

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



R0#1067

January 21, 1998

Mr. Bob De Ninno
The Southland Corporation
19033 West Valley Highway, D 104
Kent WA 98032

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

RE: **Well Closure, 7-11 Store, 4100 Broadway, Oakland CA 94611**
(Our site # 4259)

Dear Mr. De Ninno:

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 4100 Broadway, 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,

Pamela J. Evans
Senior Hazardous Materials Specialist

c: Mee Ling Tung, Director, Alameda County Environmental Health Services
Stephen Hill, RWQCB
John Whilter, Fluor Daniel GTI, 757 Arnold Dr., Suite D, Martinez CA 94553
Andreas Godfrey, Alameda County Public Works Agency

ALAMEDA COUNTY
HEALTH CARE SERVICES



AGENCY
DAVID J. KEARS, Agency Director

RO#1067

October 28, 1996

STID 4259

Mr. Bob De Ninno
The Southland Corporation
19033 West Valley Hwy. D104
Kent, WA 98032

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

RE: 7-11 STORE, 4100 BROADWAY, OAKLAND, CA 94611

Dear Mr. De Ninno,

This office is in receipt of and has completed review of the case file for this site, up to and including the Fluor Daniel GTI "Risk-Based Corrective Action Plan", dated 10/15/96.

The Fluor Daniel GTI risk assessment is currently in the process of being reviewed by Madhulla Logan of this office. The risk assessment review should be completed within a 3-4 week period, and any questions or comments concerning the risk assessment should be directed to Madhulla Logan.

At this time please adhere to a revised **semi-annual (1st and 3rd quarters)** schedule of well sampling, monitoring, and report submittal for monitoring wells MW-1, MW-2, MW-3 and MW-4, **beginning with the first quarter 1997**. Sample analytes shall continue to be total petroleum hydrocarbons as gasoline (TPHg), MTBE, and the aromatic compounds benzene, toluene, ethyl benzene and total xylene isomers (BTEX). **Groundwater elevation readings for wells MW-1, MW-2, MW-3 and MW-4 are to continue on a quarterly basis.**

Please call me at 510/567-6880 should you have any questions.

Sincerely,

Dale Klettke, CHMM
Hazardous Materials Specialist

c: Bob Vasquez, Southland Environmental Services, 3146 Gold Camp Drive, Suite 300
Rancho Cordova, CA 95670
Bruce Beale, c/o Fluor Daniel GTI, 1401 Halyard Drive, Suite 140
West Sacramento, CA 95691
Dale Klettke--files

4259rbca.mlt

ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY

DAVID J. KEARS, Agency Director



RAFAT A. SHAHID, ASST. AGENCY DIRECTOR

R01067

August 17, 1993
STID# 4259

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

**RE: Status of the Soil and Groundwater Investigation/Remediation
at Southland Store # 18608
4100 Broadway, Oakland, CA 94611**

Dear Mr. Vasquez:

The Alameda County Department of Environmental Health, Hazardous Materials Division has recently reviewed the files concerning the soil and groundwater investigation/remediation at the referenced site. Two underground storage gasoline tanks were removed at the site on October 27, 1986 (both were 10,000 gallons). Floating product was observed on the groundwater that accumulated in the excavation pit. No soil sample was collected during the tank removal activities.

On October 28, 1986, one 4 inch monitoring well was installed in the tank cavity for future pumping and removal of free product and groundwater monitoring. Free product (1/8 inch thick) was measured in MW-1 on 10/28/86. Groundwater was pumped from the well on several occasions. In addition, three on site soil borings (B1, B2, and B3) were drilled in September, 1986. Composite of soil samples collected from borings B1, B2 and B3 detected elevated levels of TPH gasoline (120 ppm). Discreet soil samples collected at 10 feet bgs from the borings showed the following levels of TPH gasoline : B1 (60 ppm), B2 (6.0 ppm) and B3 (ND). The most recent data in the case file was the monitoring event conducted on MW-1 (2/7/89) showing the following results: TPH gasoline (34 ppm), benzene (1.6 ppm), toluene (0.018 ppm), ethyl benzene (1.2 ppm), xylene (2.2 ppm).

