

ALAMEDA COUNTY  
HEALTH CARE SERVICES



AGENCY  
DAVID J. KEARS, Agency Director

07-2501

R0480

July 24, 2001

STID 1082

Scott M. DeMuth  
Sears Roebuck & Company  
Department 824C, Building A2-281A  
Hoffman Estates, IL 60179

ENVIRONMENTAL HEALTH SERVICES

ENVIRONN  
1131 Harbo At 1911 Telegraph Ave  
Alameda, C RO#147 (LUST)  
(510) 567-6  
FAX (510) :  
Transferred to RWQCB.

Re: Sears Auto Center, (Solvent impact) 1901-1911 Telegraph Ave., Oakland, CA 94612

Dear Mr. Scott M. DeMuth:

I am in receipt of "First Quarter 2001, Groundwater Monitoring & Sampling Report" dated June 8, 2001 submitted by Mr. David A. Bero of It Corporation regarding the above referenced site. I have reviewed this report and would like to make the following comments:

- Please always identify this site to avoid confusion since there are three different issues all at sears, which I am working on at the present time. Additionally Juliet Shin, my former colleague, no longer works at this office. Please forward all mail to my attention.
- MW-7 is the most contaminant well with 3.1ppb, 3,400ppb, 4,400ppb, and 60ppb of MTBE, Benzene, TPHg, and 1,2-DCA respectively. There are other contaminants such as Oil and grease of up to 1,000ppb revealed in other wells as well.
- Groundwater flow was to the east at 0.01 ft/ft according to figure 1 within this report
- You may discontinue groundwater analysis of the wells, which historically and consistently have revealed ND or minute amount of contaminants.

If you have any questions, please call me at (510) 567-6876.

Sincerely,

Amir K. Gholami, REHS  
Hazardous Materials Specialist

C: Mr. David A. Bero, It Corporation, 4005 Port Chicago Highway, Concord, CA 94520  
Ms. Eileen Brennan, 757 Arnold Dr., Suite D, Martinez, CA 94553  
files

ALAMEDA COUNTY  
HEALTH CARE SERVICES

AGENCY  
DAVID J. KEARS, Agency Director



12-1-00

RO#147

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

December 1, 2000

Scott DeMuth  
Sears, Roebuck, & Co.  
333 Beverly Rd., Dept. 824ev, A2-245A  
Hoffman Estates, IL 60179

Dear Mr. DeMuth:

Subject: Sears Store #1039, 1911 Telegraph Ave., Oakland, CA 94612  
StId 1650

A review of the Leaking Underground Storage Tank Oversight Program (LOP) file for the aforementioned site did not find well installation information for monitoring wells, MW-5, MW-6, and MW-7. Please submit the well installation report for monitoring wells, MW-5, MW-6, and MW-7. The report should include at a minimum:

A. The drilling method for the construction of the monitoring wells and decontamination procedures.

1. Depth and diameter of the monitoring wells.
2. The sampling method and the sampling interval for the borings.
3. Soil classification system.
4. The well design and construction specifications.
5. Depth interval and type of seal.
6. Construction diagram for the wells.
7. Well development method and criteria used for assessing adequacy of development.
8. Plans for characterizing and disposing of cutting spoils logs and development water.
9. Surveying plan for wells installation diagrams.

If you have any questions, please call me at (510) 567-6746.

Sincerely,

Don Hwang  
Hazardous Materials Specialist

*u*  
C: file

SENT 11-1-99

ALAMEDA COUNTY  
HEALTH CARE SERVICES



AGENCY  
DAVID J. KEARS, Agency Director

20147

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

October 28, 1999

Scott DeMuth  
Sears, Roebuck, and Co.  
333 Beverly Rd., Dept 824ev, A2-245A  
Hoffman Estates, IL 60179

STID: 1630

Re: Workplan for investigations at Sears Store No. 1039, located at 1911 Telegraph Avenue, Oakland, California

Dear Mr. DeMuth,

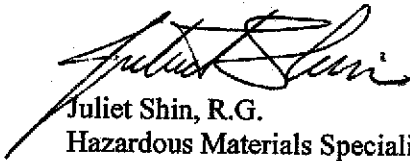
This office has reviewed the October 21, 1999 workplan, prepared by IT Corporation for the above site. This workplan is acceptable to this office with the requirement that at least one soil sample be collected from above the capillary fringe from each of the two proposed well locations for VOC analysis in order to assist us in determining whether the VOC-contaminated groundwater is resulting from leaching of VOC-contaminated soils on site.

Additionally, this office received IT Group's letter today, which provided copies of the well logs for Wells MW-5 through MW-7.

The workplan should be implemented within 45 days of the date of this letter (i.e., by December 09, 1999). Any requests for extensions of the schedule, or modifications to the required work, should be submitted in writing to this office.

Thank you for your cooperation. If you have any questions or comments, please contact this office at (510) 567-6763.

