenced work plan as prepared by your consultant, Applied Geotechnology. We have also discussed the work plan with Mr. Kevin Graves of the Regional Water Quality Control Board (RWQCB). As you recall, during the May 20, 1994 meeting with yourself, your consultant Dan Henninger and myself, the concept presented in this work plan was accepted. Only a few details were left in the air. These details were resolved after meeting with Mr. Graves of the Water Board.

This the work plan is thus accepted with the following comments/conditions:

1. It was understood that the City should reinstate quarterly monitoring. This should not be dependent on when you intend to initiate the work plan.
2. Because of the proposed layers for the backfilling of the excavation, the clean-up and re-use level: 100 ppm TPHg is acceptable. In addition, soil clean-up should also be less than 1ppm for total VOC concentration and less than 500 ppm for TPHd and Oil and Grease.
3. In regards to stockpiled soils, be aware that the assumed "clean" soil from the top 4' will also require verification sampling. It is appropriate, however, to analyze at a lower frequency from the remediated contaminated soils. Please use an OVA with a FID detector to screen these soils rather than an OVM-PID.

The proposed sampling frequency (1 discrete soil sample for every 50 cubic yards of bioremediated soils) is acceptable if it is shown statistically to be adequately representative per EPA Method Manual SW846. The proposed soil sampling frequency for sidewalls and the base is acceptable.

Mr. A. Clark-Clough
StID #4284
8124 E. 14th St.
June 8, 1994
Page 2.

4. I have made you aware that the neighboring site at 8200 E 14th St., the East Oakland Youth Development Center still has a potential problem which may affect the location of your off-site monitoring wells. Their well on the northeast corner of the 82nd Ave./E. 14th St. intersection has detected gasoline and BTEX for an extended period. Therefore, the delineation of the groundwater plume in this direction as it extends from the City's site will be a key issue.

Please contact me at least **48 working hours** prior to any field activity so I or a representative from our office can arrange to be present if possible.

You may contact me at (510) 271-4530 if you have any questions.

Sincerely,



Barney M. Chan
Hazardous Materials Specialist

cc: K. Graves, RWQCB
D. Henninger, Applied Geotechnology Inc., 827 Broadway, Suite
210, Oakland CA 94607
E. Howell, files

2wp8124

ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY

DAVID J. KEARS, Agency Director



R0939

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 30, 1993
StID # 4284 *

Mr. Joseph Cotton
City of Oakland
OPW Environmental Affairs Division
1333 Broadway, Suite 800
Oakland CA 94612

**Re: Comment on December 20, 1993 Environmental Site
Characterization Report for 8124 E. 14th St., Oakland 94621**

Dear Mr. Cotton:

Thank you for the above referenced document detailing the results of the site characterization performed at the above site. Recall, this report describes the results of test pit excavations and monitoring well installations. This investigation has cleared up a few uncertainties which previously existed. These items include:

1. No monitoring wells were found on this property, therefore the two monitoring wells previously thought to be on this property may be on the adjacent property on the 8200 block of E. 14th St.
2. Remnants of underground tank piping and considerable petroleum contamination exists in the southwest corner of this site indicating limited overexcavation occurred at the time of the tank removals.
3. Assuming the typical location of underground tanks of a former service station, no underground tanks remain at this site.

Our office has the following observations, comments and concerns:

1. The estimated limits of soil contamination is conservative. Assuming a localized contaminant source, the total cubic yards of contaminated soil may be significantly less than the 3200 cubic yards estimated.
2. The analytical methods used for Total Oil and Grease and Total Petroleum Hydrocarbons (418.1 and 413.2) should not be used for this analysis. It has been shown that there is considerable error and unreliability with these methods. Further analysis for Oil and Grease should be done by gas chromatography via method TPH as motor oil. You should also note that method 418.1 does not distinguish between diesel and oil and grease and method 413.2 which was used for Total Oil and Grease on soil samples should actually be run via a Standard Methods, 5520D and F method.

Mr. Joseph Cotton
StID # 4284
8124 E. 14th St.
December 30, 1993
Page 2.

3. Because of the results of this report, it is appropriate to modify future analysis. For future soils, you should run TPH as gasoline, TPH as diesel, TPH as motor oil and BTEX. For future groundwater samples, you should run the same parameters as for soil plus an analysis for the semi-volatile compounds, 2-methyl-naphthalene and naphthalene.