Based upon the review process of all the reports submitted to this office for the referenced site, the following issues needed clarification and must be addressed:

- 1) Please clarify the status of the "Proposal to Perform Additional Environmental Site Investigation" dated October 26, 1990 and prepared by Kleinfelder for the referenced site. Has the proposed installation of two additional monitoring wells on site been implemented ? Please submit

Mr. Bob Vasquez
RE: 4100 Broadway, Oakland CA 94611
August 17, 1993
Page 2 of 4

the result of this additional site investigation. The report must include a copy of the monitoring well installation diagrams and boring logs.

- 2) Please clarify if the extent of the soil and groundwater contamination at the site has been delineated. It appears that to date, the extent of contamination remains undefined at the site.
- 3) Free floating product had been detected in MW-1. Please clarify the total volume of free floating product recovered from the well to date. Free Floating product must be measured in all the wells using an optical probe or a comparable instrument capable of measuring free product to 0.01 foot. These data must be incorporated in your quarterly report. Free product must be recovered in all the wells on a regular basis. Free product removal must comply with the California Code of Regulations, Title 23, Section 2655.
- 4) It appears that currently, there is only **one monitoring well** (MW-1) on site and sampling of the well has not occurred since the monitoring event conducted on 2/7/89. Quarterly monitoring is the maximum sampling interval typically allowed when groundwater contamination is present as per Tri-Regional Board Staff Recommendations for Preliminary Evaluation and Investigation of Underground Tank Sites (August 10, 1990). **Quarterly sampling of all the monitoring wells must be implemented in a timely fashion** because of the extent of groundwater contamination at the site. Groundwater samples must be analyzed for target compounds (TPH as gasoline, benzene, toluene, ethyl benzene, xylene and lead). Groundwater elevation readings must be incorporated in the quarterly monitoring program and verified groundwater flow direction must be established at the site.
- 5) Permits from other regulatory agencies which are applicable to the investigation/remediation activities at the site must be followed.
- 6) A remedial plan must be implemented and a time schedule for plan implementation must be submitted to this office. In addition, please submit a time schedule for all phases of the investigation and remediation activities and the anticipated time when cleanup will be completed at the site.

Response to the items mentioned above must be provided to this office **no later than September 20, 1993.**

Mr. Bob Vasquez
RE: 4100 Broadway, Oakland CA 94611
August 17, 1993
Page 3 of 4

Until cleanup is complete, you will need to submit reports to this office every three months (or at a more frequent interval, if specified at any time). In addition, the following items must be incorporated in your future reports or work plan:

- a cover letter from the responsible party or tank owner stating the accuracy of the report and whether he/she concurs with the conclusions and recommendations in the report or work plan
- site map delineating contamination contours for soil and groundwater based on recent data should be included and the status of the investigation and cleanup must be identified
- proposed continuing or next phase of investigation / cleanup activities must be included to inform this department or the RWQCB of the responsible party or tank owner's intention
- any changes in the groundwater flow direction and gradient based on the measured data since the last sampling event must be explained
- historical records of groundwater level in each well must be tabulated to indicate the fluctuation in water levels
- tabulate analytical results from all previous sampling events; provide laboratory reports (including quality control/quality assurance) and chain of custody documentation

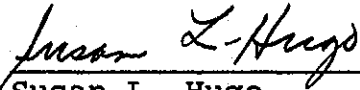
All reports and proposals must be submitted under seal of a California Registered Geologist or Registered Civil Engineer with a statement of qualifications for each lead professionals involved with the project.

Because we are overseeing this site under the designated authority of the Regional Water Quality Control Board, this letter constitutes a formal requests for technical reports pursuant to California Water Code Section 13267 (b). Any extensions of stated deadlines or changes in the work plan must be confirmed in writing and approved by this agency or RWQCB.

Mr. Bob Vasquez
RE: 4100 Broadway, Oakland CA 94611
August 17, 1993
Page 4 of 4

Please contact me at (510) 271-4530 if you have any questions concerning this letter.