Sincerely,

  
Juliet Shin, R.G.  
Hazardous Materials Specialist

Cc: Melissa Gossell  
IT Corporation  
757 Arnold Drive, Ste D  
Martinez, CA 94553-6526

Leroy Griffin  
City of Oakland Fire Dept., OES  
1605 Martin Luther King Jr. Way  
Oakland, CA 94612-1393

ALAMEDA COUNTY  
HEALTH CARE SERVICES

AGENCY  
DAVID J. KEARS, Agency Director



20147

ENVIRONMENTAL HEALTH SERVICES

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

September 10, 1999

Scott DeMuth  
Sears, Roebuck, and Co.  
333 Beverly Rd., Dept 824ev, A2-245A  
Hoffman Estates, IL 60179

STID: 1630

Re: Investigations at Sears 1039, located at 1901-1911 Telegraph Avenue, Oakland, CA

Dear Mr. DeMuth,

Thank you for IT Corporation's (IT) July 19, 1999 response letter to our May 11, 1999 letter, and the Second Quarter 1999 Groundwater Monitoring Report, dated July 15, 1999. Based on the fact that no well logs could be found for Wells MW-5, MW-6, and MW-7 on site, this office is requesting that the screened intervals for these wells be determined through the use of gamma-ray logs or down-hole cameras to confirm that these wells are screening properly, and therefore, that groundwater samples collected from these wells are truly representative of site conditions.

Concentrations of chlorinated hydrocarbons (VOCs) identified in groundwater samples collected from your site are exceeding the California Maximum Contaminant Level (MCL) drinking water threshold values. In this last sampling event, up to 14 parts per billion (ppb) tetrachloroethylene (PCE), 65ppb 1,2-dichloroethane (1,2-DCA), and 7ppb trichloroethene (TCE) were identified in groundwater samples exceeding the corresponding MCLs of 5ppb, 0.5ppb, and 5ppb. As mentioned in our May 11, 1999 letter to your office, the San Francisco Bay-Regional Water Quality Control Board (RWQCB) is not currently closing any cases with VOC concentrations exceeding MCLs, unless it can be adequately shown that the VOC contamination is not coming from the site, but rather an off-site source. To date, no soil samples collected from the site have been analyzed for VOCs. Analysis of shallow soil samples, above the water table, is strongly recommended to try and determine whether the VOC-contaminated groundwater at the site is resulting from the leaching of any VOC-contaminated soil on site. Additionally, it is strongly recommended that a survey be conducted of the area to try and locate any potential off-site sources, such as a former or existing dry cleaning facility, and that an upgradient "grab" groundwater sample be collected for comparison purposes.

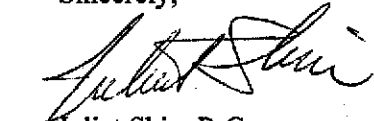
Due to the fact that benzene concentrations increased appreciably in Well MW-7 during this last sampling event to levels exceeding the ASTM RBCA Tier 1 table threshold value for a commercial site at a  $10^{-5}$  risk, this office is requesting that quarterly groundwater monitoring continue at this site. The next groundwater sampling event is due to take place in September 1999.

A workplan addressing the work to identify the well screen intervals of Wells MW-5 through MW-7 must be submitted to this office within 45 days of the date of this letter (i.e., by October 22, 1999).

Scott DeMuth  
Re: 1911 Telegraph Ave.  
September 10, 1999  
Page 2 of 2

Thank you for your cooperation. If you have any questions or comments, please contact me at (510) 567-6763.

Sincerely,



Juliet Shin, R.G.  
Hazardous Materials Specialist

Cc: Melissa Gossell  
IT Corporation  
757 Arnold Drive, Ste D  
Martinez, CA 94553-6526

Leroy Griffin  
Oakland Hazardous Materials  
505 14<sup>th</sup> St., Ste 702  
Oakland, CA 94612

ALAMEDA COUNTY  
HEALTH CARE SERVICES

AGENCY  
DAVID J. KEARS, Agency Director



RWQCB  
R0147

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

May 11, 1999

Scott DeMuth  
Sears, Roebuck, and Co.  
333 Beverly Rd., Dept 824ev, A2-245A  
Hoffman Estates, IL 60179

STID: 1630

Re: Investigations at the site located at 1911 Telegraph Avenue, Oakland, CA 94612

Dear Mr. DeMuth,

I, Juliet Shin, have recently taken over as the new Alameda County Hazardous Materials Specialist overseeing investigations at the above site. In response to my recent review of the County's case files, I am requesting that you respond to the following questions and requests for missing reports/information:

- The laboratory analytical results contained in the Dames & Moore's March 21, 1988 report lists elevated contaminant levels for a Sample #7B, however, it is uncertain where this sample was collected from. Additionally, it is uncertain where Sample #17 was collected. Please provide information on the sample locations.
- Please provide a copy of the Hazardous Waste Manifest(s) for the four tanks that were hauled off site in 1988.
- This office is missing copies of all reports that may have been generated between the Dames & Moore October 20, 1993 report and the Gale/Jordan Associates' November 7, 1995 report, including the report documenting the installation of Wells MW-5, MW-6, and MW-7. Please provide our office with this information.
- All of Fluor Daniel GTI's Reports, beginning in July 1996, indicate the locations of two soil probes on their site plans. Please provide information on these soil probes, including information on when they were drilled, how many samples were collected, etc.
- Contaminant concentrations began increasing significantly in Well 7 beginning in the February 1997 sampling event. Was this due to a spill or other known release?
- Please provide information on the zoning for the site so that this office can determine whether a risk assessment is required for the contaminant levels at the site. Currently the benzene concentrations at the site do not exceed the Tier 1 table threshold values for a commercial site at a 10-5 risk given in American Society for Testing and Materials' Risk-Based Corrective Action guidelines (E 1739-95). However, the benzene concentrations exceed Tier 1 table threshold values for a residential site at 10-5 risk.

