

RO 2843



Department of Toxic Substances Control

Alameda County

700 Heinz Avenue, Suite 200  
Berkeley, California 94710-2721

Arnold Schwarzenegger  
Governor

Terry Tamminen  
Agency Secretary  
Cal/EPA

FEB 08 2006

Environmental Health

August 25, 2004

RECEIVED  
FEB 07 2006  
ENVIRONMENTAL HEALTH SERVICES

Mr. Raymond Pang  
Caltrans  
P.O. Box 23660  
Oakland, California 94623-0660

Dear Mr. Pang:

The Department of Toxic Substances Control (DTSC) received the Soil Investigation Report for the Former Church's Fried Chicken, Cypress Reconstruction Project, located at 1766 7<sup>th</sup> Street, Oakland. The report, dated June 21, 2004, was prepared by Shaw Environmental, Inc. on behalf of Caltrans. The report documents the results of a soil investigation conducted at the site on May 4, 2004. Soil samples were collected from four locations in an area previously excavated in 1996, and were post-excavation confirmation samples identified elevated levels of residual contaminants. The Soil Investigation Report states that soil samples contained total petroleum hydrocarbons as gasoline (TPH-gas) in one sample at a concentration of 55 milligrams per kilogram (mg/kg), TPH-diesel was not detected in soil samples, oil and grease was found in two samples at 60 mg/kg and 160 mg/kg, and acetone, MEK, n-propylbenzene and n-butylbenzene were all detected at concentrations below 1 mg/kg. Groundwater monitoring wells were also constructed in April 2001 and monitored for four quarters. During the monitoring period, concentrations of metals were below Maximum Concentration Limits (MCLs), and volatile organic compounds (VOCs) and fuel oxygenate compounds were not detected. The monitoring wells were decommissioned in November 2002. Based upon our review of the Soil Investigation Report and previous groundwater monitoring reports, DTSC agrees with Caltrans' conclusion and recommendation that no further action is required and that a land use covenant is not required for the site.

Mr. Raymond Pang  
August 25, 2004  
Page 2

If you have any questions, please contact Lynn Nakashima of my staff at  
(510) 540-3839.

Sincerely,



Barbara J. Cook, P.E., Chief  
Northern California – Coastal Cleanup  
Operations Branch

cc: Ms. Betty Graham  
Regional Water Quality Control Board  
San Francisco Bay Region  
1515 Clay Street, Suite 1400  
Oakland, California 94612

Ms. Susan Hugo  
Alameda County Health Agency  
1131 Harbor Bay Parkway  
Alameda, California 94502

Mr. Odili Ojukwu  
Environmental Program Specialist  
City of Oakland, Public Works Agency  
250 Frank H. Ogawa Plaza, Suite 5301  
Oakland, California 94612

Mr. Christopher Wilson  
Caltrans – Environmental Engineering  
P.O. Box 23660  
Oakland, California 94623-0660



Cal/EPA

April 9, 1998

*Pete Wilson*  
Governor

*Department of  
Toxic Substances  
Control*

*Peter M. Rooney*  
Secretary for  
Environmental  
Protection

*700 Heinz Avenue  
Suite 200  
Berkeley, California  
94710-2737*

Mr. Raymond Pang  
CALTRANS  
P.O. Box 23660  
Oakland, California 94623-0660

Dear Mr. Pang:

**CHURCH'S FRIED CHICKEN, 1766 SEVENTH STREET, OAKLAND  
SITE REMEDIATION COMPLETION REPORT**

DTSC has completed review of the revised pages submitted on October 9, 1997 in response to DTSC's June 4, 1997 comments on the Site Remedial Completion Report. In February 1998, DTSC also received a signature page for the report signed and stamped by a professional engineer. The revised pages and signature page adequately address DTSC's June 4, 1997 comments with the following qualification: DTSC does not believe that Caltrans has demonstrated that the groundwater underlying the site is tidally influenced as indicated on page 22, section 4.8, paragraph 2, sentence 3. Caltrans has not conducted a tidal influence study, nor has it submitted documentation to verify this occurrence. Therefore, with the above qualification, the report is approved.


There are actions which still must be completed at this Site prior to its certification. These include:

1. Submission of the well installation report referenced in the Site Remedial Completion Report for DTSC review and approval. This report should describe the design specifications, installation process and sampling regimen for the monitoring wells to be installed at the Site.
2. Implementation of the well installation report and submittal of the results to DTSC for review. Based upon the sample results, an operation and maintenance plan and agreement may also be required.
3. A land use covenant and environmental restriction must be entered into and recorded for this Site. DTSC will forward draft language under separate cover.

Mr. Raymond Pang  
April 9, 1998  
Page Two

If you have any questions regarding this letter, please contact Lynn Nakashima at (510) 540-3839.

Sincerely,

A handwritten signature in cursive script that reads "Barbara J. Cook".

Barbara J. Cook, P.E., Chief  
Northern California-Coastal Cleanup  
Operations Branch

cc: Mr. Derek Lee  
Regional Water Quality Control Board  
San Francisco Bay Region  
2101 Webster Street, Suite 500  
Oakland, California 94612

Ms. Susan Hugo  
Alameda County Health Agency  
Department of Environmental Health  
1131 Harbor Bay Parkway  
Alameda, California 94502

Mr. Robert J. Paterson  
CALTRANS  
Cypress Construction Office  
1545 Willow Street  
Oakland, California 94607



Cal/EPA

*no info in  
data base  
11/25/97*



June 4, 1997

Department of  
Toxic Substances  
Control

700 Heinz Avenue  
Suite 200  
Berkeley, CA  
94710-2737

Mr. Nino Cerruti  
CALTRANS  
P.O. Box 23660  
Oakland, California 94623-0660

Pete Wilson  
Governor

James M. Sirock  
Secretary for  
Environmental  
Protection

Dear Mr. Cerruti:

**CHURCH'S FRIED CHICKEN, 1766 SEVENTH STREET, OAKLAND  
SITE REMEDIATION COMPLETION REPORT**

DTSC has completed review of the Caltrans' responses to DTSC's August 1996 comments which were submitted in April 1997. DTSC has additional comments based upon Caltrans' responses which are outlined below.

