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Response to
Meeting Items - Environmental Site
Restoration
South Shore Shopping Center
Alameda, California

October 10, 1994 93-1185002.16



October 10, 1994 93-1185002.16

Alameda County Health Agency Division of Hazardous Materials 1131 Harbor Bay Parkway, 2nd Floor Alameda, California 94502

Attention: Ms. Juliet Shin, Hazardous Materials Specialist

Subject: RESPONSE TO MEETING ITEMS - Environmental Site Restoration

South Shore Shopping Center

Alameda, California

Dear Ms. Shin:

The MARK Group, Inc., (MARK) has prepared this letter in response to the items raised during the August 31, 1994 meeting between yourself and representatives of Harsch, MARK and Texaco. During this meeting, you requested additional information regarding the South Shore Shopping Center site restoration project. In response to your request, MARK has provided you with the following:

Item No. 1 Provide a Site Utility Plan

Response: Several utility plans of the site have been included in Attachment A,

which are excerpts from Clayton's report, "Work Plan for Remedial

Action," dated June 11, 1992.

Item No. 2 Properly Abandon Monitoring Wells MW-4 and MW-13

Response: MARK has submitted a proposal to Texaco and Kamur to abandon

Monitoring Wells MW-4 and MW-13. Upon authorization, Monitoring Wells MW-4 and MW-13 will be abandoned in accordance with Alameda

County Flood Control District (Zone 7) requirements.

Item No. 3 Analysis for Oil and Grease in MW-12 Has Not Been Performed

Response: As stated in the letter submitted to you dated September 16, 1994,

groundwater Monitoring Well MW-12 will be sampled for Oil and Grease

constituents during the next quarterly monitoring event.

October 10, 1994 93-1185002.16

Alameda County Health Agency Division of Hazardous Materials

Attention:

Ms. Juliet Shin, Hazardous Materials Specialist

Environmental Site Restoration RESPONSE TO MEETING ITEMS -Subject:

South Shore Shopping Center

Alameda, California

Page 2

Provide Documentation of the Disposal of Soil from the Kamur and Dry Item No. 4

Cleaner Sites

Response:

A report dated June 28, 1991 prepared by Soil Tech Engineering documents the disposal of approximately 994 cubic yards of soil excavation. This report has been included in at Kamur Industries Car Wash.

Attachment B.

Clayton's report, "Update on Subsurface Investigative Work Completed at the Former Texaco Station," dated September 14, 1990, documents the sampling and analysis of the 150 cubic yards of soil excavated from the former dry cleaning site. Soils were approved by the regulatory agencies for material on site.

Provide Documentation of the Waste Oil Tank Removal Item No. 5

> Texaco removed their underground storage tanks (USTs) in 1981. According to Mr. Tom Hargett, Texaco Environmental Geologist, they

have no documentation of the removal or disposal of the USTs.

However, McLaren Hart's letter report, "Results of Excavation and Soil Sampling at the Former Texaco Station," dated January 16, 1991, does document the location of additional excavation and sampling conducted at the former UST locations. Specifically, hand-auger boring and a trench were placed through the former waste oil UST location, as documented on their location map. The soil sample collected by McLaren Hart in the former waste oil UST location was nondetect for chemical constituents analyzed.

Observe Monitoring Wells MW-17, MW-18, and MW-19 for Chlorinated Item No. 6 Hydrocarbons

Laboratory analyses of groundwater samples collected in April 1994 Response: indicate tetrachloroethene (PCE) concentrations ranging from 0.0011 to 0.0024 milligrams per liter (mg/L). These concentrations are below the 0.005 mg/L primary maximum contaminant level. This area will continue

to be monitored quarterly.

October 10, 1994 93-1185002.16

Alameda County Health Agency Division of Hazardous Materials

Ms. Juliet Shin, Hazardous Materials Specialist Attention:

Subject: RESPONSE TO MEETING ITEMS -

South Shore Shopping Center Alameda, California

Page 3

Provide Well Construction Details for Wells MW-16, MW-17, and MW-18 Item No. 7

In February 1992, Clayton installed seven new monitoring wells at the Response: subject site (MW-15 through MW-21). A copy of these well logs were mailed by Clayton to the Alameda Water Control and Water Conservation

District on May 1, 1992 (Attachment C).

Monitoring Wells MW-16, MW-17, and MW-18 were constructed with 2inch diameter polyvinyl chloride (PVC). Monitoring Well MW-16 was screened from 25 to 30 feet below ground surface (bgs). Monitoring Wells MW-17 and MW-18 were screened from 20 to 25 feet bgs. The wells were apparently drilled to a clay unit encountered at depths of 25 to

30 feet bgs at these locations.

Item No. 8 Revise Schedule of Work

A revised schedule of remedial activities is currently being prepared and Response:

will be mailed under separate cover.

Provide a Diagram of the Remediation Plumbing Item No. 9

Texaco provided an as-built to ACHA at our meeting, MARK is Response: currently revising the existing plumbing to accommodate the remedial activities at the subject site. We will forward a revised map showing

plumbing details to you when the remedial design is completed.