Quarterly groundwater monitoring is required to continue at the site. The San Francisco Bay-Regional Water Quality Control Board is currently requiring on-going investigations for sites with chlorinated hydrocarbon concentrations exceeding California's Maximum Contaminant Level (MCL) drinking water standards. Currently, concentrations of chlorinated hydrocarbons in Wells MW-1, MW-2, MW-6, and MW-7 are exceeding the MCL values.

Mr. Scott DeMuth  
Re: 1911 Telegraph  
May 11, 1999  
Page 2 of 3

The next Quarterly Groundwater Monitoring report is due to this office in July 1999. Groundwater samples shall continue to be analyzed for the same constituents as in the past. In the last Quarterly Groundwater Monitoring Report, dated March 19, 1999, the water table elevation given for Well MW-7 on the Potentiometric Surface Map was incorrect, and the groundwater flow direction and gradient value provided on the map were incorrect. This office determined the gradient to be roughly 0.014, which is steeper than the gradient of 0.005 that was given on the map. Please be sure to check your calculations in the future.

Recently, new landowner notification and participation requirements were promulgated by the State. Section 25297.15(a) of Ch. 6.7 of the Health & Safety Code requires the primary or active responsible party to notify all current record owners of fee title to the site of: 1) a site cleanup proposal; 2) a site closure proposal; 3) a local agency intention to make a determination that no further action is required; and 4) a local agency intention to issue a closure letter. Section 25297.15(b) requires the local agency to take all reasonable steps to accommodate responsible landowners' participation in the cleanup or site closure process and to consider their input and recommendations.

For purposes of implementing these sections, you have been identified as the primary or active responsible party. Please provide to this agency, within twenty (20) calendar days of receipt of this notice, a complete mailing list of all current record owners of fee title to the site. You may use the enclosed forms as a template to comply with the requirements. If the list of current record owners of fee title to the site changes, you must notify the local agency of the change within 20 calendar days from when you are notified of the change. If you are the sole landowner, please indicate that on the landowner list form.

Before approving a cleanup proposal or site closure proposal, determining that no further action is required, or issuing a closure letter, the local agency will take all reasonable steps necessary to accommodate responsible landowner participation in the cleanup and site closure process and will consider all input and recommendations from any responsible landowner.

Lastly, the State Water Resources Control Board manages an Underground Storage Tank Cleanup Fund (Fund) to help eligible Responsible Parties to obtain reimbursement for costs of investigating and remediating releases from petroleum underground storage tanks. You are encouraged to apply. To obtain an Application Package, contact the Fund at the following:

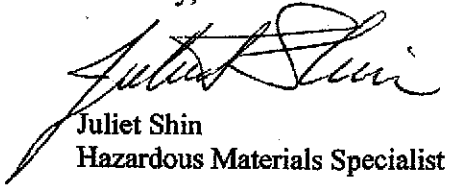
State Water Resources Control Board  
Division of Clean Water Programs  
UST Cleanup Fund  
P.O. Box 944212  
Sacramento, CA 944212  
Telephone: (916) 227-4307

You may contact Cheryl Gordon at (916) 227-4539 with any specific questions regarding the Fund.

Mr. Scott DeMuth  
Re: 1911 Telegraph  
May 11, 1999  
Page 3 of 3

You are required to respond to the above questions and requests for information/reports within 45 days of the date of this letter, (i.e., by **June 22, 1999**). If you have any questions or comments, please contact me at (510) 567-6763.

Sincerely,



Juliet Shin  
Hazardous Materials Specialist

**ATTACHMENTS**

Cc: Melissa Gossell  
IT Corporation  
757 Arnold Drive, Ste D  
Martinez, CA 94553-6526



ALAMEDA COUNTY  
HEALTH CARE SERVICES



AGENCY  
DAVID J. KEARS, Agency Director

Ro# 147

February 4, 1999  
STID 1630

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

Scott DeMuth  
Sears, Roebuck and Co.  
333 Beverly Rd., Dept. 824ev, A2-245A  
Hoffman Estates, IL 60179

Re: 1911 Telegraph Ave., Oakland, CA 94612

Dear Scott DeMuth:

This office has received and reviewed a Quarterly Groundwater Monitoring and Sampling Report dated October 15, 1998, an on-site assessment report dated January 7, 1999, and a Quarterly Groundwater Monitoring and Sampling Report dated January 15, 1999. The first two are by Fluor Daniel GTI and the last by IT Corporation (formerly Fluor Daniel GTI). The following are comments concerning these reports:

1. It is good to see that there are no separate phase hydrocarbons.
2. The site assessment says on page 1 that the lead agency is San Mateo County Health Services. This should be corrected to Alameda County.
3. It may not be necessary to purge wells prior to monitoring them. There are a number of studies done that do not show a benefit of doing this.
4. It appears that the plume is defined and that the levels of contamination are dropping rather dramatically. Continued monitoring will hopefully see this continue.