**GENERAL COMMENTS**

1. Please remove the portions of statements which specify which consultant will be performing future work at this Site.
2. As preliminary remedial goals were not met in all areas of the Site, please specify that land use restrictions will be implemented
3. Please clarify whether the excavation activities discussed in Appendix G were conducted to install the slurry wall.
4. There is a discrepancy between the volumes of soil listed in Table 3 and those described in the text. Please correct either the text or the Table as the volumes of soil excavated should be the same.
5. Include a narrative in the text discussing the information contained in Appendix G. Also, the location of the trench needs to be depicted on the confirmation sampling map.

**SPECIFIC COMMENTS**

1. Page 3, Last Paragraph. Please include a discussion of subsequent remediation activities conducted at the Site and reference Appendix G.



Printed on Recycled Paper

2. Page 21, Section 4.8, Paragraph 1, last sentence. Please provide supporting documentation and rationale to support the statement that there were two one-half foot fluctuations daily in the groundwater elevations due to tidal influence.
3. Please verify that groundwater was encountered in excavations at 9.5 feet. Otherwise, additional rationale must be provided to justify the non-collection of confirmation samples in these areas.
4. Table 3. The excavation depths listed are not consistent with those included on Figure 4b, nor those presented in the text. Please correct the text or the Figure, as appropriate.
5. Please verify that monitoring well MW-2 was properly decommissioned. The letter enclosed with Appendix H states that the well will be destroyed in late Spring 1996.

#### CONFIRMATION SAMPLING

6. Additional sidewall samples should have been collected from area Q2. Although further excavation may have been precluded, it would have been useful to know if there was any remaining contamination along the northeast and northwest boundaries. Area Q2 was excavated to 10 feet, while Area Q1 was only excavated to 5 feet. Therefore, there should have been five feet of sidewall along the eastern and southern boundaries of the Site along which to collect the samples.
7. As the dimensions of Areas Q1 and Q2 have been revised from the previous draft Completion Report, please revise Figure 4b to more accurately reflect the size of the different excavation areas.
8. Confirmation samples were not collected from the western wall of Area SB-2. Although the results of this sample would not have affected the decision to remediate further, it may have indicated whether Caltrans needed to conduct additional excavation to the west of the sampling location.

#### Section 8.0 Deviations from the RDIP

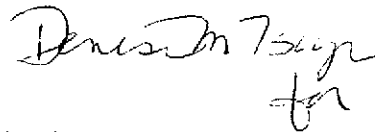
9. Item #3. Please revise this sentence to read: "Due to an oversight, field duplicate samples were not collected." The remaining phrase "by the sampler, under direction of Caltrans" implies that Caltrans directed the oversight.
10. Item #6. If the soil analytical results are unavailable, please clarify how

Caltrans determined that the soil used to create the slope was "clean". See also Section 4.7, page 20.

11. Item #9. Please clarify whether prior sampling data indicates that nickel and arsenic levels in the soils excavated on April 8 and 11 were equivalent to those in the soil excavated between April 2 and 5th. If not, this should be noted.

If you have any questions, please contact Lynn Nakashima at (510) 540-3839.

Sincerely,



Barbara J. Cook, P.E., Chief  
Northern California - Coastal Cleanup  
Operations Branch

cc: Mr. Steve Morse  
Regional Water Quality Control Board  
San Francisco Bay Region  
2101 Webster Street, Suite 500  
Oakland, California 94612

Ms. Susan Hugo  
Alameda County Health Agency  
Department of Environmental Health  
1131 Harbor Bay Parkway  
Alameda, California 94502

Mr. Christopher Wilson  
CALTRANS  
Environmental Engineering  
P.O. Box 23660  
Oakland, California 94623-0660

Ms. Kathleen Leiga  
CALTRANS  
Cypress Construction Office  
1545 Willow Street  
Oakland, California 94607

**DEPARTMENT OF TOXIC SUBSTANCES CONTROL**

REGION 2  
700 HEINZ AVE., SUITE 200  
BERKELEY, CA 94710-2737  
(510) 540-3724



January 19, 1996

Mr. Ace Forsen, Chief  
Project Development/Benicia-Martinez Bridge  
Caltrans  
P.O. Box 23660  
Oakland, California 94623-0660

Dear Mr. Forsen:

**REVISED REMEDIAL DESIGN AND IMPLEMENTATION PLAN, CHURCH'S FRIED  
CHICKEN, 1766 7TH STREET, CYPRESS RECONSTRUCTION PROJECT,  
OAKLAND**

The Department of Toxic Substances Control (DTSC) received by facsimile on January 16, 1996, the revisions to the RDIP prepared by OGISO Environmental. The revisions were made in response to DTSC comments contained in a letter dated January 11, 1996. DTSC has reviewed the responses and found that they adequately address DTSC concerns; therefore, the RDIP is approved.

If you have any questions regarding this letter, please contact Lynn Nakashima at (510) 540-3839.

Sincerely,

A handwritten signature in cursive script, appearing to read "Barbara J. Cook".

