

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



RO#1126

February 5, 1997
StID # 3679

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

Mssrs. Bennie Kwong and Warren Seeto
Oakland Community Housing Inc.
405 14th St., #400
Oakland CA 94612

Re: Monitoring Well Closure at 2530 E. 14th St., Oakland CA 94601

Dear Mssrs. Kwong and Seeto:

Our office has received concurrence with the Regional Water Quality Control Board (RWQCB) with the County's recommended for case closure at the above referenced site. Prior to issuing the Remedial Action Completion Certificate (RACC), our office requires written documentation for the closure of the existing four (4) monitoring wells at this site. You or your consultant should contact Zone 7, Flood Control and Water Conservation at (510) 462-3914 to obtain the specific well closure requirements.

Please provide the requested documentation as soon as possible so our office may proceed with site closure.

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

Sincerely,

Barney M. Chan
Hazardous Materials Specialist

c: Ms. Meg Mendoza, Subsurface Consultants, Inc., 171 12th St.,
Suite 205, Oakland CA 94607

B. Chan, files

clw12530

ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY

DAVID J. KEARS, Agency Director



R01126

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 # 3679

Ms. Vanessa Hawkins
Oakland Community Housing, Inc.
405 14th St., #400
Oakland CA 94612

**Re: Request for Sampling Modification at 2530 E. 14th St.,
Oakland CA 94601**

Dear Ms. Hawkins:

Our office has received the Subsurface Consultants' August 30, 1995 request for a change in monitoring frequency for the above site. The specific requests are:

**Monitoring MW-13, the upgradient well on an annual basis;
monitoring wells MW-15 and MW-16 on a semi-annual basis;
continue to monitor well MW-17 on a quarterly basis and
reducing the reporting frequency to semiannually.**

In regards to these requests, our office agrees with the changes in monitoring and reporting frequency. We do, however, request that quarterly groundwater elevation readings continue. Your quarterly groundwater gradient maps should be included in your semiannual reports. Additionally, should contaminants be detected in the offsite well, MW-17, you should initiate quarterly reporting once again and evaluate the significance of the offsite contamination.

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

Sincerely,

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

Barney M. Chan
Hazardous Materials Specialist

cc: J. Alexander, Subsurface Consultants, Inc., 171 12th St.,
Suite 201, Oakland CA 94607
G. Young, files

2530modmon

ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY

DAVID J. KEARS, Agency Director



R01126

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 24, 1994
StID # 3679

Ms. Vanessa Hawkins
Oakland Community Housing Inc.
405 14th St., Suite 400
Oakland CA 94612

**Re: Review of January 14, 1994 Proposal for Groundwater Well
Installations at 2530 E. 14th, Oakland CA 94601**

Dear Ms. Hawkins:

Our office has received and reviewed the above referenced work plan as prepared by your consultant, Subsurface Consultants, Inc. This work plan fullfills the previous requirement for the investigation and remediation of this site which was to be performed after completion of the planned development. This work plan, for the installation of three off-site wells, is acceptable and should be implemented as soon as possible. Keep in mind, the existing monitoring well on-site should be incorporated into your monitoring schedule when these wells are installed. Quarterly monitoring will be required when your monitoring is initiated.

Until the wells are installed, you should keep our office apprised of the status of this work plan on a quarterly basis.

Please notify our office **48 working hours** prior to installing the wells so I may be present to witness these activities if possible.

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

Sincerely,

Barney M. Chan
Hazardous Materials Specialist

cc: Ms. J. Alexander, Subsurface Consultants, Inc., 171-12th St.
Suite 201, Oakland CA 94607
Mrs. Martha Dirito, c/o Ms. Libby Dietz, 3813 Gareth Lane,
Modesto, CA 95356
E. Howell, files

2wp-2530

ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY

DAVID J. KEARS, Agency Director



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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 19, 1993
StID # 3679

Ms. Vanessa Hawkins
Oakland Community Housing Inc.
405 14th St., Suite 400
Oakland CA 94612.

**Subject: 90 day Compliance Letter for 2530 E. 14th St., Oakland
CA 94601**

Dear Ms. Hawkins:

On September 29, 1993, your file was reviewed by State Water Resources Control Board staff with the Underground Storage Tank Cleanup Fund Program (Cleanup Fund). The purpose of their review was to determine if you are in compliance with corrective action orders and directives is a requirement for reimbursement of cleanup costs from the Cleanup Fund.