Sincerely,



Susan L. Hugo
Senior Hazardous Materials Specialist

cc: Rafat A. Shahid, Asst. Agency Director, Environmental Health
Rich Hiatt, San Francisco Bay RWQCB
Gil Jensen, Alameda County District Attorney's Office
Edgar B. Howell, Chief, Hazardous Materials Division - files
Joan Sopher c/o Michael Sopher, 265 Tavistock
Los Angeles, California 90049
Matt Bromley, Kleinfelder, 2121 N. California Blvd., Suite 570
Walnut Creek, CA 94596

ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY

DAVID J. KEARS, Agency Director



R01067

RAFAT A. SHAHID, ASST. AGENCY DIRECTOR

November 5, 1993
STID# 4259

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

**RE: Work Plan for Additional Site Assessment
Southland Location No. 18609
4100 Broadway, Oakland, California 94611**

Dear Mr. Vasquez:

The Alameda County Department of Environmental Health, Hazardous Materials Division has recently reviewed the Work Plan For Additional Site Assessment (September 27, 1993) prepared by Kleinfelder, Inc. for the referenced site.

Based on this review, the work plan is acceptable provided the following items are addressed:

- 1) Construction and placement of the wells must adhere to the requirements specified in "Tri-Regional Board Staff Recommendations for Preliminary Evaluation and Investigation of Underground Tank Sites", August, 1990. Monitoring wells must be screened to intercept free floating product and accommodate seasonal water table fluctuations. Please submit a copy of the monitoring well construction diagram.
- 2) Soil samples from borings must be collected every five feet as per RWQCB's guidelines. Field instruments are acceptable as a screening tools only. Any evidence of soil contamination such as odor, visual staining or field instrument readings must be verified by analysis from a state certified laboratory.
- 3) All reports and proposals must be submitted under seal of a California Registered Geologist or Registered Civil Engineer with a statement of qualifications for each lead professional involved with the project.
- 4) Please notify this office at least 48 hours in advance for the start up of work plan implementation so a site visit can be arranged by a representative from this office.

Items 1 and 3 must be submitted to this office no later than December 6, 1993.

Mr. Bob Vasquez
RE: 4100 Broadway, Oakland, CA 94611
November 5, 1993
Page 2 of 2

The work plan must be implemented **within 60 days** of the date of this letter. A report must be submitted **within 30 days** after completion of this investigation. Until cleanup is complete, you will need to submit reports to this office every three months or at a more frequent interval, if specified at any time. In addition, the following items must be incorporated in your future reports or workplans:

- a cover letter from the responsible party or tank owner stating the accuracy of the report and whether he/she concurs with the conclusions and recommendations in the report or work plan
- site map delineating contamination contours for soil and groundwater based on recent data should be included and the status of the investigation and cleanup must be identified
- proposed continuing or next phase of investigation / cleanup activities must be included to inform this department of the responsible party or tank owner's intention
- any changes in the groundwater flow direction and gradient based on the measured data since the last sampling event must be explained
- historical records of groundwater level in each well must be tabulated to indicate the fluctuation in water levels
- tabulate analytical results from all previous sampling events; provide laboratory reports (including quality control/quality assurance) and chain of custody documentation

Please contact me at (510) 271-4530 if you have any questions concerning this letter.

Sincerely,

Susan L. Hugo

Susan L. Hugo
Senior Hazardous Materials Specialist

cc: Rafat A. Shahid, Asst. Agency Director, Environmental Health
Rich Hiett, San Francisco Bay RWQCB
Edgar B. Howell, Chief, Hazardous Materials Division - files
Andrew Chan, Kleinfelder, 7133 Koll Center Parkway, Suite 100
Pleasanton, California 94566
Michael Sopher, 265 Tavistock, Los Angeles California 90049

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



R01067

August 8, 1990

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

Mr. Walter Lubcke, Environmental Services Coordinator
The Southland Corporation
5820 Stoneridge Mall Road, Suite 310
Pleasanton, California 94566

**RE: Contamination at 7-Eleven # 18608
4100 Broadway, Oakland**

Dear Mr. Lubcke:

The Alameda County Department of Environmental Health, Hazardous Materials Division has received your letter dated May 30, 1990. This correspondence was in response to our request for additional investigation - remediation workplan concerning the soil and ground water contamination at 7-Eleven Store located at 4100 Broadway in Oakland.