Prepare a Proposal for Modifications to the Quarterly Groundwater Item No. 10

Monitoring

MARK recommended revisions to the existing groundwater monitoring Response:

plan in a letter to your office dated September 16, 1994 requested in your response letter of September 20, 1994, MARK has now added Monitoring Well MW-23 to the list. The next quarterly sampling

event is currently scheduled for October 12, 1994

October 10, 1994 93-1185002.16

Alameda County Health Agency Division of Hazardous Materials

Attention:

Ms. Juliet Shin, Hazardous Materials Specialist

Subject:

RESPONSE TO MEETING ITEMS -

Environmental Site Restoration South Shore Shopping Center

Alameda, California

Page 4

Item No. 11

Address Risk of Chlorinated Hydrocarbons in MW-22

Response:

Laboratory analysis of groundwater samples collected from Monitoring Well MW-22 in April 1994 indicated 0.015 mg/L 1,2 Dichloroethane. MARK will continue to sample Well MW-22 on a quarterly basis. In addition, MARK is currently preparing a proposal for Texaco to conduct a limited risk assessment addressing this point of compliance. At this time, MARK anticipates including this with our next quarterly report.

If you require any additional information, please contact Mr. Robert S. Spare, Project Manager or the undersigned at (510) 946-1055.

Sincerely,

The MARK Group, Inc.

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Alan D. Gibbs, R.G.