As a result of their review, it has been determined that you are currently not in compliance because of lack of investigation. Specifically, the two off-site monitoring wells which were required to monitor potential migration of petroleum contaminants from 2530 E. 14th St. have not been installed. Recall, your April 13, 1992 letter stated that these wells would be installed by September 30, 1992.

For cases such as yours, the Cleanup Fund is providing responsible parties with an opportunity to come into compliance provided the regulatory agency will issue a revised corrective action directive. You must take positive concrete steps to come into compliance.

Please refer to the attached memorandum from the Cleanup Fund regarding their requirements before a Letter of Commitment can be issued obligating funds to assist you with the cleanup of your site.

Accordingly, pursuant to **Section 13267 (b)** of the **California Water Code**, you are hereby directed to begin the necessary work at your site within 90 calendar days from the date of this letter. The required work shall include:

1. Please provide a work plan for the installation of a minimum of two off-site monitoring wells.
2. Please institute groundwater monitoring for the existing monitoring wells at this site.

Ms. Vanessa Hawkins
StID # 3679
2530 E. 14th St.
October 19, 1993
Page 2 of 2

3. Please give the status of your permitting and monitoring well installation in your quarterly reports.

Please be aware, that pursuant to Title 23, Division 3, Chapter 16, Article 11 of the California Code of Regulations you are required to have any approved workplan prior to initiation of any work. In addition, you are to provide a status report of all activities, including the progress, of this case every 90 days. All correspondence, workplans and reports are to be submitted to this office.

If you have any questions regarding the provisions of this letter and/or the necessary work at the site, please call me at 271-4530.

Sincerely,



Barney M. Chan,
Hazardous Materials Specialist

cc: Edgar B. Howell, Chief - files
B. Torres, State Water Resources Control Board,
Clean-up Fund, 2014 T St., Suite 130,
P.O. Box 944212, Sacramento, CA,
94244-2120

ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY

DAVID J. KEARS, Agency Director



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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 17, 1993
StID # 3679

Ms. Vanessa Hawkins
Oakland Community Housing Inc.
405 14th St., Suite 400
Oakland CA 94612

**Re: Request for the Installation of Monitoring Wells at 2530
E. 14th St., Oakland CA 94601**

Dear Ms. Hawkins:

As you may recall, as part of the plan to develop the site at the above address, a number of items were agreed upon by our office and your consultant, Subsurface Consultants, Inc. These conditions were outlined in my June 25, 1991 letter to Mrs. Martha Dirito c/o Ms. Libby Dietz. These conditions were necessary due to the need to leave significant levels of gasoline contamination on the site. These conditions included the verification of levels of contamination left on-site, the notification of neighboring property owners, the provision of a human and aquatic risk assessment, the application of a vapor barrier by applying a layer of impermeable soil and the installation of at least two monitoring wells. The number of monitoring wells assumes that one viable monitoring well still exists at this site.

Our office was informed in your April 13, 1992 letter, that two monitoring wells would be installed at the north side of the curb by September 30, 1992. Since this time, our office has not been informed of the status of the well installations. We therefore assume this action has not taken place.

Please provide **within 30 days or by October 18, 1993** either the monitoring well installation report, or a work plan detailing the location of these wells and the anticipated installation date. Our office should also be notified within 48 working hours prior to the installation of the wells. You may contact me at (510) 271-4530 if you have any questions.

Sincerely,

Barney M. Chan
Hazardous Materials Specialist

cc: Ms. J. Alexander, SSC, 171-12th St., Suite 201, Oakland,
CA 94607
E. Howell, files 2530E14

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



Roll 26

RAFAT A. SHAHID, Assistant Agency Director

April 20, 1992
STID# 3679

Oakland Community Housing Inc.
Attn: Ms. Vanessa Hawkins
405 14th St., Suite 400
Oakland, CA 94612

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

Re: Comment on Status of Remediation at 2530 E. 14th St.
Oakland, CA 94601

Dear Ms. Hawkins:

Our office has received the notification letter to Mr. Eric Drummond of the Human Relations Office of Taco Bell and the schedule for the installation of the two monitoring wells proposed by Subsurface Consultants, Inc. It appears that the conditions of the County's June 25, 1991 letter concerning the requirements of the remediation at this site have been met. The construction of buildings on this property will not interfere with any future remediation if deemed necessary.