Please contact me at (510) 567-6782, if you have any questions.

Sincerely,

Thomas Peacock, Manager

c: Melissa Gossell, Fluor Daniel GTI, 757 Arnold Dr., Suite D, Martinez, CA 94553  
Nick Carpenter, Emporium Capwell Co., 3880 N. Mission Rd., Los Angeles, CA  
90031-3179  
Dick Pantages - Files (TP)

ALAMEDA COUNTY  
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



RO#147

August 18, 1998  
STID 1630

ENVIRONMENTAL HEALTH SERVICES

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

Scott DeMuth  
Sears, Roebuck and Co.  
333 Beverly Rd., Dep 824c  
Hoffman Estates, IL 60179

Re: 1911 Telegraph Ave., Oakland, CA 94612

Dear Scott DeMuth:

This office has received and reviewed a Workplan for Additional Groundwater Characterization dated June 22, 1998 and a Quarterly Groundwater Monitoring and Sampling Report dated July 14, 1998, both by Fluor Daniel GTI. The following are comments concerning these reports:

1. The workplan is acceptable for implementation. This workplan has been mentioned in previous reports.
2. Purging of monitoring wells may not be needed. There are many studies on the benefits of purging. None are conclusive except that the cost is usually not warranted. There is no evidence that purging gets more accurate data.
3. The highest contamination levels are found in MW-07 (at 2,100 ppb of benzene) which is the most downgradient well.

Please contact me at (510) 567-6782 if you have any questions.

Sincerely,

Thomas Peacock, Manager

c: Melissa Gossell and Brian Pierskalla, Fluor Daniel GTI, 757 Arnold Dr., Suite D,  
Martinez, CA 94553  
Nick Carpenter, Emporium Capwell Co., 3880 N. Mission Rd., Los Angeles, CA  
90031-3179  
Dick Pantages - Files

ALAMEDA COUNTY  
HEALTH CARE SERVICES

AGENCY  
DAVID J. KEARS, Agency Director



R0#147

April 23, 1998  
STID 1630

Scott DeMuth  
Sears, Roebuck and Co.  
333 Beverly Rd., Dep 824c  
Hoffman Estates, IL 60179

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

Re: 1911 Telegraph Ave., Oakland, CA 94612

Dear Scott DeMuth:

This office has received and reviewed two Quarterly Groundwater Monitoring and Sampling Reports dated January 23, 1998 and April 14, 1998 by Fluor Daniel GTI. The following are comments concerning these reports:

1. Purging of monitoring wells may not be needed. There are many studies on the benefits of purging. None are conclusive except that the cost is usually not warranted. There is no evidence that purging gets more accurate data.
2. The highest contamination levels are found in MW-07 (at 3,800 ppb of benzene) which is the most downgradient well. In fact, the level of benzene in this well have continuous increased for 6 sampling periods since 1/96. This office agrees with the comment on the first page concerning development of a workplan to address this issue, which was mentioned also in the January report. **This office expects a work plan to be submitted within 60 days.**

Please contact me at (510) 567-6782 if you have any questions.

Sincerely,

Thomas Peacock, Manager

c: Eileen Brennan, Fluor Daniel GTI, 757 Arnold Dr., Suite D,  
Martinez, CA 94553  
Dick Pantages - Files

ALAMEDA COUNTY  
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



STID #1630  
CHEVRON  
1911 TELEGRAPH AVE  
OAKLAND  
(A.W.Q.C.B.)  
RO#147

September 5, 1997  
SAID 1630

Scott DeMuth  
Sears, Roebuck and Co.  
333 Beverly Rd., Dep 824c  
Hoffman Estates, IL 60179

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

Dear Scott DeMuth:

This office has received and reviewed two Quarterly Groundwater Monitoring and Sampling Reports dated April 15, 1997 and July 15, 1997 by Fluor Daniel GTI. The following are comments concerning these reports:

1. Although the contaminants in MW-1, MW-3, MW-4, and MW-6 are not significant, the benzene in MW-2, MW-5, and MW-7 is significant. In fact, especially in MW-7 contamination is rising with benzene reported last at 1700 ppb. This would not indicate plume stability.
2. The fact the MW-7 is the downgradient well would require further investigation in the downgradient direction.

Please provide a work plan addressing these items for County review within (45) days of receipt of this letter. This is a formal request of technical documents pursuant to the California Water Code Section 13267 (b) and failure to respond may subject you to civil liabilities.

Please contact me at (510) 567-6782 if you have any questions regarding this letter.

