

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



RO# 1207

StID 3788

August 11, 1998

Mr .Francis Collins
c/o Debra Baker
P.O.Box 8685
Emeryville, CA 94662

ENVIRONMENTAL HEALTH SERVICES

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

RE: Request for Closure at 2452 Magnolia Street, Oakland, CA

Dear Mr. Collins and Ms. Baker:

I have completed review of your August 4, 1998 letter requesting that the above referenced site (where subsurface investigations were performed to delineate the extent of soil and groundwater contamination due to the former leaking underground storage tank) be granted closure. Regretfully, I must reiterate that the site cannot be closed until contamination identified at the planter area has been addressed.

Be reminded, that Public Works Article 1, Section 6-1 places the responsibility on to the property owner to maintain the sidewalk, so as not to endanger persons or property passing thereon. The subsurface contamination identified in the planter area may have vapors that can migrate to ambient and/or indoor air, thus posing a potential risk to human health.

Enclosed is a copy of the **Health and Safety Code, Section 25187.1** that requires the property owner or operator of a hazardous waste facility to conduct monitoring, testing, etc., to ascertain the nature and extent of a hazard that is identified at a site. Please review this section of the law and understand why closure cannot be granted for this site at this time.

Please submit a workplan detailing work intended at the planter area. The workplan is due **by September 25, 1998**. If you have any questions, I can be reached at (510) 567-6762.

eva chu
Hazardous Materials Specialist

enclosure

magnolia-6

ALAMEDA COUNTY
HEALTH CARE SERVICES



AGENCY

DAVID J. KEARS, Agency Director

RO#1207

Alameda County 94500
Environmental Health Services
1131 Harbor Bay Pkwy., #250
Alameda CA 94502-6577
(510)567-6700 FAX(510)337-9335

StID 3788

April 26, 1996

Mr. Francis Collins
c/o Debra Baker
P.O. Box 8685
Emeryville, CA 94662

**RE: Further Investigations at the Planter Area at 2452 Magnolia
St, Oakland 94607**

Dear Mr. Collins:

When an underground storage tank (UST) was removed from the above referenced site in 1988, analytical results of soil samples collected confirmed that a fuel release had occurred. A monitoring well was installed approximately 60' northwest of the former UST excavation to determine if the fuel release had impacted groundwater quality beneath the site. TPH-G and BTEX were not identified in groundwater for four quarterly sampling events. However, data from nearby sites suggest groundwater may flow in the east-southeast to southwest direction. Subsequently, three hydropunches, HP-1 through HP-3, were advanced south and southwest of the former UST excavation. Elevated levels of TPH-G and BTEX were identified in boring HP-1 which does not appear to be a result of the fuel release from the former UST.

Before site closure is granted, further investigations in the vicinity of HP-1 (around the planter area) must be conducted to determine the source and extent and severity of the petroleum hydrocarbon contamination. This could be performed by hand-augering to groundwater to collect soil and groundwater samples. A workplan and/or letter detailing this phase of the investigation is due within 45 days of the date of this letter, or by June 14, 1996.

Finally, this office does not object to the proper abandonment of well MW-M1 at this time. 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.

eva chu
Hazardous Materials Specialist

c: Yane Nordhav, Baseline, 5900 Hollis St, #D, Emeryville 94608
files (magnolia.5)

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



RO1207

RAFAT A. SHAHID, Assistant Agency Director

StID 3788

May 22, 1995

Ms. Yane Nordhav
Baseline Environmental
5900 Hollis St, Suite D
Emeryville, CA 94608

ALAMEDA COUNTY CC4580
DEPT. OF ENVIRONMENTAL HEALTH
ENVIRONMENTAL PROTECTION DIV.
1131 HARBOR BAY PKWY., #250
ALAMEDA CA 94502-6577

RE: Workplan Approval for 2452 Magnolia St, Oakland 94607

Dear Ms. Nordhav:

I have reviewed Baseline's May 1995 proposal to advance one soil boring between the former tank location and boring HP-1. This proposal is acceptable. In addition to collecting a soil sample, a grab ground water sample should also be collected and analyzed for TPH-G and BTEX. Field work should commence within 45 days of the date of this letter. Please notify me at least 72 hours prior to the start of field activities.

If it is demonstrated that the contaminants detected in the vicinity of HP-1 is not a result of the former leaking underground storage tank, I cannot recommend closure for the above referenced site until it has been determined Mr. Francis Collins, as the property owner, is not the responsible party for any future site assessment/cleanup, if required, in the vicinity of HP-1.