4. Our office agrees with your consultants recommendation that further subsurface investigation will be required for this site. The apparent localized contamination may be amenable to excavation. Please provide a work plan which will include the locations and sampling of the proposed borings and monitoring wells along with your confirmatory sampling plan for any overexcavation. You should notify our office 48 working hours prior to all field activities so I may witness these activities if possible.

Please submit your work plan addendum, as requested above, to our office **within 45 days or by February 15, 1994**. You may contact me at (510) 271-4530 if you have any questions.

Sincerely,



Barney M. Chan
Hazardous Materials Specialist

cc: D. Henninger, Applied Geotechnology Inc., 827 Broadway,
Suite 210, Oakland CA 94612
E. Howell, files

wpad8124

ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY

DAVID J. KEARS, Agency Director



R0939

RAFAT A. SHAHID, ASST. AGENCY DIRECTOR

December 3, 1993
StID # 4284

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

Mr. Joseph Cotton
City of Oakland
OPW Environmental Affairs Division
1333 Broadway, Suite 800
Oakland CA, 94612

**Re: Request for Technical Reports for Subsurface Investigation at
8124 E. 14th St., Oakland CA 94621**

Dear Mr. Cotton:

As you are aware, a subsurface investigation was performed at the above site to determine the extent of soil contamination resulting from the release of petroleum hydrocarbon from underground storage tanks. The initial work plan for the installation of two monitoring wells was changed to the advancement of test pits to define the extent of soil contamination.

I witnessed the excavation of exploratory test pits at this site on October 13, 1993. Mr. Dan Henniger of Applied Geotechnology Inc. supervised this investigation. During these activities two of the test pits exhibited significant gasoline contamination. In addition, remnants of underground tanks were also uncovered. The results of this investigation were to be used to propose the next step of the investigation at this site ie soil excavation, monitoring well installation etc.

As of this date, our office has not received a report of the findings of the October 13, 1993 investigation nor have we received a work plan for further investigation based on the report's findings. Please provide these documents to our office **within 30 days or by January 4, 1993.**

You should consider this a formal request for technical reports pursuant to the California Water Code Section 13267(b). You may contact me at (510) 271-4530 if you have any questions.

Sincerely,

A handwritten signature in cursive script, appearing to read "Barney M. Chan".

Barney M. Chan
Hazardous Materials Specialist

cc: D. Henninger, Applied Geotechnology, 827 Broadway, Suite 210,
Oakland CA 94612

E. Howell, files
3wp8124

ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY

DAVID J. KEARS, Agency Director



R0939

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

September 29, 1993
StID # 4284

Mr. Joseph Cotton
City of Oakland
OPW Environmental Affairs Division
1333 Broadway, Suite 800
Oakland CA 94612

**Re: Comment on September 22, 1993 Work Plan for Investigation at
8124 E. 14th St., Oakland CA 94621**

Dear Mr. Cotton:

I understand that you are the City's contact for the environmental investigation for the above referenced site. Our office has recently received and reviewed the September 22, 1993 work plan as provided by your consultant, Applied Geotechnology. This work plan replaces the previous, February 5, 1993 one which proposed the installation of four wells at this site. I have discussed the contents of the work plan with Mr. Dan Henninger and we concurred on the following observations:

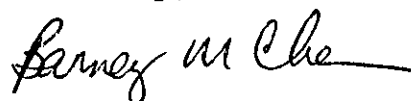
The details of the 1987 tank removals are unclear. Although soil samples were taken, it's unclear whether any further excavation was performed and whether the soil generated from the tank pull was characterized, reused or disposed. It is also unclear exactly where the tanks were and where the two installed monitoring wells are. There are significant differences in the site maps in the Groundwater Technology and Applied Geotechnology reports. Because of the uncertainties involved, the exact locations of the proposed test pits and monitoring wells cannot be determined. Applied Geotechnology proposes to perform an historical and possibly a geophysical review of the site in hopes of clarifying the location of the former tanks. The test pits will also be used to determine the location of the former tanks and determine the lateral extent of contamination. It may also serve to locate the previously "lost" monitoring wells. As soon as this information is obtained, the location of new monitoring wells can be formalized.

It is under these circumstances that our office agrees with the approach of excavating test pits for the above site. Please contact our office at least **48 working hours** prior to initiating work.

Mr. Joseph Cotton
StID # 4284
8124 E. 14th St.
September 29, 1993
Page 2.

You may contact me at (510) 271-4530 if you have any questions.