Please be advised however that the potential for additional monitoring wells or the need to implement a ground water treatment system will be contingent on the results of monitoring well samples taken from the proposed wells.

You may contact me at (510) 271-4320 should you have any questions.

Sincerely,

Barney M. Chan
Hazardous Materials Specialist

cc: M. Thomson, Alameda County District Attorney Office
Delaware Development Corp., 506 15th St., Oakland CA 94612
R. Hiett, RWQCB
Ms. J. Alexander, Subsurface Consultants, 171 12th St., Suite
201, Oakland CA 94607
2530-RLetter

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



R01126

RAFAT A. SHAHID, Assistant Agency Director

April 3, 1992
STID #3679

Oakland Community Housing Inc.
Attn: Ms. Vanessa Hawkins
405 14th St., Suite 400
Oakland, CA 94612

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

Re: Comment on Current Status of Remediation at 2530 E. 14th St.
Oakland CA 94601

Dear Ms. Hawkins:

Upon review of my June 25, 1991 letter to Mrs. Martha Dirito and Ms. Libby Dietz, in which I outlined the requirements of further subsurface investigation and disclosure regarding this site, a number of additional items appear to be required. These items include:

1. A timetable should be provided as to when the two monitoring wells will be installed in the north side curb of East 14th St.
2. Our office has received the copy of notification of potential impacted soils addressed to Tri-City Cleaners, however it appears the property to the immediate west of 2530 E. 14th St. has yet to be notified.

Upon receipt of these documents the County will concur that the elements of subsurface remediation on this property have been met. Please be aware that since there was highly contaminated soils left on site on the borderline of the property, the likelihood of finding dissolved hydrocarbons in the two new wells is high. If this situation exists, further determination of the extent of contamination will be required resulting in the need for additional monitoring wells. There would also likely be a need for the implementation of some type of ground water treatment system.

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

Sincerely,

Barney M. Chan, Hazardous Materials Specialist

cc: M. Thomson, Alameda County District Attorney Office
Delaware Development Corp., 506 15th St., Oakland CA 94612
R. Hiett, RWQCB
Ms. Jeri Alexander, SSC 1-2530E14th

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



R01126

June 25, 1991

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

Mrs. Martha Diritto
c/o Ms. Libby Dietz
3813 Gareth Lane
Modesto, CA 95356

Subject: Site Remediation Plan
Oakland Community Housing Project
2530 East 14th Street
Oakland, CA 94606

Dear Mrs. Diritto and Ms. Dietz:

This letter summarizes those issues discussed during and subsequent to the June 18, 1991 meeting with myself and Mr. William Randolph and Ms. Jeri Alexander, your consultants, and from a telephone conversation with Mr. Rich Hiatt of the RWQCB. We discussed the County requirements to continue the remediation at the above mentioned site. The specific items discussed and agreed to are as follows:

1. All soils exceeding 1000 ppm Total Volatile Hydrocarbons, to all extent possible, will be excavated. If these materials extend beyond the property line, no further excavation will be required at this time.
2. All soils within the property will be defined to the 100 ppm iso-concentration limit. These soils will be added to the existing stockpiled soils for remediation and eventual reuse.
3. Three groundwater monitoring wells were proposed for installation downgradient to the known contaminated areas. Two were proposed on the north side of East 14th St. and one on the south side. The specific locations should be sent to our office for concurrence. These wells should be monitored, at a minimum, quarterly.
4. There would be a statistical analysis provided verifying that the frequency of confirming soil samples (after aeration) analyzed for TVH and BTEX, ie 1 per 50 cubic yards, is an adequate number to characterize this amount of stockpiled soil.
5. A human and aquatic risk assessment would be provided for the types and amounts of contaminants to be left onsite.
6. All adjoining properties which could have potentially impacted soil or groundwater contamination from your site must be informed in writing. This would include the City of Oakland and Tri-City Cleaners at a minimum.

2530 E. 14th St.
June 25, 1991
Page 2.

7. A written timetable as to when the above mentioned items will be performed will be provided to our office.

You may contact me at 271-4320 should you have any questions regarding this letter.