Sincerely,

Thomas Peacock, Manager

c: Eileen Brennan, Fluor Daniel GTI, 757 Arnold Dr., Suite D,  
Martinez, CA 94553  
Gordon Coleman - Files

ALAMEDA COUNTY  
HEALTH CARE SERVICES

AGENCY  
DAVID J. KEARS, Agency Director



20147

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

STID 1630

January 27, 1997

Sears Roebuck & Company  
3333 Beverly Road  
Department. 824C, Building A2-281A  
Hoffman Estates, IL 60179  
ATTN: Bernadine Palka

RE: 1911 TELEGRAPH AVENUE, OAKLAND, CALIFORNIA 94612

Dear Bernadine Palka:

This office is in receipt of and has completed review of the case file for this site, up to and including the January 14, 1997, Fluor Daniel GTI (GTI) "Quarterly Groundwater Monitoring and Sampling Report".

This office has the following comment on the GTI report:

- ◆ The GTI report states that "The analytical results from groundwater samples collected in September were generally consistent with past results."

This information is correct, however, groundwater samples were collected most recently on 12/3/96. The report makes no attempt to explain the elevated concentrations of benzene detected in the "confirmed" down-gradient well MW-7 (benzene concentrations increased from 1.2 ug/L on 9/5/96 to 850 ug/L on 12/3/96).

The groundwater data collected from well MW-7 was analyzed using a limited ASTM Risk-Based Corrective Action (RBCA) Tier 1 Risk Based Screening Level (RBSL) evaluation as referenced in the ASTM E 1739 - 95 document "Standard Guide for Risk-Based Corrective Action Applied at Petroleum Release Sites". The ASTM E 1739 - 95 document is a consistent decision-making process for the assessment and response to a petroleum release, and is based on the protection of human health and the environment. The Tier I risk assessment compares the chemicals of concern (COCs) documented at the site with Tier 1 RBSLs as presented in the published Look-up Table (ASTM E 1739-95 - Table X2.1 "Example Tier 1 Risk-Based Screening Level (RBSL) Look-up Table). *Note: Hazard Quotients (HQ) are used in the development of RBSLs for non-carcinogenic compounds only (examples: toluene, ethyl benzene, total xylenes, etc.), and are not used in determining RBSLs for carcinogens such as benzene.*

Bernadine Palka  
RE: 1911 Telegraph Avenue, Oakland CA  
January 27, 1997  
Page 2 of 2

This evaluation determined that for the following risk exposure scenario, benzene contaminant levels exceed the CA-modified Tier 1 RBSLs:

- ◆ "Groundwater-Vapor Intrusion from Groundwater to Buildings" at a target level of  $1E-05$  (0.214 mg/L, 1 in 100,000 excess cancer risk) for a commercial/industrial receptor scenario.

**Please be advised that the extent of the groundwater contamination is not sufficiently defined.** After the documentation of the next (first quarter- 1997) quarter of groundwater reporting, Alameda County Health Care Services Agency will re-evaluate the site to determine whether additional investigations/remediations are warranted for this site.

Should you have any questions or comments, please feel free to call Thomas Peacock directly at (510)567-6782.

Sincerely,



Dale Klettke, CHMM  
Hazardous Materials Specialist

c: Mr. Michael Wray, Groundwater Technology, Inc., 4057 Port Chicago Highway,  
Concord, CA 94520  
Thomas Peacock, LOP Manager--files

1082plum.def



ALAMEDA COUNTY  
HEALTH CARE SERVICES  
AGENCY

DAVID J. KEARS, Agency Director



R0147

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

June 22, 1995  
STID 1630

Ed Haylett  
Carter Hawley Hale  
3880 North Mission Rd.  
Los Angeles, CA 90031

RE: 1911 Telegraph Ave., Oakland, CA 94612

Dear Ed Haylett:

**NOTICE OF VIOLATION**

This office sent a letter to you dated February 24, 1994 concerning a Work Plan for Soil and Groundwater Investigation dated February 7, 1994 by Subsurface Consultants, Inc. for the above site. You were reminded that well monitoring should be done quarterly. The last monitoring was done in October 1993 and a report is well overdue by a year and a half. Quarterly reports which state actions taken during the last 90 days are required to be submitted to this office. We have not received any communication from you for a year and a half.

Please contact this office at least 48 hours prior to commencing with field work.

If you have any questions, please contact this office at (510) 567-6782.

Sincerely,

A handwritten signature in cursive script, appearing to read 'Thomas Peacock'.

Thomas Peacock, Supervising HMS  
Hazardous Material Division

c: Jun Makishima, Acting Chief - files  
Marianne Watada, Subsurface Consultants, Inc., 171 12th St.,  
Suite 201, Oakland, CA 94607  
Nick Carpenter, Emporium Capwell Co., 444 S. Flower St.,  
Los Angeles, CA 90071  
Gil Jensen, Alameda County District Attorney's Office

ALAMEDA COUNTY  
HEALTH CARE SERVICES  
AGENCY

DAVID J. KEARS, Agency Director



R0147

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

February 24, 1994  
STID 1630

Ed Haylett  
Carter Hawley Hale  
3880 North Mission Rd.  
Los Angeles, CA 90031

RE: 1911 Telegraph Ave., Oakland, CA 94612

Dear Ed Haylett:

This office has received and reviewed a Work Plan for Soil and Groundwater Investigation dated February 7, 1994 by Subsurface Consultants, Inc. concerning the above site. The following comments are to be considered:

1. Well monitoring should be done quarterly. The last monitoring was done in October 1993 and a report is due now.
2. Please contact this office at least 48 hours prior to commencing with field work. Your workplan is acceptable. in their present form.