Sincerely,



Barney M. Chan
Hazardous Materials Specialist

cc: D. Henninger, Applied Geotechnology, 827 Broadway, Suite 210,
Oakland CA 94612
E. Howell, files

2wp8124

ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY

DAVID J. KEARS, Agency Director



RAFAT A. SHAHID, ASST. AGENCY DIRECTOR

R0939

February 11, 1993
StID # 4284

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

Ms. Julie Carver
City of Oakland
1330 Broadway, Suite 1001
Oakland CA 94612

**Re: Evaluation of Workplan for Well Installation for 8124 E.14th
St., Oakland CA 94621**

Dear Ms. Carver:

Our office has received and reviewed the workplan for monitoring well installations for the above site as provided by Applied Geotechnology Inc. I have since contacted Mr. William Wikander and discussed my concerns. We agree that the workplan is acceptable with the following conditions:

1. It was acknowledged that the installation of the proposed wells will add little to the information regarding the extent of soil contamination. You're aware that high concentrations of petroleum hydrocarbons were left on-site after the tank removals. Mr. Wikander stated that further subsurface investigation will be performed to determine the extent of soil contamination. This will be a future requirement of this office.
2. It was decided that a total screen length interval in the monitoring well should be 15 feet, preferably 5 feet above and 10 feet into the first encountered groundwater. In addition, we clarified that the slit width will be 0.02", development of the wells will be done 72 hours after well installation and groundwater elevation will be determined to 0.01' accuracy.
3. Soil bags are permissible for the storage of the soil cuttings with proper labeling as non-hazardous waste. If the soils are not disposed of within 90 days, they will need proper characterization to verify as non-hazardous.
4. After monitoring well installation, we assume that there will be two downgradient wells, one upgradient well and one cross-gradient. The workplan states that after well installation, the two downgradient wells will be purged and sampled. This is not acceptable to our office. All four wells must be purged and sampled.

Ms. Julie Carver
StID #4284
8124 E. 14th St.
February 11, 1993
Page 2.

Until our office agrees that the gradient and contaminant plume has been defined, we cannot authorize the monitoring of selected wells at the site. Therefore, it is uncertain the total number of water samples which will require analysis. You should consider that monitoring will be required quarterly for all wells, for a minimum of one year.

5. All well water samples should be analyzed for Total Oil and Grease by Method 418.1. Soil samples from the borings should be analyzed via Method 5520 D/F Standard Methods, 17th Edition. This analysis is in addition to Total Petroleum Hydrocarbons as gasoline and BTEX. As stated in the workplan, the samples downgradient to the former waste oil tank should be analyzed for the additional waste oil parameters per the Tri-Regional Board Guidelines.

Lastly, you should inform me within 48 working hours prior to performing the well installations for potential witnessing of this activity.

You may contact me at (510) 271-4530 if you have any questions.

Sincerely,



Barney M. Chan
Hazardous Materials Specialist

cc: G. Jensen, Alameda County District Attorney Office
R. Hiatt, RWQCB
W. Wikander, Applied Geotechnology Inc., 100 Hegenberger
Rd., Oakland CA 94621
E. Howell, files

wp-8124E14

ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY

DAVID J. KEARS, Agency Director



R0939

RAFAT A. SHAHID, ASST. AGENCY DIRECTOR

September 3, 1992
STID #4284

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

City of Oakland
Ms. Julie Carver
1330 Broadway #1001
Oakland CA 94612

Re: Request for Copy of Files and Extension for Work Plan
Deadline for 8124 E. 14th St., Oakland CA 94621

Dear Ms. Carver:

Pursuant to our conversation yesterday, September 2, 1992, enclosed please find copies of our files on this site. Included are the City of Excavation permit, the analytical results from the soil samples from the tank excavations, the report detailing the findings of the initial subsurface investigation and the Underground Storage Tank Unauthorized Release (Leak) Report.

Our office recognizes that your file was incomplete and that records regarding this site are currently unavailable. We are hoping that the information provided may enable you to request all other information and reports as requested in my August 12, 1992 letter. Because of the paucity of your information you are granted a 90 day extension from the initial date to submit a work plan for additional subsurface investigation. Your work plan should be sent to office by no later than December 12, 1992.

Please contact me at (510) 271-4320 should you have any questions regarding this letter.

Sincerely,

A handwritten signature in cursive script that reads "Barney M. Chan".

Barney M. Chan
Hazardous Materials Specialist

cc: M. Thomson, Alameda County District Attorney Office
E. Howell, files

Ext-8124

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



R0939

RAFAT A. SHAHID, Assistant Agency Director

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

August 25, 1992

Michael R. Lozeau
Urban Habitat Program
300 Broadway
San Francisco, CA. 94133

Dear Mr. Lozeau:

In response to your request of August 5, 1992, I have had the files pulled for the property at 8124 E. 14th St. Oakland, CA. There is one file with a total of 22 pages.