Sincerely,



Barney M. Chan
Hazardous Materials Specialist

cc: Gil Jensen, Alameda County District Attorney, Consumer and
Environmental Protection Division
Rich Hiett, RWQCB
Ms. Jeri Alexander, Mr. William Randolph, SSC

2530E14th

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



R01126

August 17, 1990

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

Mrs. Martha S. Dirito
c/o Ms. Libby Dietz
3813 Gareth Lane
Modesto, California 95356

Subject: Site Remediation Plan
Oakland Community Housing Project
2530 East 14th Street
Oakland, CA

Dear Mrs. Dirito:

This letter records the recent conversation between JeriAnn Alexander of Subsurface Consultants (SSC) and the Alameda County Environmental Health Department, Hazardous Materials Division concerning the remediation plan for the site shown above. As discussed, the general contents of the plan are acceptable, and site clean up can begin without further notice from this office. Specific comments on portions of the plan that merit further evaluation or the submittal of additional documentation follow.

The City of Oakland must be informed of the strong likelihood that the petroleum fuel release from this site has migrated beyond the western limits of the property, and extends below the sidewalk and East 14th Street. Documentation of the notification is to be submitted to this office.

Remediation of ground water will not be required at this time provided it can be verified that the contaminant plume is contained onsite. However, if it is found that the plume is migrating offsite the problem must be re-evaluated, and a clean-up effort must be initiated. Contrary to the opinion of SSC, the groundwater in this area is considered to have potential beneficial uses. The TDS level of 750 ppm found by SSC is well below the threshold limit of 3,000 ppm set by the Regional Water Quality Control Board and thus, drinking water standards apply.

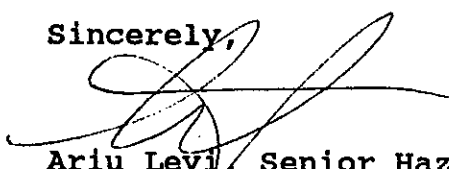
The groundwater monitoring schedule proposed by SSC is acceptable provided the gradient remains constant. To insure adequate sampling it is requested that the gradient be verified during each sampling event. If it is found that the flow direction of ground water is variable at any time during the year the sampling plan must be expanded to include all three onsite wells.

August 17, 1990
2530 E14th St.
Page 2

Though the sampling plan is acceptable to the Division as a minimal approach to ground water evaluation, it is recommended that the plan include all onsite wells for at least the first four quarters. Sampling of up gradient wells is often seen as a form of insurance in the event onsite migration of petroleum contaminants occurs from off-site leaking underground tanks.

If you have any questions concerning the contents of this letter or the status of this case please feel free to call me at 415-271-4320.

Sincerely,



Ariu Levi, Senior Hazardous Materials Specialist
Environmental Health Department

cc: Rafat Shahid, Alameda County Environmental Health
Gil Jensen, Alameda County District Attorney's Office
Consumer and Environmental Protection
Lester Feldman, SFRWQCB
JeriAnn Alexander, SSC

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID L. KEARS, Agency Director



R01126

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

Certified Mail P 062 128 082

September 15, 1989

Mr. Willie Cook
Delaware Development Co.
506 15th Street
Oakland, CA 94601

Subject: Unauthorized Release
Removal of Underground Fuel Tanks
2530 E. 14th Street
Oakland, CA 94601

Dear Mr. Cook:

Thank you for submitting the results for analysis of subsurface soil and ground water samples taken in response to the underground tank removals from the above shown facility. Because of the degree of contamination found, this facility is considered to have experienced a confirmed release of petroleum hydrocarbons that has impacted subsurface soil and ground water. The extent of this contamination must be assessed and remediated.

Our office will 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. We will be in contact with the RWQCB in order to provide you with guidance concerning the RWQCB's remediation requirements. However, please be aware that you are responsible for diligent actions to protect waters of the State.

To complete contaminant assessment and begin remediation, we require that you submit a work plan which, at a minimum, addresses the items listed below and presents a timetable for their completion. Please submit this workplan within 30 days of the date of this letter.

Delaware Development Co.
September 15, 1989
Page 2

I. Introduction

- A. Statement of scope of work
- B. Site map showing location of past underground storage tanks and lifts
- C. Site History
 - provide historical site use and ownership information. Include a description of types and locations of hazardous materials used on site.