Barbara J. Cook, P.E., Chief  
Site Mitigation Branch

cc: See next page



Mr. Ace Forsen  
January 19, 1996  
Page Two

cc: Mr. Sum Arigala  
Regional Water Quality Control Board  
San Francisco Bay Region  
2101 Webster Street, Suite 500  
Oakland, California 94612

Ms. Susan Hugo  
Alameda County Health Agency  
Department of Environmental Health  
1131 Harbor Bay Parkway  
Alameda, California 94502

Mr. Joel Howie  
Caltrans  
Environmental Engineering  
P.O. Box 23660  
Oakland, California 94623-0660

Ms. Kathleen Leiga  
Caltrans  
Cypress Construction Office  
1545 Willow Street  
Oakland, California 94607

26 JAN 22 PM 4:03

RECEIVED  
FEBRUARY 1 1996

**DEPARTMENT OF TOXIC SUBSTANCES CONTROL**

REGION 2  
700 HEINZ AVE., SUITE 200  
BERKELEY, CA 94710-2737  
(510) 540-3724



January 11, 1996

Mr. Ace Forsen, Chief  
Project Development/Benicia-Martinez Bridge  
Caltrans  
P.O. Box 23660  
Oakland, California 94623-0660

Dear Mr. Forsen:

**COMMENTS TO REVISED REMEDIAL DESIGN AND IMPLEMENTATION PLAN (RDIP) AND ADDENDUM 1: MONITORING WELL DEMOLITION PLAN, CHURCH'S FRIED CHICKEN, 1766 7TH STREET, CYPRESS RECONSTRUCTION PROJECT**

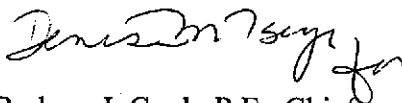
The Department of Toxic Substances Control (DTSC) received the revised RDIP and Addendum 1 (including revised pages transmitted by facsimile on January 8, 1996) for the former Church's Fried Chicken Site located at 1766 7th Street, Oakland. The revisions were based on comments provided by DTSC in letters dated December 11 and 19, 1995. DTSC has reviewed the revised Addendum and revision pages and found that the requested changes were made; therefore, the Addendum is approved. DTSC also reviewed the revised RDIP and has the following comments which must be addressed before approval of the plan can be given:

1. Comment 12, Section 5.7, Transportation Rout to Kettleman Hills Facility: This section states that "non-hazardous waste" will be taken from the Site to the Kettleman Hills Facility. Since this facility can receive Class I hazardous waste (RCRA waste), please explain why non-hazardous waste will be transported to this location.
2. Comment 19a, Appendix B-1: The first paragraph of the section describing "Soil Sampling and Containers" was not modified to indicate that excavations are proposed to 10 feet below ground surface. In addition, Title 8, Section 1541 et seq. contains regulations regarding general requirements and entry into excavations. If personnel will enter into excavations, the Health and Safety Plan must be amended to reflect this activity and describe in detail all safety measures and procedures.
3. Page 33, Section 5.9, Airborne Release of Dust: The second paragraph, first sentence should be amended to included RCRA hazardous waste soils.
4. Appendix B-II: The last page of this appendix is missing. Please submit the page.

Mr. Ace Forsen  
January 11, 1996  
Page Two

If you have any questions regarding this letter, please contact Lynn Nakashima at  
(510) 540-3839.

Sincerely,



Barbara J. Cook, P.E., Chief  
Site Mitigation Branch

cc: Mr. Sum Arigala  
Regional Water Quality Control Board  
San Francisco Bay Region  
2101 Webster Street, Suite 500  
Oakland, California 94612

Ms. Susan Hugo  
Alameda County Health Agency  
Department of Environmental Health  
1131 Harbor Bay Parkway  
Alameda, California 94502

Mr. Joel Howie  
Caltrans  
Environmental Engineering  
P.O. Box 23660  
Oakland, California 94623-0660

Ms. Kathleen Leiga  
Caltrans  
Cypress Construction Office  
1545 Willow Street  
Oakland, California 94607

95 JAN 12 PM 12:54  
ENVIRONMENTAL  
PROTECTION

**DEPARTMENT OF TOXIC SUBSTANCES CONTROL**

REGION 2  
700 HEINZ AVE., SUITE 200  
BERKELEY, CA 94710-2737  
(510) 540-3724



December 11, 1995

Mr. Ace Forsen, Chief  
Project Development/Benicia-Martinez Bridge  
Caltrans  
P.O. Box 23660  
Oakland, California 94623-0660

Dear Mr. Forsen:

**COMMENTS TO REVISED REMEDIAL DESIGN AND IMPLEMENTATION PLAN,  
CHURCH'S FRIED CHICKEN SITE, 1766 7TH STREET, CYPRESS  
RECONSTRUCTION PROJECT, OAKLAND**

The Department of Toxic Substances Control (DTSC) received the revised Remedial Design and Implementation Plan (RDIP), dated November 28, 1995, prepared by OGISO Environmental on behalf of Caltrans. The plan describes soil excavation to remove elevated concentrations of petroleum hydrocarbons, metals and volatile organic compounds. DTSC has reviewed the plan and has the following general and specific comments:

General Comments:

1. The plan needs to include a section describing monitoring well inspection, decommissioning, repair and installation procedures. While the plan states that no monitoring wells are located on site, three wells are present. Since the site was paved with asphalt, the existing wells need to be inspected to determine if they need to be repaired or replaced. If the excavation will impact existing wells, these wells need to be identified. If the wells need to be decommissioned, new wells will need to be installed.

Specific Comments:

1. Page 2, Introduction, 1st paragraph: Explain why ground water is not expected to be encountered during remediation activities.
2. Page 4, Section 1.3, Description of Contaminants at Project Site: The location of borings CFC/W1, CFC/W2 and CFC/W3 need to be shown on Figure 5a along with all applicable soil data.
3. Page 6, Area Q1 and Area Q2: Revise the proposed depths of excavation for both

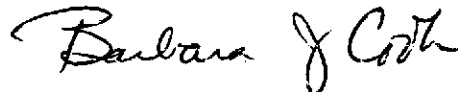
areas in this and all other appropriate sections. The proposed depths do not coincide with the reported contaminant depths.