Associate

ADG:crh RSPMTG.LTR

Attachments: A - As Built Drawings

B - Soil Disposal Report

C - Boring Logs

cc: Mr. Greg Baum, Harsch

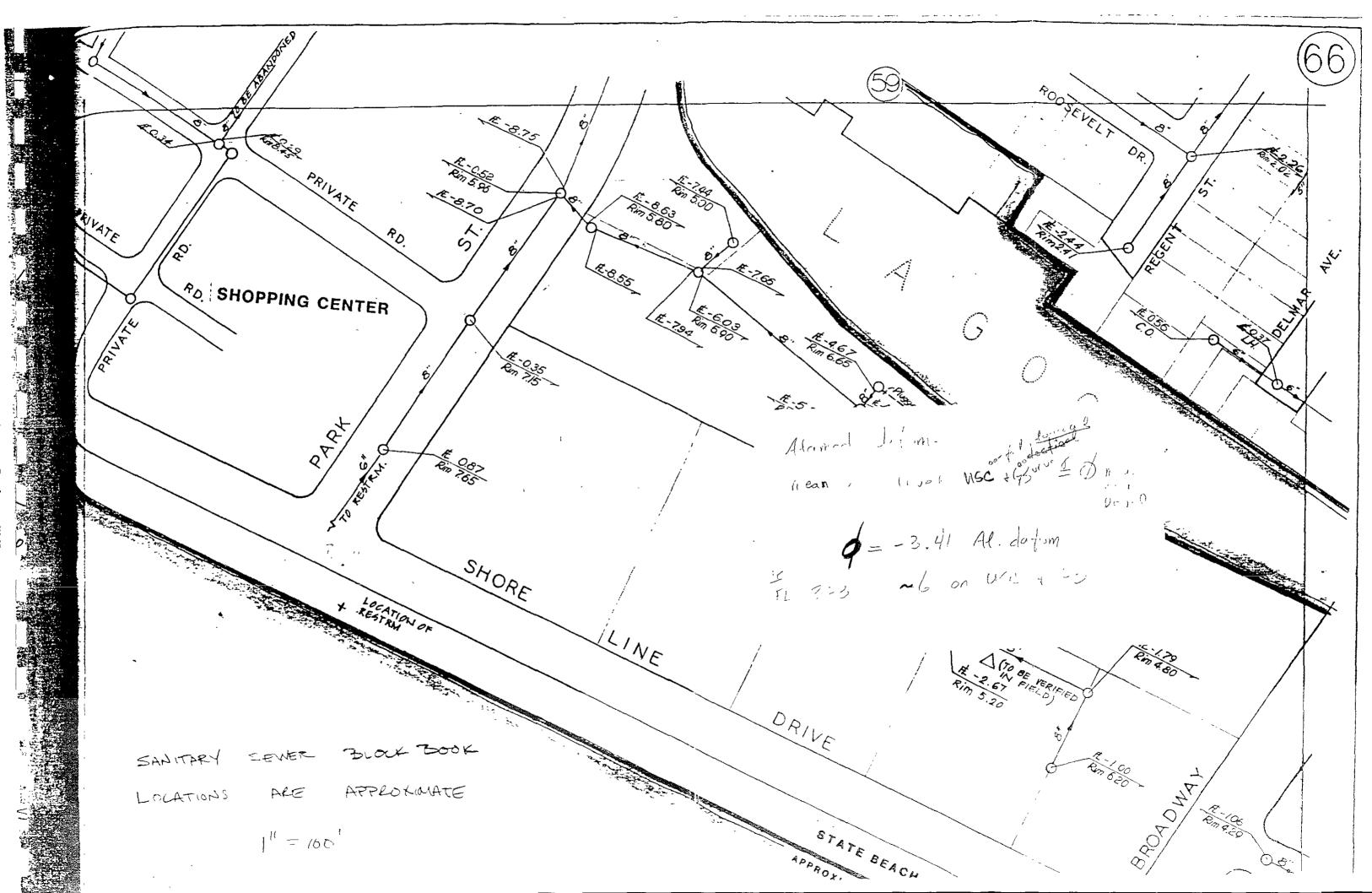
Mr. Tom Hargett, Texaco

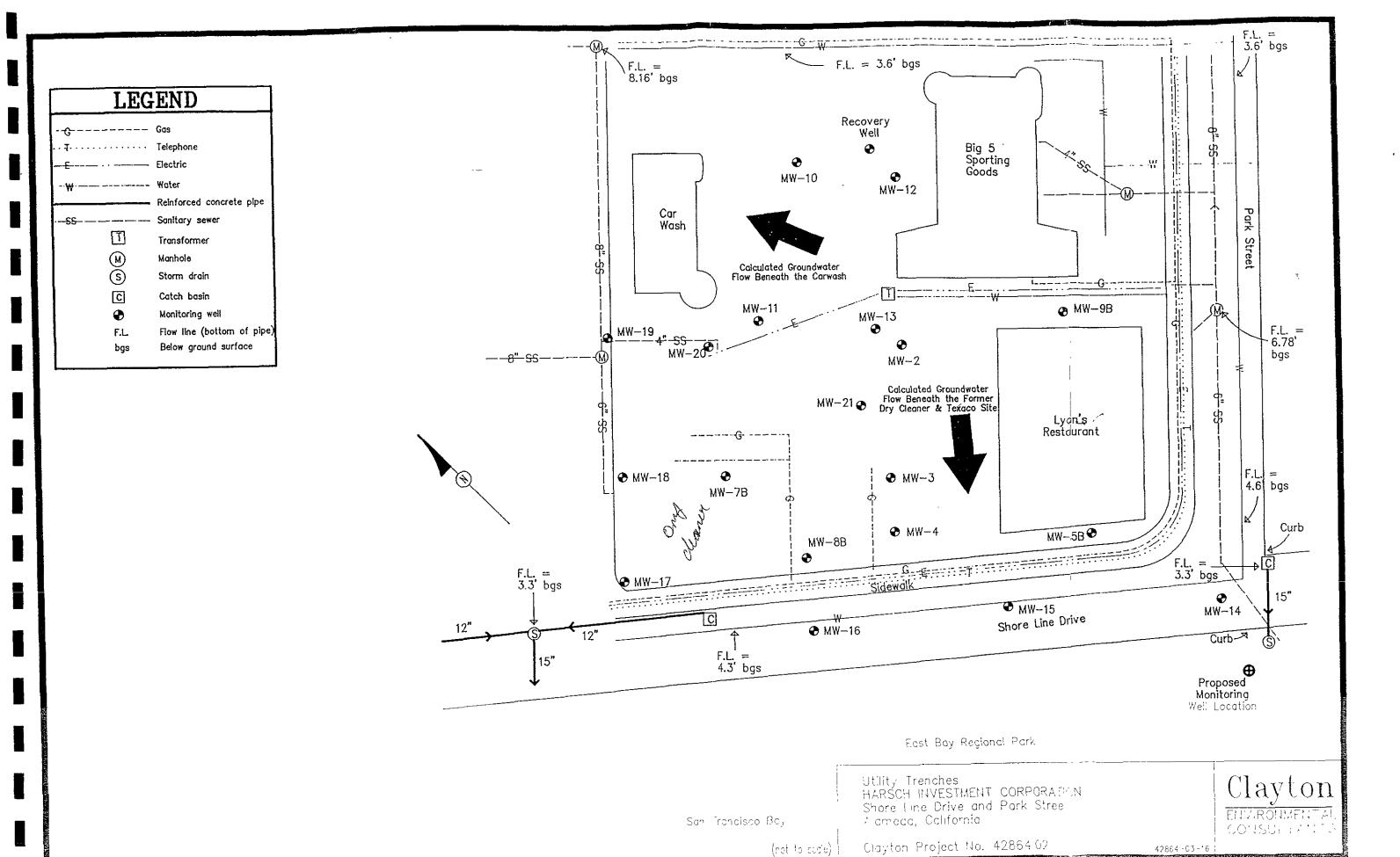
Mr. Murray Stevens, Kamur

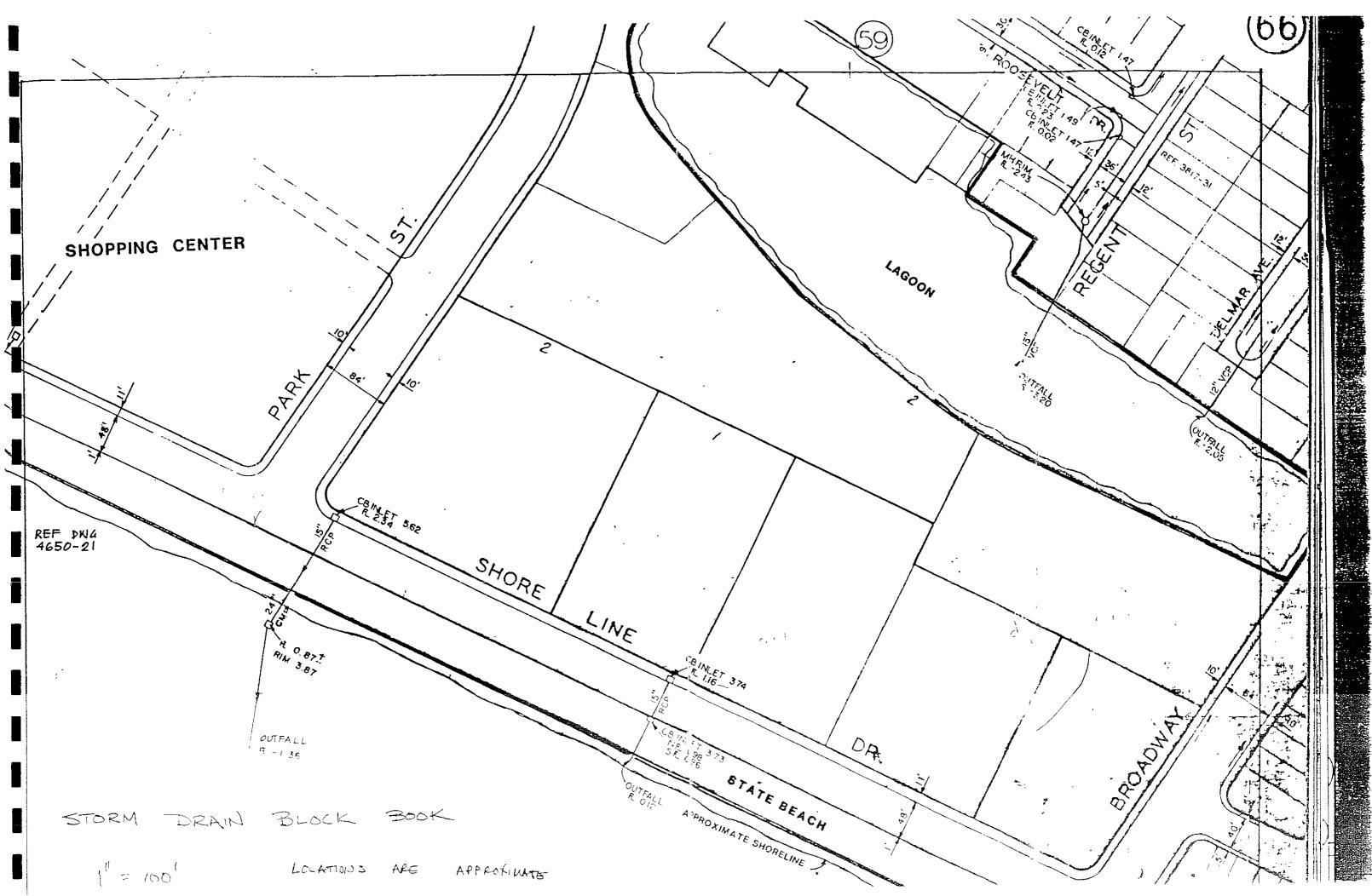
Mr. Frank Hamedi. Soil Tech