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

Sincerely,

Thomas Peacock, Supervising HMS  
Hazardous Material Division

cc: Edgar Howell, Chief - files  
Marianne Watada, Subsurface Consultants, Inc., 171 12th St.,  
Suite 201, Oakland, CA 94607  
Nick Carpenter, Emporium Capwell Co., 444 S. Flower St.,  
Los Angeles, CA 90071



ALAMEDA COUNTY  
HEALTH CARE SERVICES  
AGENCY

DAVID J. KEARS, Agency Director



R0147

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

StID 1630

December 21, 1993

Mr. Ed Haylett  
Carter Hawley Hale  
3880 North Mission Rd  
Los Angeles, CA 90031

**Subject: SWI for Former Chevron Site, 1911 Telegraph Ave.,  
Oakland 94612**

This office has completed review of Dames & Moore's October 1993 Groundwater Monitoring Report for the above referenced site. After two consecutive quarters of monitoring, it appears ground water flow direction fluctuates significantly. And monitoring wells MW-2 and MW-4 exhibit elevated levels of TPH-G, benzene, and TCE (up to 7,600 ppb, 4,000 ppb, and 78 ppb, respectively, in September 1993).

At this time additional investigations are required to determine the extent of the groundwater contamination due to petroleum hydrocarbon and solvent release from the former underground storage tanks at this site. Such an investigation shall be in the form of a **Soil and Groundwater Investigation**, or SWI. The information gathered by the SWI will be used to determine an appropriate course of action to remediate the site, if deemed necessary. The SWI must be conducted in accordance with the RWQCB Staff Recommendations for the Initial Evaluation and Investigation of Underground Tanks, and Article 11 of Title 23, California Code of Regulations.

The SWI proposal is due **within 45 days** of the date of this letter. Once the proposal is approved, field work should commence within 60 days. A report must be submitted within 45 days after the completion of this phase of work at the site. Subsequent reports are to be submitted quarterly until this site qualifies for RWQCB "sign off." All reports and proposals must be submitted under seal of a California Registered Geologist, Certified Engineering Geologist, or Registered Civil Engineer.

Please be advised that this is a formal request for technical reports pursuant to Title 23, CCR, Section 2722(c). Any extensions of the stated deadlines, or modifications of the required tasks, must be confirmed in writing by this agency.

Should you have any questions about the content of this letter,  
please contact me at (510) 271-4530.

Sincerely,



Thomas F. Peacock, Supervising HMS  
Hazardous Materials Division

cc: Charles Snell, Dames & Moore, 221 Main St., Suite 600,  
San Francisco, CA 94105-1917  
files

emporium1

ALAMEDA COUNTY  
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



R0147  
State Water Resources Control Board  
Division of Clean Water Programs  
UST Local Oversight Program

RAFAT A. SHAHID, Assistant Agency Director

August 5, 1992  
STID# 1630

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

**REGIONAL BOARD REFERRAL**

Regional Water Quality Control Board  
San Francisco Bay Region  
2101 Webster St., 4th Floor  
Oakland, CA 94612

SUBJECT: former Capwells Chevron site, 1911 Telegraph, Oakland, 94612

This office has reviewed site investigation and remedial action for the underground storage tanks at the above site. With the provision that the information provided to this agency was accurate and representative of existing conditions, it is the position of this office that no further action is required at this time.

This office requests that the Regional Water Quality Control Board reviews this site and gives final site closure and/or remedial action completion. This agency also requests notification of final site closure.

If you have any questions regarding this matter, please contact this office.

Sincerely,

Thomas F. Peacock, Supervising HMS  
Hazardous Material Division

cc: Nick Carpenter, Carter Hawley Hale, 444 S. Flower St., Los Angeles, CA 90071

ALAMEDA COUNTY  
HEALTH CARE SERVICES

AGENCY  
DAVID J. KEARS, Agency Director



R0147  
State Water Resources Control Board  
Division of Clean Water Programs  
UST Local Oversight Program

RAFAT A. SHAHID, Assistant Agency Director

August 3, 1992  
STID# 1630

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

REMEDIAL ACTION COMPLETION CERTIFICATE

Nick Carpenter  
Emporium Capwell Co.  
444 S. Flower St.  
Los Angeles, CA 90071

Dear Nick Carpenter:

SUBJECT: former Capwells Chevron site, 1911 Telegraph, Oakland, 94612

This letter confirms the completion of site investigation and remedial action for the underground storage tanks at the above site. With the provision that the information provided to this agency was accurate and representative of existing conditions, it is the position of this office that no further action is required at this time.