In your letter, you stated that your last correspondence regarding the project at the above mentioned site was April 4, 1989. You also indicated that the records we have which include the assessment, monitoring and all correspondence about the site are current.

This office has reviewed all the reports (dated January 26, 1987; May 29, 1987; July 27, 1987; April, 1988; August 30, 1988) prepared by J.H. Kleinfelder & Associates. The referenced site has experienced a "confirmed release" according to RWQCB fuel leak criteria. The investigation - remediation work to date has not adequately defined the extent of the soil contamination nor the horizontal and vertical extent of the ground water pollution plume.

I request that you submit an investigation - remediation workplan which must include the following additional information before any work is done at the site. All work must be performed according to the Regional Board Staff Recommendations for Initial Evaluation and Investigation of Underground Tanks, Revised November 9, 1989.

- 1. Determination of the extent and magnitude of soil contamination.**

The soil sampling analyses results submitted are inadequate to define the horizontal and vertical extent of soil contamination.

Mr. Walter Lubcke
RE: 7-Eleven #18608, 4100 Broadway, Oakland
August 8, 1990
Page 2 of 4

Soil samples beneath the tank pit were not analyzed for contamination. The results of the three soil boring samples analyzed for Total Petroleum Hydrocarbon (TPH) showed B-1 with 60 ppm TPH; B-2 with 6.0 ppm TPH and B-3 with ND (not detected) TPH. However, the composite of these three soil boring samples showed 120 ppm TPH. Additional work is needed to determine the extent of soil contamination.

2. Definition of the horizontal and vertical extent of the ground water pollution plume, both on- and off- site.

The floating product or the dissolved constituent plume has not been defined. There is only one monitoring well at the referenced site. Additional monitoring wells are required to determine the extent and magnitude of ground water pollution.

A minimum of one monitoring well must be installed within 10 feet of the tank excavation in the verified downgradient direction. All monitoring wells must be installed according to RWQCB guidelines. Analytical soil samples must be collected every 5 feet to ground water or maximum depth of 40 feet.

Monitoring and extraction wells should be designed and constructed to be consistent with the LUFT manual and to permit entrance of free product into the wells.

All monitoring wells shall be sampled monthly for free product and dissolved constituents for the first three months following well installation. After three months of consecutive sampling, sampling maybe conducted as needed for remediation purposes but must occur at least quarterly. Before each sampling event is begun, free product thickness and water level shall be performed using an optical probe or other device of equal accuracy.

3. Interpretation of hydrogeologic data.

Water level contour maps, ground water gradient determinations, and free and dissolved product definition maps should be routinely prepared and submitted with analytical data from each sampling event. Fluctuations in ground water levels due to tidal action should also be documented. Geologic cross-sections should also be prepared using appropriate boring logs. The geologic characteristics of the aquifer must be described. The cross - sections, ground water gradients (horizontal and vertical) and tidal effects should be interpreted to explain pollution migration pattern.

Mr. Walter Lubcke
RE: 7-Eleven #18608, 4100 Broadway, Oakland
August 8, 1990
Page 3 of 4

4. Determination of the potential short- and long-term impacts of the pollution plume on the beneficial uses of ground and surface water in the area.

Beneficial uses include municipal water supply, ground water recharge, fresh water habitat, wildlife habitat, contact and non-contact recreation, and fish migration.

5. Development of a remediation plan.

The overall effectiveness of the remediation system should be verified by an appropriate monitoring program. The plan is to include a time schedule for plan implementation and at a minimum address the following:

- a) Expedient removal of all free product by an appropriate remediation system. Specific information on the system must be submitted. Actual amount of free product must be monitored and tabulated.
- b) Remediation of dissolved constituents and contaminated soil. Contaminated ground water must be remediated such that beneficial uses of the ground and surface water are restored and/or protected as required by RWQCB's "Policy with Respect to Maintaining High Quality of Waters in California."
- c) Design of remedial action system. Remedial action systems should be designed base on appropriate review of hydro-geologic and water quality data. Aquifer test data (pump and/or slug testing) should be used to determine aquifer characteristics and the capture zone of the extraction system.