4. Page 7, 1st paragraph, last sentence: This sentence is unclear. Discrete samples should be analyzed for all chemicals of concern.
5. Page 13, Chad Nichols: Section 7.7 of the approved Remedial Action Plan (RAP) states that monitoring wells will be installed at the site. This section needs to be revised to indicate the specific tasks that are involved in inspection, repair, decommissioning and installation of monitoring wells.
6. Page 15, Task 15 - Groundwater Monitoring Wells: Revise this section to indicate that three monitoring wells are present at the site. As stated in the RAP, monitoring wells will be installed at the site.
7. Page 15, Task 16 - Quarterly Well Monitoring: Caltrans will be required to conduct quarterly monitoring of the wells.
8. Page 22, Section 4.1, Excavation of Soil Wastes:
  - a. 2nd paragraph: Explain how the asphalt cap will be removed and disposed.
  - b. 3rd paragraph, Appendix C, Introduction, and Appendix D, Spill Prevention and Countermeasures Plan: This paragraph states that a surfactant will be sprayed over the exposed soil surface as needed to control volatile emissions. Provide the literature supporting the application of surfactants, describe any possible complications associated with this application (e.g. mobilization of compounds, etc.) and provide the name of the surfactant and its chemical composition.
9. Page 23, Section 4.2, Verification Soil Sampling and Laboratory Analysis, 6th bullet: This section states that one sample will be collected per 20 feet of excavation sidewall. Since the proposed depth of excavation in some areas is 10 feet below ground surface, include the depth intervals, and rationale, for side wall sample collection.
10. Page 24, Section 4.3, Stockpile Management, 6th Bullet: Include the titles of each BAAQMD regulation (e.g. Public Nuisance, etc.).
11. Page 27, Section 4.6, Dust Control and Air Monitoring; and Appendix C, Introduction and Time-Weighted-Average Work Zone Monitoring: The specific chemicals that are included in monitoring for petroleum hydrocarbon vapors (PHVs) needs to be included. Because elevated levels of benzene, ethyl benzene, toluene and xylenes were detected, these three compounds should be included in all monitoring and analysis.
12. Page 29, Section 5, Transportation to Landfill: Include the description of the transportation route from the site to the Kettleman Hills Facility.

13. Page 30, Section 5.3, Local Streets and Road Use: This section states that trucks carrying hazardous waste will travel east on 7th Street and then turn right onto Broadway Street. Revise this route to avoid travelling down Broadway Street.
14. Page 30, Section 5.4, Railroad Travel Routes: Include the haul road route from the site to the railroad loading area.
15. Page 34, Section 6, Site Stabilization and Erosions Control: The plan also needs to include methods to prevent soil and debris from being transferring into streets.
16. Page 38, Section 7, Site Remediation and Verification, 1st paragraph: Delete "Class II" from the second sentence.
17. Table 2, Summary of Soil and Groundwater Analytical Results: Incorrect chemicals are indicated in bold. Review the list of PRG values and revise this table.
18. Table 3, Details of Soil Impaction: Revise the depths of excavation.
19. Appendix B-1:
  - a. Soil Sampling and Containers: Revise the first paragraph. Since the depth of excavation is proposed down to 10 feet below ground surface, the statements made in this section are inaccurate and must be revised.
  - b. Verification Soil Sampling: Revise the proposed soil excavation depths.

If you have any questions regarding this letter, please contact Lynn Nakashima at (510) 540-3839.

Sincerely,



Barbara J. Cook, P.E., Chief  
Site Mitigation Branch

cc: See next page

Mr. Ace Forsen  
December 11, 1995  
Page Four

cc: Mr. Sum Arigala  
Regional Water Quality Control Board  
San Francisco Bay Region  
2101 Webster Street, Suite 500  
Oakland, California 94612

Ms. Susan Hugo  
Alameda County Health Agency  
Department of Environmental Health  
1131 Harbor Bay Parkway  
Alameda, California 94502

Mr. Joel Howie  
Caltrans  
Environmental Engineering  
P.O. Box 23660  
Oakland, California 94623-0660

Ms. Kathleen Leiga  
Caltrans  
Cypress Construction Office  
1545 Willow Street  
Oakland, California 94607

**DEPARTMENT OF TOXIC SUBSTANCES CONTROL**

REGION 2  
700 HEINZ AVE., SUITE 200  
BERKELEY, CA 94710-2737  
(510) 540-3724



July 28, 1995

Mr. Ace Forsen, Chief  
Project Development/Benicia-Martinez Bridge  
Caltrans  
P.O. Box 23660  
Oakland, California 94623-0660

Dear Mr. Forsen:

**DRAFT SITE REMEDIATION WORKPLAN, CALTRANS CYPRESS "B"  
RECONSTRUCTION, CHURCH'S FRIED CHICKEN PROPERTY, 1776 7TH STREET,  
OAKLAND**

The Department of Toxic Substances Control (DTSC) received the above mentioned workplan prepared by OGISO Environmental (OGISO) on behalf of Caltrans. Although the draft Remedial Action Plan (RAP) has not been finalized, Caltrans has submitted the workplan in anticipation of its approval. If changes are made to the draft RAP, the workplan will need to reflect those changes. It appears that the OGISO was not knowledgeable of contents of the draft RAP, and DTSC recommends that if a copy of the draft RAP has not already been provided, Caltrans give a copy to OGISO and to each of Caltrans' contractors in the future. After review of the document, DTSC has found that substantial modifications are required prior to approval of the document. Comments to the Site Health and Safety Plan and Appendix B will be forwarded under separate cover shortly. DTSC's comments to this workplan are as follows:

**General Comments:**

The workplan needs to include the following sections:

1. A section on site preparation. Describe what needs to be done to prepare the site for excavation and soil stockpiling. This should also include what will be done to ensure site security during remedial activities, provisions for construction of decontamination facilities for both equipment and personnel, sanitary facilities, and facilities for disposal of contaminated material, e.g. PPE.
2. A soil stockpile management plan.
3. A monitoring well decommissioning and well installation plan. This should include the proposed locations and number of new wells, well construction and installation details, and



a groundwater monitoring plan.