Please be advised that this letter does not relieve you of any liability under the California Health and Safety Code or Water Code for past, present, or future operations at the site. Nor does it relieve you of the responsibility to clean up existing, additional or previously unidentified conditions at the site, which cause or threaten to cause pollution or nuisance or otherwise pose a threat to water quality or public health.

Additionally, be advised that changes in the present or proposed use of the site may require further site characterization and mitigation activities. You may also be required to satisfy requirements of the Regional Water Quality Control Board for final site closure. Please check with that office as necessary. It is the property owner's responsibility to notify this agency of any changes in report content, future contamination findings, or site usage.

If you have any questions regarding this matter, please contact this office.

Sincerely,

Thomas F. Peacock, Supervising HMS  
Hazardous Material Division

cc: Regional Water Quality Control Board

ALAMEDA COUNTY  
HEALTH CARE SERVICES

AGENCY  
DAVID J. KEARS, Agency Director



R0147  
State Water Resources Control Board  
Division of Clean Water Programs  
U.S. DEPARTMENT OF ENVIRONMENTAL HEALTH  
Local Oversight Program  
Hazardous Materials Division  
80 Swan Way, Rm. 200  
Oakland, CA 94621  
(510) 271-4320

July 17, 1992

San Francisco Bay Region  
Regional Water Quality Control Board  
ATTN: Rich Hiatt  
2101 Webster St., 4th Floor  
Oakland, CA 94612

Re: former Capwells Chevron site (STID 1630, 1911 Telegraph,  
Oakland)

Dear Rich Hiatt:

**LETTER OF RECOMMENDATION FOR UST CASE CLOSURE**

**INTRODUCTION**

During 1987, a Phase I Investigation was done at the above site by Dames & Moore. Four underground tanks were removed from the above site on Jan. 29, 1988. Contaminated soil was over-excavated and monitoring wells were installed.

**SITE DESCRIPTION**

Former gas station across the street from the Emporium Capwell Building. 3 fuel tanks and 1 waste oil tank were removed. Site is no longer a service station.

**PREVIOUS WORK**

All work was done by Dames & Moore, as the consultant and Trace Environmental Services as the contractor.

**INVESTIGATIVE METHODS**

Initial soil samples showed low to medium boiling point hydrocarbons of as high as 3,300 ppm in 13 samples. There was also benzene as high as 230 ppm, toluene as high as 140 ppm, and xylene as high as 770 ppm. The highest TPHg was 21 ppm. After over-excavation of the site there was 1 sample of 6 with 30 ppm hydrocarbons and 0.51 ppm benzene. At the time the action level for TPH was 100 and for benzene was 0.7 ppm. Construction of Monitoring Wells: 1 well was installed.

Well Development: unknown

Groundwater Sampling: 3 consecutive days

Analytical Methods: Sampled for TPHg and BTX, with no significant contamination found.

Groundwater Samples: 1 sample had 3.5 ppm TPHg

**EXTENT OF HYDROCARBON PRESENCE IN SOIL AND GROUNDWATER**

Hydrocarbons in Soil: below action levels after over-excavation

Hydrocarbons in Groundwater: 3.5 ppm in 1 sample  
Floating Product: NA  
Dissolved Hydrocarbons: NA

**HYDROLOGY**

Regional Hydrology: San Francisco Bay Plane  
Local Hydrology: not elaborated  
Groundwater Gradient: only 1 well  
Seasonal Variations of Groundwater: NA  
Aquifer Characteristics: not elaborated

**BENEFICIAL USES OF GROUNDWATER**

Well Inventory: NA  
Contaminant Fate Transport: NA  
Sources of Drinking Water Policy Determination: NA

**REMEDIATION ACTIVITIES AND EFFECTIVENESS**

Soil Remediation: NA  
Groundwater Remediation: NA  
Impact of Residual Hydrocarbons on Beneficial Uses: NA

**SUMMARY AND CONCLUSIONS**

Site was recommended for closure by Alameda County Representative in May of 1988. Single monitoring well apparently has been destroyed. Site survey in June of 1992 discovered approximate former location but found no evidence of any existing well.

**RECOMMENDATIONS**

The site should be closed by the Regional Water Quality Control Board.

**TABLES ATTACHED**

Results of Analysis of Soil Samples: attached  
Cumulative Results of Groundwater Elevation and Flow Direction: NA  
Cumulative Results of Analyses of Water Samples: attached  
Wells within 1/2-Mile Radius of the Site: NA

Sincerely,



Thomas Peacock, Supervising HMS  
Hazardous Material Division

cc: Carter Hawley Hale, ATTN:Nick Carpenter, 444 S. Flower  
St., Los Angeles, CA 90071

ALAMEDA COUNTY  
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



State Water Resources Control Board  
Division of Clean Water Programs  
UST Local Oversight Program

RO 546 (Jan 1992)

✓ RO 147 (1987)

RAFAT A. SHAHID, Assistant Agency Director

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

April 1, 1992

San Francisco Bay Region  
Regional Water Quality Control Board  
ATTN: Rich Hiett  
2101 Webster St., 4th Floor  
Oakland, CA 94612

Re: Emporium Capwell sites (STID #'s 1630 @ 1911 Telegraph and 3786 @  
20th and Telegraph, both in Oakland

Dear Rich Hiett:

This office has reviewed the files of the above sites and has issued  
REMEDIAL ACTION COMPLETION CERTIFICATES (without Regional Board  
Concurrence) on both sites. Attached find additional documentation  
which you may need for the Board to also concur. There is other  
information in our files that was not determined to be important  
enough to copy at this time.