II. Site Description

- A. Vicinity description including hydrogeologic setting
- B. Initial soil contamination and excavation results
 - provide sampling procedures used
 - indicate depth to ground water
 - describe soil strata encountered
 - provide soil sampling results, sample maps, chain of custody forms, identity of sampler
 - describe methods for storing and disposal of all soils

III. Plan for determining extent of soil contamination on site

- A. Describe approach to determine extent of lateral and vertical contamination
 - identify subcontractors, if any
 - identify methods or techniques used for analysis
 - provide sampling map showing all lines of excavation and sampling points
 - if a step out procedure is used, define action level for determination of "clean" isopleth
 - provide chain of custody forms, lab analysis results, all receipts and manifests, & identity of sampler
- B. Describe method and criteria for screening clean versus contaminated soil. If onsite soil aeration/bioremediation is to be utilized, then provide a complete description of method that includes:
 - volume and rate of aeration/turning
 - method of containment and cover
 - wet weather contingency plans
 - permits obtained
 - soil composite results 1 per 50 cubic yards
- C. Describe security measures

Delaware Development Co.
September 15, 1989
Page 3

IV. Plan for determining ground water contamination

- Construction and placement of wells should adhere to the requirements of the "Regional Board Staff Recommendations for Initial Evaluation and Investigation of Underground Tanks". Provide a description of placement and rationale for the location of monitoring wells including a map to scale.
- The placement and number of wells must be able to determine the extent and magnitude of the free product and dissolved product plumes.

A. Drilling method for construction of monitoring wells

- expected depth and diameter of monitoring wells
- date of expected drilling
- casing type, diameter, screen interval, and pack and slot sizing techniques
- depth and type of seal
- development method and criteria for adequacy of development
- plans for cuttings and development water

B. Ground water sampling plan

- method for free product measurement, observation of sheen
- well purging procedures
- sample collection procedures
- chain of custody procedures
- procedures for determining ground water gradient

D. Sampling schedule

- measure free product weekly for first month following well installation
- measure free product and dissolved constituents monthly for first three months.
- after first three months monitor quarterly.
- monitoring must occur a minimum of one year.

V. Provide a site safety plan

Delaware Development Co.
September 15, 1989
Page 4

VI Development of a remediation Plan.

- A. The remediation plan is to include a time schedule for remediation, and, at minimum, must address the following issues:
- removal of all free product. Manual bailing is not acceptable as a recovery system. Actual amount of free product removed must be monitored and tabulated.
 - remediation of contaminated soils and dissolved constituents must follow RWQCB's resolution No. 68-16.
 - soils containing 1,000+ ppm of hydrocarbons must be remediated. Soils containing between 100 and 1,000 ppm must be remediated unless sufficient evidence is provided which indicates no adverse effects on groundwater will occur. Clean up of soils to 100 ppm is strongly recommended.
 - design of remedial action system should be based on a review of hydrogeologic and water quality data and on an evaluation of mitigation alternatives. The determination of probable capture zone(s) of extraction system(s) should be based on aquifer characteristics as determined by aquifer test data

VII Reporting

- A. Technical reports should be submitted with a cover letter from the property owners. The letter must be signed by an owner or by an authorized representative of that person.
- B. Monthly reports must be submitted for the next three months with the first report due 90 days from the above letter date.
- C. Quarterly reports must be submitted with the first report due 90 days after the final monthly report. These reports should describe the status of the investigation and cleanup.
- D. All reports and proposals must be signed by a California-Certified Engineering Geologist, California Registered Geologist or a California-Registered Civil Engineer (see page 2, 2 June 1988 RWQCB document). A statement of qualifications should be included in


Delaware Development Co.
September 15, 1989
Page 5

all reports. Initial tank removal and soil sampling does not require such expertise; however, borehole and monitoring well installation and logging, and impact assessments do require such a professional.

All proposals, reports and analytical results pertaining to this investigation and remediation must be sent to our office and RWQCB. You should be aware that this Division is working in conjunction with the RWQCB and that this is a formal request for technical reports pursuant to California Water Code Section 13267 (b). Failure to respond or a late response may result in referral of this case to the RWQCB for enforcement and may subject the property owners to civil liabilities imposed by the RWQCB to a maximum amount of \$1,000 per day.

Should you have any questions concerning the contents of this letter or the status of this case please contact Ariu Levi, Hazardous Materials Specialist, at 415-271-4320.

Sincerely,



Rafat Shahid, Chief
Hazardous Materials Program

cc: Gil Jensen, Alameda County District Attorney, Consumer &
Environmental Protection

Lester Feldman, RWQCB
Howard Hatayama, DOHS
Inspector Meyer, OFD
Jack Quarle, Contractor
Files