4. Discuss the rationale that will be used to determine the appropriate type of disposal facility for excavated soil.
5. A section describing soil management documentation. The purpose of this section is to discuss the methods that will be used to document and track sample locations, dimensions of excavations, identification of soil stockpiles and other field activities. This section should include, but not be limited to, detailed field sketch maps kept in the project manager's field work notebook(s), descriptions of all field actions including sampling and dates of soil transport to landfills, movement and handling of stockpiles, dates of excavations, volumes of soil excavated and stockpiled, locations of soil that will be transported to Class I and Class II landfills, etc.
6. A section describing the loading and manifesting process. Include at a minimum the types of trucks or railroad cars (e.g. Class I) that will be used, decontamination procedures for trucks prior to leaving the site, type(s) of equipment will be used to load soil into trucks and railroad cars, how soil will be transported from the site to the railroad cars, and methods that will be used to prevent the release of dust from railroad cars or trucks once they leave the site. In addition, describe the manifesting requirements for transporting soil by both truck and rail. Records should be kept on site by the site project manager. The records should include: truck number, soil volume and tonnage, decontamination, time of departure, estimated time of arrival and actual time of arrival.
7. A section describing the dust control measures that will be used on site, what conditions would require site activity to cease, and a description of the air monitoring program.
8. A Transportation and Traffic Control Plan. This plan should outline the requirements and procedures from trucking, or sending soil by railroad car to Class I and Class II landfills. Please refer to DTSC's Transportation Plan, Preparation Guidance for Site Remediation, Interim Final, May 1995 for specific requirements.
9. A section describing site restoration after soil excavation. This section should include provisions to restore the site to the appropriate grade, and removal of all temporary fencing, visqueen, and stored waste water and solid wastes. Any fill material used to backfill excavations should be tested to ensure that no contaminants greater than the PRGs are present.
10. A brief summary of the contents of the Health and Safety Plan.
11. A contingency plan describing the measures to be undertaken to avoid unacceptable contaminant releases to the environment during the remedial action activities at the site,

contingency measures to mitigate any such releases, and contingencies for unforeseen circumstances.

12. A Construction Quality Assurance Plan (CQAP) that describes the components that will be used to ensure, with a reasonable degree of certainty, that the completed project meets or exceeds all design criteria, plans, and specifications of the project.

**Specific Comments:**

13. Page 1, Section 1, Background Information:
  - a. A clearer site map showing the locations of pertinent site features (e.g. former locations of pump islands, underground tanks, etc.) needs to be provided. In addition, the plan needs to include a site location map.
  - b. A narrative discussing the following topics needs to be included:
    - A) An explanation of why this workplan was written, including references to the Remedial Action Plan.
    - B) A description of the site and site location.
    - C) A description of the land use (current and past).
    - D) The location and distance to nearby populations and types of populations.
    - E) The rationale for selection of the chemicals of concern and the proposed excavation depths. The specific chemical of concern, chemical concentrations, sample numbers, sample locations and depths need to be included in the discussion. A map showing both the location of soil borings and the outline of proposed excavations needs to be included.
    - F) A description of the selected remedial alternative and why it was selected for this site.
14. Page 2, Section 1, first full paragraph: Include a brief summary defining Preliminary Remedial Goals (PRGs), and discuss why they are being used.
15. Page 4, Table 1, Preliminary Remediation Goals: Only the specific site chemicals of concern should be listed on this table.
16. Page 6, Section 3.1, Soil Remediation:
  - a. Sparger Technology's mobile laboratory is not certified by the State's accreditation program to analyze soil using EPA SW-846 method numbers 6010 and 8270. While the mobile laboratory may be used to field screen samples for these analyses, final confirmation analyses must be conducted by a laboratory certified for these methods.
  - b. Describe how the dimensions of the areas O, P, Q1 and Q2, and their associated excavation depths were determined. The discussions should include justification based on specific sample locations, depths and concentrations.

- c. Describe how the different excavation areas will be identified, e.g. flagging, paint, etc.
  - d. State what type of equipment will be used during the excavation.
  - e. Provide an estimate of the total volume of soil for each area.
17. Page 6-7, Confirmatory Soil Sampling Frequency: Clarify the last sentence. As written, the reader may interpret the sentence to mean that areas that are obviously contaminated will be sampled rather than excavated.
18. Page 7, Confirmation Sampling:
- a. Soil samples that will be analyzed for Volatile Organic Compounds (VOCs) may not be composited due to the possibility of volatilization during the compositing.
  - b. The fifth bullet, "Each of the sampling areas will have a minimum of two confirmatory samples" contradicts the third and fourth bullets that state that two random samples will be obtained and composited for analysis. Clarify the protocol.
  - c. Side-wall confirmation samples (number and locations) need to be added to the confirmation sampling procedure.
  - d. Because the size of the excavations are estimates at this time, and the actual size may be less than anticipated, state the minimum number of samples that will be collected from an excavation.
  - e. Provide a list of specific compounds that will be reported for each analysis.
19. Page 8, Confirmation Soil Sampling Frequency, first paragraph: This paragraph states that "excavation may be required outside of the property line." State the furthest limits of the excavation and what types of permits, access agreements, etc. will be required prior to the additional excavation and identify all potential parties and agencies.
20. Page 8, Section 3.2, Groundwater Management:
- a. Include the rationale for proposing to excavate soil below the first encountered groundwater.
  - b. Explain how and what wells might be used to extract groundwater from the excavations.
  - c. State how the groundwater stored in Baker Tanks will be tested. Include the proposed test methods, sampling methods, and the specific sampling requirements established by East Bay Municipal Utility District (EBMUD) and other regulatory agencies.
21. Page 9, Section 3.3, Vapor Extraction: Delete this section unless Caltrans wishes to amend the Remedial Action Plan.
22. Page 13, Section 4.1, Scope of Work:
- a. Task 1, Site Specific Work Plan: Any minor changes need to be noted in the project manager's field notebook and included in the site Implementation Report. Major changes

need approval by DTSC prior to implementation as well as documented in the field notebook and Implementation Report.

b. Task 2, Site-Specific Health and Safety Plan: If revisions to the Health and Safety Plan, the changes must be reviewed and approved by DTSC before work may proceed. Provisions to upgrade the level of personal protective equipment should be included in the Health and Safety Plan.

c. Task 3, Permitting: State the name of the agency that well installation and destruction permits will be obtained from.