Mr. Robert Leste, Harsch

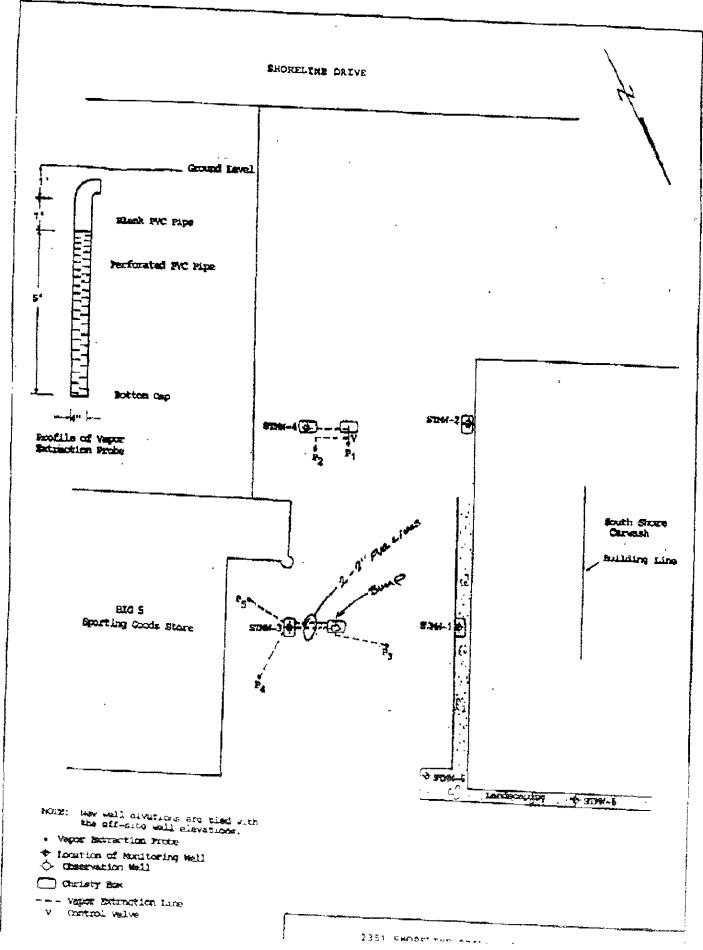
Appendix A

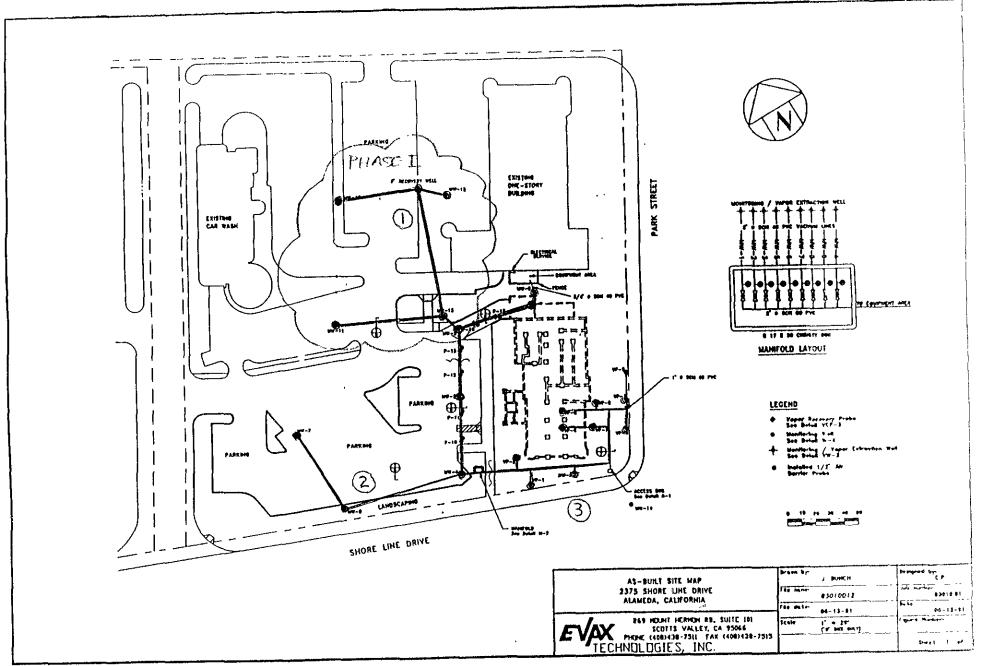


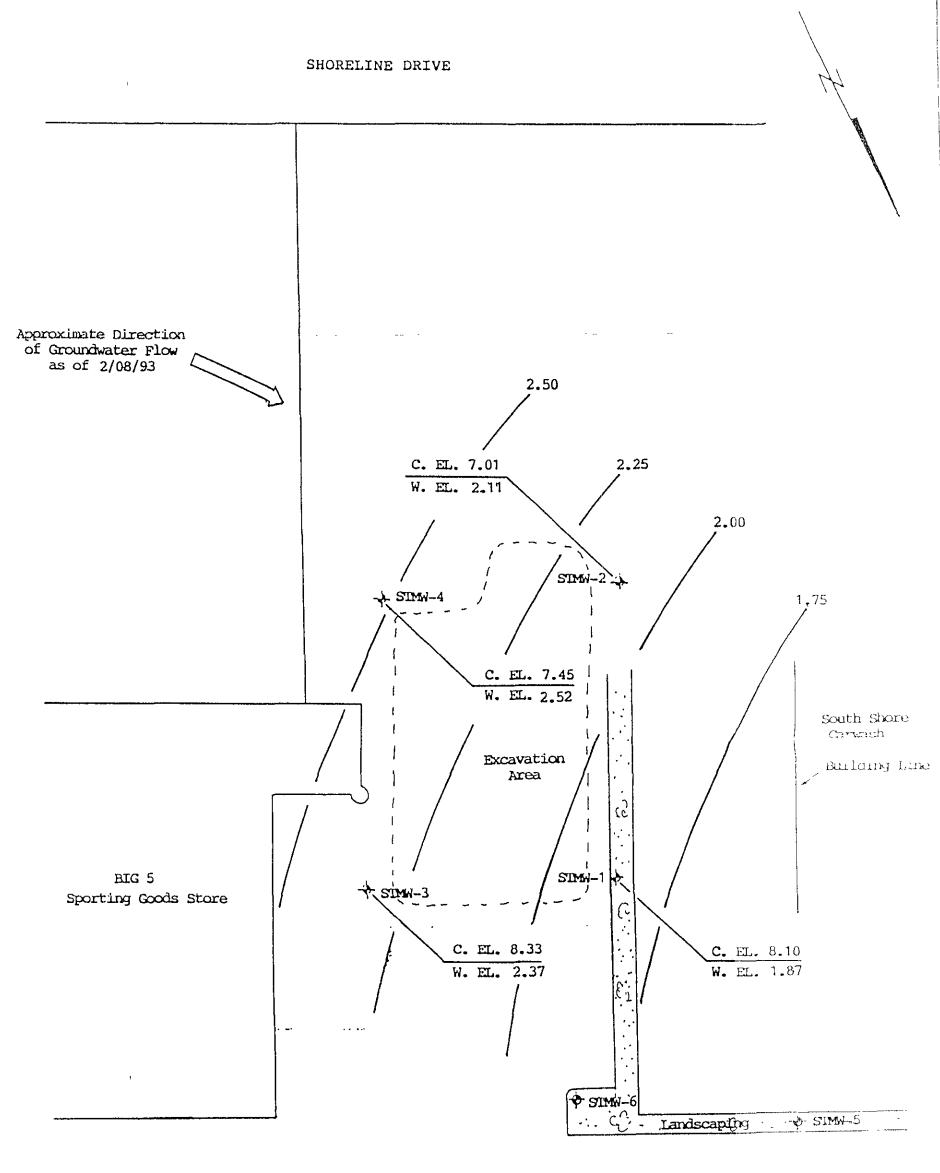




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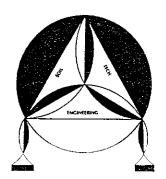




NOTE: New well elvations are tied with the off-site well elevations.

SCALE: 1"=30' FIGURE - 2								
DRAWN BY N.A.	PROJECT NO. 8-90-418-SI	2/08/93						

Appendix B



SOIL TECH ENGINEERING

Soil. Foundation and Geological Engineers

PREPARED FOR:

MR. MURRAY STEVENS

KAMUR INDUSTRIES, INC.

2351 SHORE LINE DRIVE

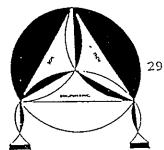
ALAMEDA, CALIFORNIA 94501

BY:

SOIL TECH ENGINEERING, INC.