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

A handwritten signature in cursive script, appearing to read "eva chu".

eva chu
Hazardous Materials Specialist

cc: Francis Collins, P.O. Box 8685, Emeryville, CA 94662
files

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



R01207

RAFAT A. SHAHID, Assistant Agency Director

StID 3788

May 8, 1995

Mr. Francis Collins
P.O. Box 8685
Emeryville, CA 94662

ALAMEDA COUNTY CC4580
DEPT. OF ENVIRONMENTAL HEALTH
ENVIRONMENTAL PROTECTION DIVISION
1131 HARBOR BAY PKWY., #250
ALAMEDA CA 94502-6577

RE: Additional Investigations at 2452 Magnolia St, Oakland
94607

Dear Mr. Collins:

I have completed review of Baseline's April 1995 Additional Soil and Groundwater Investigation report for the above referenced site. This report documents the advancement of two soil borings to delineate the extent of soil and groundwater contamination resulting from the use of a former leaking underground storage.

Boring HP-1, approximately 65' west of the former tank pit, detected elevated levels of TPH-G and BTEX from soil collected at 6.5 and 8.5' depths. A grab groundwater sample also detected elevated levels of petroleum hydrocarbons.

At this time, there is insufficient data to confirm that the contamination detected in HP-1 is not from the former leaking UST, but from surface spills which may have occurred in the vicinity of HP-1, as your consultant has suggested. Therefore, additional investigations are required to confirm your suspicions. A workplan for this phase of the investigation is due to this office by June 16, 1995. If you have any questions, I can be reached at (510) 567-6762.

eva chu
Hazardous Materials Specialist

cc; Yane Nordhav, Baseline, 5900 Hollis St, Suite D, Emeryville
94608
files

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



R01207

RAFAT A. SHAHID, Assistant Agency Director

StID 3788

March 1, 1995

Ms. Yane Nordhav
Baseline Environmental
5900 Hollis St, Suite D
Emeryville, CA 94608

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

RE: Workplan Approval for 2452 Magnolia St, Oakland 94607

Dear Ms. Nordhav:

I have completed review of Baseline's February 1995 Workplan for Additional Groundwater and Soil Investigation for the above referenced site. (Please note, the site is in Oakland, not Emeryville.) The proposal to advance two borings and collect soil and groundwater samples to delineate the extent of soil and groundwater contamination is acceptable. And if analytical results are below the detection limits for gasoline and BTEX, this office will review the case for site closure.

The summary report documenting all field activities should include chain of custody forms, borings logs, pertinent field notes, among others.

Please notify me at least 72 hours prior to the start of field work as I would like to be present to observe field activities. Field work should commence within 45 days of the date of this letter, or by April 17, 1995. If you have any questions, I can be reached at (510) 567-6762.

eva chu
Hazardous Materials Specialist

cc: Francis Collins, P.O. Box 8685, Emeryville, CA 94662
files

ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY

DAVID J. KEARS, Agency Director



R01207

RAFAT A. SHAHID, ASST. AGENCY DIRECTOR

3188
StID ~~3799~~

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

August 29, 1994

Mr. Francis Collins
c/o Proper Management
P.O.Box 8685
Emeryville, CA 94662

**RE: Additional Investigations at 2452 Magnolia St, Oakland
94607**

Dear Mr. Collins:

I have completed review of the case file for the above referenced site to determine if site closure is appropriate at this time. Upon review, the site is not ready for closure for the following reasons:

1. The extent of soil contamination has not been delineated. When the tanks were removed, up to 3,300 ppm TPH was detected in soil. No analysis for BTEX was performed. The pit was not overexcavated. And
2. The monitoring well onsite appears to be upgradient from the former tank pit. Wells at nearby sites (2311 Magnolia and at 2311 Adeline) show groundwater to flow in the east, southeast and southwest directions.

Before closure can be considered, additional investigations are required to determine the extent of soil contamination at the site, and to analyze groundwater quality just downgradient from the former tank pit. A workplan detailing the work intended to address the above concerns is due to this office by **October 20, 1994**. If you have any questions, I can be reached at (510) 567-6762.

A handwritten signature in cursive script, appearing to read "eva chu".

eva chu
Hazardous Materials Specialist

cc: files

magnolia.1

ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY

DAVID J. KEARS, Agency Director



R01207

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 24, 1993¹
STID 3788

Francis Collins
C/O Debra Baker
P.O. Box 8685
Emeryville, CA 94662

RE: 2452 Magnolia St., Oakland, CA 94608

NOTICE OF VIOLATION

Dear Francis Collins:

This office has received and reviewed a Quarterly Monitoring Report by Baseline dated 16 January 1990 and other documents concerning the above site. You were told about the following requirements in a letter from this office dated November 23, 1992. There has been no response from you concerning these items:

1. There was over 1000 ppm TPHg found in the excavation during the underground tank removal. This office has never received a tank removal report. Please submit a removal report describing the activities that occurred and especially document the disposition of the contaminated soil from the site, within 30 days.
2. There is only 1 monitoring well on the site. This is not adequate to define the groundwater gradient. There needs to be a minimum of at least 3 wells to define the gradient. Off-site wells may be used if appropriate for this purpose.
3. The vertical and lateral extent of soil and groundwater contamination is not defined.
4. The 410 ppb TPHg and the 7.2 ppb benzene found in MW-H1 on 12-15-89 is not insignificant. There need to be samples that are ND for site closure over a period of 4 consecutive quarters.
5. The next quarterly monitoring report should have been submitted 2 years ago. Please submit a workplan with all of this information outlined, within 60 days, with all of the documents included and described, and have it follow the format that is attached.