As these files are numbered you may review them upon appointment as for copies you may bring your own copy machine or we will provide copies at the county rate of \$1.00 per page. We will require that your representative sign a statement of responsibility for the files they review.

If you have any questions please call me at (510) 271-4320.

Sincerely:

Edgar B. Howell III, Chief
Hazardous Materials Division

ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY

DAVID J. KEARS, Agency Director



R0939

RAFAT A. SHAHID, ASST. AGENCY DIRECTOR

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State Water Resources Control Board
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80 Swan Way, Rm 200
Oakland, CA 94621
(510) 271-4530

August 12, 1992
STID # 4284

Ms. Julie Carver
City of Oakland Real Estate
1330 Broadway, Suite 1001
Oakland CA, 94612

Re: Request for Workplan for Further Subsurface Investigation at
8124 E. 14th St., Oakland, CA 94621

Dear Ms. Carver:

The oversight of the remediation at the above referenced site has been transferred to the Local Oversight Program (LOP) and the contact person is the undersigned Hazardous Materials Specialist. You have been formally notified of this through a "Notice for Reimbursement" letter from our office.

As you may be aware, according to a May 8, 1987 report from TMA/Norcal, five soil samples were taken subsequent to underground tank removals at this site on April 30, 1987. These results indicate waste oil contamination of 1100 parts per million (ppm), and Total Petroleum Hydrocarbons as gasoline, TPHg, up to 410 ppm. The waste oil and gasoline tanks were in two different excavation pits. Apparently, Crosby and Overton was given the contract by the City of Oakland to contract the installation of two monitoring wells in the general location of the two tank excavation pits. This work was performed by Groundwater Technology, Inc. (GTI) on May 29, 1987 and a report issued dated June 23, 1987 details the findings. Initial water samples from these wells showed 4.9 and 4.6 mg/l (ppm) TPH and 5.8 and 6.6 mg/l Total Oil and Grease, TOG. Detectable benzene, toluene, ethylbenzene and xylenes were also found in these wells. GTI's recommendation was the installation of four additional monitoring wells to define the soil and groundwater contamination.

In order to proceed with this case our office requests that you provide all reports other than the previously mentioned June 23, 1987 report. Specifically, the closure report for the underground tank removals performed by ELDC Corp. is incomplete. Please attempt to provide a complete report which outlines such items as a description of the tank, fitting and piping conditions, a description of the sampling locations as depicted on a to-scale map, a description of any remedial activities conducted at the time of the removals, copies of a signed laboratory analytical report, copies of manifests for all hazardous materials hauled offsite and a tabulation of all non-manifested contaminated soil hauled offsite.

Ms. Julie Carver
City of Oakland
8124 E. 14th St.
STID # 4284
Page 2.

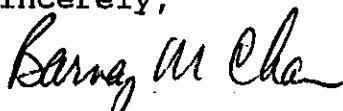
Our office also requests a workplan to further define the extent of the groundwater and soil contamination. Attached please find Appendix A, a guidance document from the Regional Water Quality Control Board (RWQCB) which may be used to illustrate the elements of a typical workplan. Our office is working in conjunction with the RWQCB to oversee the remediation of hydrocarbon contaminated sites such as this. The RWQCB is the agency entrusted with the protection of the Waters of the State.

Please submit a workplan in addition to a complete tank closure report to this office within thirty (30) days of receipt of this letter.

This is a formal request for technical reports pursuant to the California Water Code Section 13267 (b). All workplans, analytical results or reports should be sent to our office and to that of the RWQCB to the attention of Mr. Rich Hiett. Their address is 2101 Webster St., Fourth Floor, Oakland CA 94612.

Please contact me at (510) 271-4350 should you have any questions.

Sincerely,



Barney M. Chan
Hazardous Materials Specialist

enclosure

cc: M. Thomson, Alameda County District Attorney Office
R. Hiett, RWQCB
E. Howell III, files

WP8124

ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY

DAVID J. KEARS, Agency Director



R0939

RAFAT A. SHAHID, ASST. AGENCY DIRECTOR

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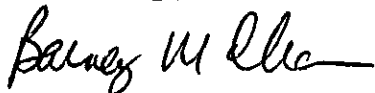
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Hazardous Materials Specialist

enclosure

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R. Hiett, RWQCB
E. Howell III, files

WP8124