298 BROKAW ROAD

SANTA CLARA, CALIFORNIA 95050



SOIL TECH ENGINEERING

Soil, Foundation and Geological Engineers
298 BROKAW ROAD, SANTA CLARA, CA 95050 **E** (408) 866-0919 **E** (415) 791-6406

June 28, 1991

File No. 8-90-418-SI

Kamur Industries 2351 Shore Line Drive Alameda, California 94501

ATTENTION: MR. MURRAY STEVENS

REFERENCE: SOIL DISPOSAL FROM THE EXCAVATION AT

KAMUR INDUSTRIES CAR WASH

Located at 2351 Shore Line Drive, in

Alameda, California

Dear Mr. Stevens:

This letter describes soil disposal from the excavation at the Kamur Industries Car Wash, located at 2351 Shore Line Drive, in Alameda, California.

SOIL DISPOSAL:

The excavated contaminated soil from the former tank areas was stockpiled on-site on a plastic sheet and covered. The quantification of the contaminated levels of TPH as gasoline and BTEX was carried out in separate phases due to the restricted area in which to spread out the soil. Samples were taken from the segregated stockpiled soil at different depths ranging from 2 to 3 feet below the surface of the segregated stockpile. The samples were collected by hand auger in a brass tube. The tube was capped with aluminum foil, a plastic cap, and tape, and then logged and placed in a cold ice chest for delivery to a certified laboratory.

File No. 8-90-418-SI

Two to four samples were taken from approximately 50-100 yards of soil, composited in the laboratory, and analyzed according to EPA method 5030 for TPHg and modified EPA method 8020 for BTEX. Selected soil samples were analyzed according to EPA methods 8010, 6010/700, 9045, 1010, 9010, and 9030. One soil sample was tested for Aquatic Toxicity. See the attached laboratory reports for details.

The stockpiled soil samples that showed TPHg to exceed 100 parts per million (ppm) were disposed of at Gibson Oil & Refining Co, Inc., located in Bakersfield, California. The stockpiled soil that contained TPHg levels of less than 100 ppm were disposed of at Mountain View Landfill and Redwood Landfill, which are approved class III landfills.

706.88 tons of soil were disposed of at Gibson Oil & Refining Co., Inc., and the volume disposed of at class III landfills was 994 cubic yards (652 cubic yards to Mountain View and 342 cubic yards to Redwood).

All soil analytical results, manifest forms and correspondence with the landfills are attached.

If you have any questions or need additional information, please feel free to contact our office at your convenience.

Sincerely,

SOIL TECH ENGINEERING, INC.

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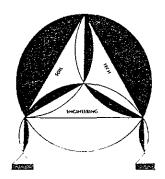
PROJECT ENGINEER

FRANK HAMEDI-FARD GENERAL MANAGER

Mandon

LAWRENCE KOO, P. E. C. E. #34928

SOIL TECH ENGINEERING, INC.



SOIL TECH ENGINEERING

Soil, Foundation and Geological Engineers

PREPARED FOR:

MR. MURRAY STEVENS

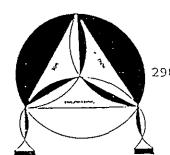
KAMUR INDUSTRIES, INC.

2351 SHORE LINE DRIVE

ALAMEDA, CALIFORNIA 94501

BY:

SOIL TECH ENGINEERING, INC.
298 BROKAW ROAD
SANTA CLARA, CALIFORNIA 95050



SOIL TECH ENGINEERING

Soil, Foundation and Goological Engineers
298 BROKAW ROAD, SANTA CLARA, CA 95050 ■ (408) 866-0919 ■ (415) 791-6406

June 28, 1991

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Located at 2351 Shore Line Drive, in

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If you have any questions or need additional information, please feel free to contact our office at your convenience.

Sincerely,

SOIL TECH ENGINEERING, INC.

--- K.O

LAWRENCE KOO, P. E.

C. E. #34928

NOORODDIN AMELI PROJECT ENGINEER

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FRANK HAMEDI-FARD GENERAL MANAGER

SOIL TECH ENGINEERING, INC.



Appendix C

1252 Quarry Lane P.O. Box 9019 Pleasanton, CA 94566 (510) 426-2600 Fax (510) 426-0106



May 1, 1992

Clayton Project No. 39744.00

Mr. Craig Mayfield
Water Resources Engineer
ALAMEDA WATER CONTROL AND WATER CONSERVATION DISTRICT
5997 Parkside Drive
Pleasanton, California 94588

Dear Mr. Mayfield:

Clayton Environmental Consultants, Inc. is pleased to submit our drilling completion logs for monitoring wells MW-15 through MW-21.

These monitoring wells were installed on February 24 and 25, 1992, under permit number 92083 (attached). We have also included a location sketch indicating each monitoring well location.

If you have any questions, please contact me at (510) 426-2609 or Mr. Alan Gibbs at (510) 426-2676.