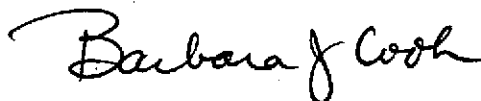
d. Task 5, Initial Excavations Per Project Plans: State how the soil will be transported to the ECDC loading area, and state what type of permits, manifests, etc. are necessary to transfer the soil. If handling of the soil is required during the transfer, the site must be a permitted transfer facility.

e. Task 10, Water Analysis: Provide the EMBUD and NPDES sampling requirements.

f. Task 18, Site Mitigation Report: It is unclear why two separate reports will be submitted regarding the implementation of the remediation activities. Specify what "items" will not be included in the Implementation Report, and state the reasons they will not be included. In addition, groundwater monitoring results should be submitted separately in quarterly groundwater monitoring reports.

If you have any questions regarding this letter, please call Lynn Nakashima at (510) 540-3839.

Sincerely,



Barbara J. Cook, P.E., Chief  
Site Mitigation Branch

cc: See next page

Mr. Ace Forsen  
July 28, 1995  
Page Six

cc: Mr. Sum Arigala  
Regional Water Quality Control Board  
San Francisco Bay Region  
Oakland, California 94612

Ms. Susan Hugo  
Alameda Coutny Health Agency  
Department of Environmental Health  
1131 Harbor Bay Parkway  
Alameda, California 94502

Mr. Joel Howie  
Caltrans  
Environmental Engineering  
P.O. Box 23660  
Oakland, California 94623-0660

Ms. Kate Leiga  
Caltrans  
Cypress Construction Office  
1545 Willow Street  
Oakland, California 94607

95 AUG -1 PM 3:20  
CALTRANS  
ENVIRONMENTAL

**DEPARTMENT OF TOXIC SUBSTANCES CONTROL**

REGION 2  
700 HEINZ AVE., SUITE 200  
BERKELEY, CA 94710-2737



(510) 540-3724

November 22, 1994

Mr. Ace Forsen  
Chief, Project Development/  
Benicia-Martinez Bridge Caltrans  
111 Grand Avenue  
P.O. Box 23660  
Oakland, California 94623-0660

Dear Mr. Forsen:

**REMEDIAL ACTION OPTIONS REPORT AND PRELIMINARY ENDANGERMENT  
ASSESSMENT (PEA), CHURCH'S FRIED CHICKEN PROPERTY, 1766 7TH  
STREET, CYPRESS RECONSTRUCTION PROJECT, OAKLAND**

The Department of Toxic Substances Control (Department) has received the Remedial Action Options Report, dated November 7, 1994, submitted by Environmental Solutions, Inc. on behalf of Caltrans. The report contains the information requested by the Department in its letter dated September 20, 1993 regarding the November 1993 Preliminary Endangerment Assessment, and therefore, the PEA is approved. In addition, the Department reviewed the Remedial Action Options Report and has the following comments:

1. Page 9, Section 4.1, 2: The Department agrees with the recommendation that the direction of groundwater flow needs to be verified.
2. Page 13, Section 5.0, 1: This paragraph states that the groundwater sample collected from the area near the ~~former waste oil tank~~ did not contain any detectable levels of contaminants. The sample was collected from boring B-2, which according to Figure 2 is sidegradient of the former tank location. The Department suggests that groundwater from the area now identified as downgradient from the former waste oil tank be collected and analyzed.
3. Page 13, Section 5.0, 2. Soil: This paragraph states that soil excavation will occur during construction activities associated with the Cypress Freeway; however, only the area around the former waste oil tank is referred to. Soil analyses contained in the PEA show that elevated levels of petroleum, volatile organic compounds and metals are present in the areas around the former underground storage tanks and pump islands. It



Mr. Ace Forsen  
November 22, 1994  
Page Two

appears that contaminated soil may not have been excavated when the USTs were removed. These soils will also require remediation. In addition, prior to removal of the soils, a removal action workplan and health and safety plan will need to be submitted to the Department for review and approval.

4. Page 14, 7: Change "soil" to "groundwater".

5. Page 16, Section 5.2 Option II: This options states that groundwater encountered during the 7th Street excavation, will be contained and disposed/treated. It is unclear whether the excavation and subsequent groundwater containment will encompass the entire Church's Fried Chicken Site or only a portion of the Site. If the 7th Street excavation will not fully remediate the entire Site, extraction wells may be necessary to remediate the groundwater.

6. Page 17, 7: This paragraph should state the extent of both petroleum hydrocarbons and aromatic volatile organic compounds in the groundwater will be assessed.

7. Table 7, Remediation Costs for Groundwater: This table indicates that groundwater will be analyzed only for aromatic hydrocarbons. Because petroleum hydrocarbons have been detected in both soil and groundwater, TPH-Gasoline and TPH-Diesel should be included in future analysis.

If you have any questions regarding this letter, please contact Lynn Nakashima of my staff at (510) 540-3839.