Please submit your workplan for the above site within 25 days upon receipt of this letter. Reports documenting implementation of the above workplan must contain:

1. Actions that have occurred since the last report
2. Water level records
3. Clear records of field observations
4. Chain of custody forms
5. Laboratory-originated analytical results
6. Water level contour maps
7. Gradient determinations
8. Status of free product remediation
9. Status of soil remediation

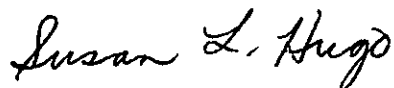
Mr. Walter Lubcke
RE: 7-Eleven #18608, 4100 Broadway, Oakland
August 8, 1990
Page 4 of 4

10. Status of soil contamination definition
11. Status of dissolved constituent remediation
12. Status of dissolved constituent plume definition
13. Copies of TSDf to Generator manifests for any hazardous wastes hauled off site
14. Soil boring/well logs of existing/new wells/borings, signed by appropriate **registered or certified** professional

Please be aware that final approval for the work performed on your site is the responsibility of the Regional Water Quality Control Board. All proposals, reports and analytical results pertaining to this investigation and remediation must be sent to our office and the RWQCB.

Should you have any questions, please feel free to contact me at (415) 271-4320.

Sincerely,



Susan Hugo
Hazardous Materials Specialist

cc: Rafat A. Shahid, Assistant Agency Director, Alameda County
Department of Environmental Health
Gil Jensen, Alameda County District Attorney, Consumer and
Environmental Protection Division
Lester Feldman, Regional Water Quality Control Board
San Francisco Bay Region
Howard Hatamaya, State Department of Health Services

Files

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



R01067

Certified Mailer # P 062 128 184

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

May 14, 1990

Mr. Walter Lubcke, Environmental Services Coordinator
The Southland Corporation
5820 Stoneridge Mall Road, Suite 310
Pleasanton, California 94566

RE: Contamination at 7 - Eleven # 18608
4100 Broadway, Oakland

Dear Mr. Lubcke:

We have reviewed our file on 4100 Broadway and discovered that the investigation of the soil and groundwater contamination at this site is deficient and has been inactive for over a year now. Our records showed that the last correspondence you had with Mr. Don Dalke of the Regional Water Quality Control Board regarding the contamination on this site was last April 4, 1989.

This office will now be the lead agency overseeing both the soil and groundwater remediation of this site. The Regional Water Quality Control Board (RWQCB) is currently unable to oversee the large number of contamination cases within Alameda County and has delegated the handling of this case to our division.

Before any additional work is to commence, you have to submit to this office a plan of correction for our approval. Your investigation - remediation plan must include, but shall not be limited to:

1. Background history on the site.
2. Methods that will be used to determine the lateral and vertical extent of contamination.
3. Contaminates that will be tested for by the laboratory.
4. Schedule of the investigation - remediation and the estimated date of completion.

In addition, please submit all records pertaining to any previous investigation - remediation work done on the above site.

The Southland Corporation
May 14, 1990
Page 2

All proposals, reports and analytical results pertaining to this investigation and remediation must be sent to this office and to:

Mr. Lester Feldman
Regional Water Quality Control Board
San Francisco Bay Region
1800 Harrison Street, Suite 700
Oakland, California 94612
(415) 464-1255

Please submit your plan of correction for the above site within 15 days upon receipt of this letter along with a \$558 fee to cover our costs for overseeing and reviewing reports and proposals. Should you have any further questions, please call Susan Hugo, Hazardous Materials Specialist at (415) 271-4320.

Sincerely,



Edgar B. Howell III, Chief
Hazardous Materials Division

EB:SH:sh

cc: Rafat A. Shahid, Assistant Agency Director, Alameda County
Department of Environmental Health
Gil Jensen, Alameda County District Attorney, Consumer and
Environmental Protection Division
Lester Feldman, Regional Water Quality Control Board
San Francisco Bay Region
Howard Hatamaya, State Department of Health Services
Files