Sincerely,

Dariush Dastmalchi

arrish Das Tratch

Geologist

DD/cmh



SIGNATURE

ALAMEDA COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT

5997 PARKSIDE DRIVE .

PLEASANTON, CALIFORNIA 94566

/Wyman Hong /

1214

(415) 484-2600

GROUNDWATER PROTECTION ORDINANCE PERMIT APPLICATION

FOR APPLICANT TO COMPLETE	FOR OFFICE USE				
LOCATION OF PROJECT SOUTH SHORE SHOPPING CENTER Park Street and Shore Line Drive Alameda, California	R PERMIT NUMBER 92083 e LOCATION NUMBER				
CLIENT Name Harsch Investment Corporation Address 235 MacArthur Blvd Phone City Oakland Zip 94611 APPLICANT Name Alan Gibbs Clayton Environmental Consultants Address 1252 Quarry Lane Phone 510-426-2676 City Pleasanton Zip 94566	PERMIT CONDITIONS Circled Permit Requirements Apply A. GENERAL 1. A permit application should be submitted so a arrive at the Zone 7 office five days prio proposed starting date. 2. Submit to Zone 7 within 60 days after complete				
TYPE OF PROJECT Well Construction Geotechnical Investigation Cathodic Protection General Water Supply Contamination Monitoring XX Well Destruction PROPOSED WATER SUPPLY WELL USE Domestic Industrial Other Municipal Irrigation	of permitted work the original Department Water Resources Water Well Drillers Report equivalent for well projects, or drilling and location sketch for geotechnical projects. 3. Permit is void if project not begun within days of approval date. B. WATER WELLS, INCLUDING PIEZOMETERS 1. Minimum surface seal thickness is two inche cement grout placed by tremie. 2. Minimum seal depth is 50 feet for municipal industrial wells or 20 feet for domestic				
DRILLING METHOD: Mud Rotary Air Rotary Auger X Cable Other DRILLER'S LICENSE NO. 519428 WELL PROJECTS	irrigation wells unless a lesser depth specially approved. Minimum seal depth monitoring wells is the maximum depth practic or 20 feet. C. GEOTECHNICAL. Backfill bore hole with compacted tings or heavy bentonite and upper two feet with				
Drill Hole Diameter 8 in. Maximum Casing Diameter 9 in. Depth 25 ft. Surface Seal Depth 6 ft. Number 7 GEOTECHNICAL PROJECTS Number of Borings Maximum Hole Diameter In. Depth ft.	pacted material. In areas of known or suspe contamination, tremied cement grout shall be used place of compacted cuttings. D. CATHODIC. Fill hole above anode zone with conc placed by tremie. E. WELL DESTRUCTION. See attached.				
ESTIMATED STARTING DATE $\frac{2-24-92}{2-25-92}$ I hereby agree to comply with all requirements of this permit and Alameda County Ordinance No. 73-68.	Approved Mamon Hond, Date 20 Feb				



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Field Location of Bo	ring:			Datum:	Drilling Method: Hollow stem Hole Diameter: 8" Casing Installation Data: 2" casing, 15' of 0.01 Schedule 40 PVC screen, 5' of blank, 16' sand, 1' bentonite, 3' cement					
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	EXPLO	LOG RATC	OF)RY	BORING		Project No.: 39744.00 Date: 2/24/92 BORING NO. Client: Harsch Investment Corporation Location: Park & Shore Line Drive Logged By: D. Dastmalchi Driller: B&F Sheet 2 of 2					
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Field Loca	tion of Bor	ing:			Datum:	Hole Diamet	Drilling Method: Hollow stem Hole Diameter: 8" Casing Installation Data: 5' 0.01 Schedule 40 PVC screen, 20' blank, 6' sand, 1' bentonite, 18' grout (2" casing)					sand, 1'
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LOG OF EXPLORATORY	BØRING	Project No.: 39744.00 Date: 2/25/92 BORING NO. Client: Harsch Investment Corporation MW-18 Location: Park & Shore Line Drive Logged By: D. Dastmalchi Driller: B&F Sheet 1 of 2				
Field Location of Boring: Ground Elevation:	Datum:	Drilling Method: Hollow stem Hole Diameter: 8" Casing Installation Data: 5' screen, 20' blank, 6' sand, 1' bentonite, 18' grout (2" casing)				
	Sell Lithe-graphic symbol Symbol	Hole Diameter: 8" Casing Installation Data: 5' screen, 20' blank, 6' sand, 1' bentonite, 18' grout (2"				
13 14 15 16 16 17 17 17 17 17 17 18 18 18 18 18 18 18 18 18 18 18 18 18		Grayish (2.5 VR 5.0) sano wan lutle s.l.				
18	-					



	EXPLO)	LOG RATO	OF RY	BORING		Project No.: 39744.00 Date: 2/25/92 BORING NO. Client: Harsch investment Corporation Location: Park & Shore Line Drive Location: D. Dastmalchi Driller: B&F Sheet 2 of 2					
Field Locs Ground E	tion of Bor levation:	ing:		•	Datum:	Drilling Method: Hollow stem Hole Diameter: 8" Casing Installation Data: 5' screen, 20' blank, 6' sand, 1' bentonite, 18' grout					
Blow Count	PID OVA (ppm)	D E P T H	6 A M P L E	Sall Group Symbol (uscs)	Lithe- graphic Symbol	Water Level Time Date DESCRIPTION					
		19 20 21 22 23 24 25 26 27 28 29 30 31		SP CL	Symbol	TD = .25' Grayish green silty clay with luttle sand					
		32 33 34 35 36									