Sincerely,



Barbara J. Cook, P.E., Chief  
Site Mitigation Branch

cc: Mr. Sum Arigala  
Regional Water Quality Control Board  
San Francisco Bay Region  
2101 Wester Street, Suite 500  
Oakland, California 94612

Mr. Ace Forsen  
November 22, 1994  
Page Three

cc: Ms. Susan Hugo  
Alameda County Health Agency  
Department of Environmental Health  
1131 Harbor Bay Parkway  
Alameda, California 94502

Mr. Chris Wilson  
Caltrans  
Environmental Engineering  
111 Grand Avenue  
P.O. Box 23660  
Oakland, California 94623-0660

Ms. Cydney Miller  
Environmental Solutions, Inc.  
1201 North McDowell Boulevard  
Petaluma, California 94954



**DEPARTMENT OF TOXIC SUBSTANCES CONTROL**

REGION 2  
700 HEINZ AVE., SUITE 200  
BERKELEY, CA 94710-2737



January 11, 1994

Mr. Allan Chow  
Department of Transportation  
District 4 Environmental Engineering  
P.O. Box 23660  
111 Grand Avenue  
Oakland, California 94623-0660

Dear Mr. Chow:

**COMMENTS TO REVISED DRAFT PRELIMINARY ENDANGERMENT ASSESSMENT  
(PEA), CHURCH'S FRIED CHICKEN, 1766 7TH STREET, OAKLAND**

The Department of Toxic Substances Control (DTSC) has received and reviewed the revised draft PEA for Church's Fried Chicken. While most comments were adequately responded to, additional responses are required for the following prior to approval of this document.

1. **General Comment 1:** The rationale for not re-sampling the existing monitoring wells was not provided. The response stated that re-sampling was not included in the task order. Please explain why it was not included in the task order. In addition, the monitoring wells need to be sampled to determine the current concentration of contaminants in the groundwater. Since it appears that the site may not be included in the de-watering of the 7th Street undercrossing, the groundwater in this area will need to be remediated.
2. **General Comment 2:** The reasoning for not collecting additional soil samples around boring CFC-B4 was not provided. Additional samples will need to be collected for VOCs and SVOCs in the area around the waste oil tank prior to excavation in order to determine the proper deposition of the soil.
3. **General Comment 3:** Some type of geophysical analysis will need to be conducted to determine if the underground pipelines are still present. If they are present, it will need to be determined whether product is still present in the lines, and the lines removed.
4. **General Comment 4:** Caltrans will still need to determine if floating product is present in the groundwater. This information will be needed to determine the types of technologies that will be necessary to remediate the groundwater.



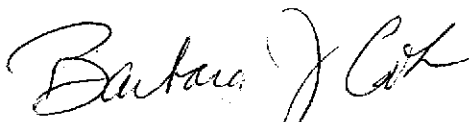
Mr. Allan Chow  
January 11, 1993  
Page Two

**Specific Comments:**

- 4b. The response provided should be included in the text or on the relevant figures.
- 4d. The response did not include whether the waste oil tank was above or below ground, whether the gasoline was leaded or unleaded, and if diesel tanks were present.
- 8. The response should be more specific regarding the location of the storm sewer outfalls. Stating that they drain to San Francisco Bay is very general.
- 9. The scientific names of the species listed on Table 4.2.6 were not added.
- 10. The surface water flow patterns were not added to Figure 4.2.8.
- 12. The population within five miles of the site was not added to the text.
- 16a. An amendment to the sampling and analysis plan describing the use of the hydropunch was not included.
- 16b. The soil boring designations between Table 5.2.3 and Figure 5.2.3 were not made consistent with each other.

If you have any questions regarding this letter, please call Lynn Nakashima of my staff at (510) 540-3839.

Sincerely,



Barbara J. Cook, P.E., Chief  
Site Mitigation Branch

cc: Ms. Susan Hugo  
Alameda County Health Agency  
Department of Environmental Health  
80 Swan Way, Room 350  
Oakland, California 94621

Mr. Richard Hiatt  
Regional Water Quality Control Board  
San Francisco Bay Region  
2101 Webster Street, Suite 500  
Oakland, California 94612

## DEPARTMENT OF TOXIC SUBSTANCES CONTROL

REGION 2  
700 HEINZ AVE., SUITE 200  
BERKELEY, CA 94710-2737

September 20, 1993

93 SEP 21 AM 10:59



Mr. Allan Chow  
Department of Transportation  
District 4 Environmental Engineering  
P.O. Box 23660  
111 Grand Avenue  
Oakland, California 94623-0660

Dear Mr. Chow:

**COMMENTS TO THE DRAFT PRELIMINARY ENDANGERMENT ASSESSMENT (PEA),  
CHURCH'S FRIED CHICKEN, 1766 7TH STREET, OAKLAND, CYPRESS  
RECONSTRUCTION - PHASE 2**

The Department of Toxic Substances Control has reviewed the draft PEA for Church's Fried Chicken. Based upon review of the report, and provided that the Department's understanding that the Site will be excavated as part of the 7th Street under crossing is correct, additional investigation will not be required. Confirmation sampling after excavation, however will be necessary. In addition, the Department agrees that in its present state, the Site does not pose an immediate threat to human health or the environment. Exposure routes will be made complete during excavation. Target removal action values will need to be submitted to this Department for review and approval along with a removal action workplan, and detailed plans showing the depths of excavation and any plans to de-water the site. The Department has concerns regarding the groundwater underneath the Site. The issue may be resolved if Caltrans has plans to de-water the area of the 7th Street under crossing. Finally, please find enclosed the Department's general and specific comments to the PEA.

If you have any questions regarding this letter, or comments, please call me at (510) 540-3839.

Sincerely,

A handwritten signature in cursive script that reads "Lynn Nakashima".