Francis Collins
2452 Magnolia St., Oakland, CA 94608
STID #3788
September 24, 1993
Page 2 of 2

I have enclosed the document, Appendix A, Workplan for Initial Subsurface Investigation, a guidance document published by the Regional Water Quality Control Board (RWQCB).

Appendix A is to be used in conjunction with the RWQCB's Staff Recommendations for the Initial Evaluation and Investigation of Underground Tanks, the State Water Resources Control Board Leaking Underground Fuel Tank (LUFT) Field Manual, and Article II of Title 23, Calif. Code of Regulations when developing the scope of the Preliminary Site Assessment (PSA) workplan.

If you have any questions, please contact this office at (510) 271-4530.

Sincerely,



Thomas Peacock, Supervising HMS
Hazardous Material Division

cc: Edgar Howell, III, Chief - files
Gil Jensen, Alameda County District Attorney's Office
Enclosures

ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY

DAVID J. KEARS, Agency Director



R01207

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 23, 1992
STID 3788

Francis Collins
C/O Debra Baker
P.O. Box 8685
Emeryville, CA 94662

RE: 2452 Magnolia St., Oakland, CA 94608

Dear Francis Collins:

This office has received and reviewed a Quarterly Monitoring Report by Baseline dated 16 January 1990 and other documents concerning the above site. The following comments are to be considered:

1. There was over 1000 ppm TPHg found in the excavation during the underground tank removal. This office has never received a tank removal report. Please submit a removal report describing the activities that occurred and especially document the disposition of the contaminated soil from the site, within 30 days.
2. There is only 1 monitoring well on the site. This is not adequate to define the groundwater gradient. There needs to be a minimum of at least 3 wells to define the gradient. Off-site wells may be used if appropriate for this purpose.
3. The vertical and lateral extent of soil and groundwater contamination is not defined. This needs to be looked into as an essential part of a groundwater investigation. A guide from the Regional Water Quality Control Board is attached.
4. The 410 ppb TPHg and the 7.2 ppb benzene found in MW-H1 on 12-15-89 is not insignificant. There need to be samples that are ND for site closure over a period of 4 consecutive quarters.
5. The next quarterly monitoring report should have been submitted 2 years ago. Please submit a workplan with all of this information outlined, all of the documents included and described, and have it follow the format that is attached. There should also be recommendations for further work you propose.

Francis Collins
2452 Magnolia St., Oakland, CA 94608
STID #3788
November 23, 1992
Page 2 of 2

Enclosed is a format the Regional Board would like followed for site closure. If you have any questions, please contact this office at (510) 271-4530.

Sincerely,



Thomas Peacock, Supervising HMS
Hazardous Material Division

cc: Richard Hiett, RWQCB
Edgar Howell, Chief - files
Enclosures

ALAMEDA COUNTY
HEALTH CARE SERVICE

AGENCY

DAVID J. KEARS, Agency Director



✓ R01207 (2452 magnolia)
R0699 (6050 Hollis)

24 April, 1989

DEPARTMENT OF ENVIRONMENTAL HEALTH
Hazardous Materials Program
80 Swan Way, Rm. 200
Oakland, CA 94621
(415) 271-4320

Francis Collins
Hollis Street Project
6050 Hollis Street
Emeryville, Ca. 94608

Subject: Groundwater Monitoring Well Installations at 6050 Hollis Street, Emeryville and 2452 Magnolia Street, Oakland.

Dear Mr. Collins:

Thank you for the groundwater monitoring well installation reports prepared by Baseline Environmental Consultants for the two properties listed above. Following a review of the reports is the opinion of the Alameda County Department of Environmental Health, Hazardous Materials Division, that the procedures utilized in the installation of these wells were in conformance with the guidelines established by the Regional Board.

These wells should be sampled on a quarterly basis and analyzed for Total Petroleum Hydrocarbons (EPA Method 5030 GCFID) and Benzene, Toluene, Xylene and Ethylbenzene (EPA Method 8020 or 8240). The data should be submitted to this office for review. Following a full year of quarterly analysis, a decision will be made regarding the need for further sampling at these sites.

If you have any questions concerning this matter, please contact, Dennis Byrne, Hazardous Materials Specialist, at (415)271-4320.

Sincerely,

Rafat A. Shahid, Chief,
Hazardous Materials Division

RAS:DB

cc: Dyan Whyte, SFBRWQCB
Yane Nordhav, Baseline Environmental Consultants
5900 Hollis St. Suite D
Emeryville, Ca. 94608