	EXPLOI	LOG RATC	OF PRY	BORING		Project No.: 39744.00 Date: 2/25/92 BORING NO. Client: Harsch Investment Corporation MW-19 Location: Park & Shore Line Drive Logged By: D. Dastmalchi Driller: B&F Sheet 1 of 2						
Field Loca Ground E	ition of Bori	ng:			Datum:	Drilling Method: Hollow stem Hole Diameter: 8" Casing Installation Data: 5' 0.01 Schedule 40 PVC screen, 20' blank, 6' sand, 1' bentonite, 18' grout (2" casing)						
	PID	Ð E P	S A M	Sell Group Symbol	Lilino- eraphic	Water Level Time Date DESCRIPTION						
Riow	PID OVA (ppm)	1 2 3 4 5 6 7 8 9 10 11 12			Lilino- graphic Symbol	DESCRIPTION Reddish-yellow (5 YR 6/6) sand, well rounded, poorly sorted, moist. Grayish (2 5 YR 5/0) sand with very little to no silt.						
		13 14 15 10 17 18										



	explo	LOG	OF RY	BORING		Project No.: 39744.00 Date: 2/25/92 BORING NO. Client: Harsch Investment Corporation Location: Park & Shore Line Drive Logged By: D. Dastmalchi Driller: B&F Sheet 2 of 2					
Field Loca		ing:			Datum:	Drilling Method: Hollow stem Hole Diameter: 8" Casing Installation Data: 5' 0.01 Schedule 40 PVC screen, 20' blank, 6' sand, 1' bentonite, 18' grout (2" casing)					
Blow Count	PID OVA (ppm)	D E P T B	8 4 M H H H	Sell Group Symbol (uscs)	Eltho- graphic Symbol	Water Level Time Date DESCRIPTION					
		19				· · · · · · · · · · · · · · · · · · ·					
		20 21		SP							
		22 23									
		24				TTO = 25' Silty clay with little to no sand					
		26 27		CL		Silly (42) With this At his value					
		28									
		30									
		32									
		33		3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3							
		35									



	EXPLO	LOG	OF RY	BORING		Project No.: 39744.00 Date: 2/26/92 BORING NO. Client: Harsh Investment Corporation Location: Park & Shore Line Drive Logged By: D. Dastmalchi Driller: B&F Sheet 1 of 2				
Field Loca Ground E	tion of Bor				Datum:	Drilling Method: Hollow stem Hole Diameter: 8" Casing Installation Data: 2" casing, 5' screen (0.01 Schedule 40 PVC), 15' blank, 6' sand, 1' bentonite, 18' grout				
	PID	D	कड≯०	.		Water Leve! Time Date				
Blow Count	OVA (ppm)	: SID::::	4 1 1	Group Symbol (uses)	Liliko- graphic Symbol	DESCRIPTION Reddish yellow (5 YR 6/6) sand				
		1 2				Schusty That (118 th) Solid				
		3				Asphalt and packing material I ight brown sand				
		4 5			₹					
		6			V					
		8		SP						
		10				Grayish green silty sand with shell fragments				
		11								
		13								
		14 15								
		10								
		15								



LOG OF EXPLORATORY BORING						Project No.: 39744.00 Date: 2/26/92 BORING NO. Client: Harsch investment Corporation MW-20 Location: Park & Shore Line Drive Logged By: D. Dastmalchi Driller: B&F Sheet 2 of 2			W-20			
Field Loca		ing:			Datum:	Drilling Method: Hollow stem Hole Diameter: 8" Casing Installation Data: 2" casing, 5' screen (0.01 Schedule 40 PVC), 15' blank, 6' sand, 1' bentonite, 18' grout						
Ground El	evation:	Nigeral.	3353	8134116684								1
						Water Level		,				
		D	S			Time						
	PID	¥	M P	Sali Group	Lithe-	Date		****	issour or entrants	m 14ma 170, 074%	mulian Sire	1 8843 986 8 : 98
Rlow Count	OVA (ppm)	D E P T H	i E	Symbol (uses)	graphic Symbol			DES(RIPTI	ON		
		19								*		
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	 	25	3200			TD = 25' Sandy clay to	silty clav					
		26		CL		Silty clay						
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	EXPLOI	LOG ATO	OF RY B	ORING		Project No.: 39744.00 Date: 2/25/92 BORING NO. Client: Harsch Investment Corporation MW-21 Location: Park & Shore Line Drive Logged By: D. Dastmalchi Driller: B&F Sheet 1 of 2				
Field Locat		ing:			Datum:	Drilling Method: Hollow stem Hole Diameter: 8" Casing Installation Data: 5' screen (0.01 Schedule 40), 20' blank, 6' sand, 1' bentonite, 18' grout (2" casing)				
Biow Count	PID CVA (ppm)	Ð E P T H	S A M P L E	Sail Group Symbol (uscs)	Liffio- graphic Symbol	Water Level Time Date DESCRIPTION Reddish-yellow (5 YR 6/6) sand, moist, well rounded, poorly sorted				
		1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 10		SP	lacksquare	Grayish (2.5 YR 5/ll) sand with some silt.				
		17								



	XPEO	LOG	OF RY	BORING		Client: Harsch Investment Corporation Location: Park & Shore Line Drive	BORING NO.			
Field Local	tion of Bor	t desired	e igen, ge		Datum:	Logged By: D. Dastmalchi Driller: B&F Sheet 2 of 2 Drilling Method: Hollow stem Hole Diameter: 8" Casing Installation Data: 5' screen (0.01 Schedule 40), 20' blank, 6' sand, 1' bentonite, 18' grout (2" casing)				
Biow	PTD OVA	D E P	S A M P L	Sell Group Symbol	Lithe- graphic	Water Level Time Date				
Count	(ppm)	H	E	(uses)	Symbol	DESCRIPTION				
		19 20				Grayish (2.5 YR 5/0) silty sand				
		21								
		22								
		23 24								
		25	35,55			TD = 25'				
		26		CL		Silty clay				
		27								
		28								
		30								
		31								
		32								
		3.4			<u> </u>					
		3.5								
		36			<u> </u> 					