Lynn Nakashima  
Associate Hazardous Materials  
Specialist  
Site Mitigation Branch

Enclosure

cc: See next page



Mr. Allan Chow  
September 20, 1993  
Page Two

cc: Ms. Susan Hugo  
Alameda County Health Agency  
Department of Environmental Health  
80 Swan Way, Room 350  
Oakland, California 94621

Mr. Donald Dalke  
Regional Water Quality Control Board  
San Francisco Bay Region  
2101 Webster Street, Suite 500  
Oakland, California 94612

Mr. Ronald W. Michelson  
On-Site Technologies, Inc.  
1715 South Bascom Avenue  
Campbell, California 95008

Comments to Draft Preliminary Endangerment Assessment  
Church's Fried Chicken  
1766 7th Street, Oakland  
Cypress Reconstruction - Phase 2

**General Comments:**

1. Please explain why the existing groundwater monitoring wells were not re-sampled during the last investigation. The wells should be re-sampled in the future.
2. Explain why an additional soil samples were not collected and analyzed for VOCs and SVOCs in the vicinity of boring CFC-B4 since it was very common in the past to mix solvents with waste oils. Also, explain why no groundwater samples were collected even though elevated levels of TRPH were observed in soil.
3. It is not clear from the report if the pipelines associated with the underground tanks were investigated, or if they were removed. Please clarify or explain why additional sampling was not done in the area of the pipelines.
4. The deviation from the workplan to use hydropunch rather than install groundwater monitoring wells is not clear. The plan originally intended to use the wells to look for floating product. It is the Department's understanding that it is difficult to detect floating product with a hydropunch.

**Specific Comments:**

1. Section 2.1.7: The site is listed on the CALSITES data base. The number is 01540002 and should be added to the text.
2. Section 2.1.8: It is not clear from Figure 2.1.8 the location of the site. Please outline the site in some manner.
3. Section 2.1.10: Figure 2.1.10, Map of Site location needs to be revised to include a radius of 1-mile around the site. In addition, the radius should be drawn around the site.
4. Section 2.2.5:
  - a. The Department's data base indicates that a Bay Cities Oil Marketers was located at Seventh and Wood Streets in 1985. The EPA identification number is CAX000220988, and the owner is Vic Schutzkey. Was this business located at the Site?
  - b. Figure 2.2.5.a: The figure should contain a legend explaining the abbreviations used. Also, was the information really transferred from maps created in 1902 to 1911?

- c. Table 2.2.5: This table should include that waste oil was stored in a tank.
- d. Figure 2.2.5.b: This figure should be referenced in the text. Please indicate whether the waste oil tank was above or below ground, and if any piping was associated with that tank. Locations of all piping associated with all tanks should be shown on the figure. Also, indicate whether the type of gasoline was leaded or unleaded. Finally, were any diesel tanks present?
- e. Indicate whether the former gas station building had any below grade service bays.
5. Section 2.3.2 and Table 2.3.2: Table 2.3.2 states that both service stations that occupied the site had five USTs, but a City of Oakland permit (dated October 19, 1970) shows that Texaco installed one tank and pump. Was an additional tank installed by Texaco making the total six tanks, or was a tank removed at the same time?
6. Section 2.3.3 and Table 2.3.3:
- a. Explanations should be included with all permits presented in the report. For example what was the permit issued in 1970 for? Was it to excavate and install, repair, or remove tanks? Also, indicate for which of the previous businesses the permit was issued to.
- b. Appendix B: The permit issued in 1974 by the City of Oakland is not legible, please provide a new copy. Also, the December 1981 letter appears to have sections deleted. Please explain why.
7. Section 4.1.5: Describe the least permeable continuous layer under the site.
8. Section 4.2.5: This section should specify the locations of the storm sewer outfalls. Also, the section needs to describe any past or existing measures for preventing or mitigating surface water runoff from the site.
9. Table 4.2.6: This table contains typographical errors. Change "California Leust Tern" to "California Least Tern", and change "Saltwater Harvest Mouse" to "Salt Marsh Harvest Mouse." In addition, the scientific names should be included in the table to avoid confusion.
10. Section 4.2.8: This section should reference Figure 4.2.8, not 2.2.8. In addition, the figure does not illustrate the surface water collection and conveyance system, but merely shows the locations of two storm drains. Surface water flow patterns could be added to the figure.
11. Section 4.3.2: State where the information contained in Tables 4.3.2 and 4.3.3 were collected from. Was the data

- actually collected at the site or from some nearby location?
12. Section 4.3.6: State the populations within one half mile and five miles of the site. The text indicates the population within 1 mile of the site.
  13. Section 4.3.7: All of the facilities located on Figure 4.1.10 are not listed on Table 4.3.7. Please include all identified facilities and their distance to the site.
  14. Section 4.3.8:
    - a. This section should reference both Figures 4.3.8.a and 4.3.8.b, and not Figure 4.3.9.
    - b. Figure 4.3.8.a is difficult to read as there are a number of features shown. Also, an explanation needs to be included in the text explaining what the titles shown on the map (e.g. Peralta Villa, Clawson, etc.) represent.
    - c. This section needs to identify commercial/industrial areas that may be possibly exposed to potential releases from the site
  15. Section 5.1: This section needs to include a discussion of what the specific sampling objectives of the previous investigation, as well as a qualitative assessment of the data quality.
  16. Section 5.2.3:
    - a. Hydropunching should be identified as a deviation from the sampling plan. The sampling plan does not appear to have been amended to include the use of the hydropunch. An amendment should be added to this report.
    - b. Table 5.2.3 and Figure 5.2.3: The soil boring designations should be made consistent between the table and figure.
  17. Section 5.3.1:
    - a. This section needs to include a qualitative analysis of data quality. Inclusion of the laboratory data sheets is inadequate.  
Table 5.3.1.c: Include the sample depths on this table. Also, the analysis for chromium was not for trivalent chrome, but for total chromium. Please correct this heading.