If you have any questions please contact this office at 271-4310.

Sincerely,

A handwritten signature in cursive script, appearing to read "Thomas F. Peacock".

Thomas F. Peacock, Supervising HMS  
Hazardous Material Division

c: Nick Carpenter, Emporium Capwell, 444 S. Flower St., Los Angeles,  
CA 90071

ALAMEDA COUNTY  
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



80147  
State Water Resources Control Board  
Division of Clean Water Programs  
UST Local Oversight Program

RAFAT A. SHAHID, Assistant Agency Director

March 30, 1992  
STID# 1630

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

REMEDIAL ACTION COMPLETION CERTIFICATE  
(Without Regional Board Concurrence)

Nick Carpenter  
Emporium Capwell Co.  
444 S. Flower St.  
Los Angeles, CA 90071

Dear Nick Carpenter:

SUBJECT: Capwell's Chevron, 1911 Telegraph Ave., Oakland, CA 94612

This letter confirms the completion of site investigation and remedial action for the underground storage tanks at the above site. With the provision that the information provided to this agency was accurate and representative of existing conditions, it is the position of this office that no further action is required at this time.

Please be advised that this letter does not relieve you of any liability under the California Health and Safety Code or Water Code for past, present, or future operations at the site. Nor does it relieve you of the responsibility to clean up existing, additional or previously unidentified conditions at the site, which cause or threaten to cause pollution or nuisance or otherwise pose a threat to water quality or public health.

Additionally, be advised that changes in the present or proposed use of the site may require further site characterization and migration activity. It is the property owner's responsibility to notify this agency of any changes in report content, future contamination findings, or site usage.

If you have any questions regarding this matter, please contact this office.

Sincerely,

Thomas F. Peacock, Supervising HMS  
Hazardous Material Division



ALAMEDA COUNTY  
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



R0147

January 7, 1991

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

Mr. Jen Hyman  
Woodward Clyde Consultants  
500 - 12th Street, Suite 100  
Oakland, CA 94607-4014

**RE: Site Search at Former Chevron Station, 1911 Telegraph Ave.,  
Oakland, 94612**

Dear Mr. Hyman:

This information is in response to your request for information on the above site.

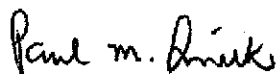
- \* On 01/25/88, four (4) underground storage tank's were removed .
- \* Samples were taken in former tank excavations 01/29/88.
- \* Results found, TPH(g) levels of 110, 140, 1400 ppm.
- \* It appears that over excavation occurred in areas where initial contamination was found.
- \* Analytical data collected on 02/04/88, revealed low levels of contamination remained on-site. The highest TPH value was 30 ppm, highest benzene level was 0.1 ppm.
- \* It appears that 1 MW (2" pvc) was installed on-site.
- \* It was not readily apparent that groundwater gradient has been established for this site.
- \* No well borings are available.
- \* On 12/13/90, a letter from Alameda County Environmental Health, Division of Hazardous Materials, was sent to the property owner requesting workplans, tank closure reports, methodology for delineating lateral and vertical extent of contamination, or quarterly reports.
- \* As of the date of this letter, no response has been received by this office.

Mr. Jen Hyman  
Woodward Clyde Consultants  
500 - 12th Street, Suite 100  
Oakland, CA 94607-4014  
January 7, 1991  
Page 2 of 2

\* No groundwater data is available for this site.

If you have any questions, please contact me at 271-4320.

Sincerely,



Paul M. Smith, Hazardous Materials Specialist

PMS:mnc

Attachment(1)

cc w/attachment:

Billing  
Files

ALAMEDA COUNTY  
HEALTH CARE SERVICES

AGENCY  
DAVID J. KEARS, Agency Director



R0147

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

Certified Mailer # P 062 128 235

December 13, 1990

John M. Healy  
Carter-Hawley-Hale Stores Inc.  
550 South Flower St.  
Los Angeles, CA 90071

**RE: Former Capwells Chevron, 1911 Telegraph Ave., Oakland CA  
94612**

Dear Mr. Healy:

This letter is with regard to the site remediation at the above location. In examining documentation of this site currently available in this office it appears that some data gaps exist of information on the specifics of what remedial measures have been taken.

Initial soil results taken beneath the tank excavations indicated Total Petroleum Hydrocarbon (TPH) contamination of 110, 140 and 1400 ppm.

Correspondence to this office from Dames and Moore dated March 23, 1988 provided groundwater analytical results reported from a "Waste Monitoring Well". However, no workplan for the installation of the groundwater monitoring wells, proposed methodology for establishing hydraulic gradient, or proposed methods for delineating the lateral or vertical extent of soil or groundwater contamination are available.

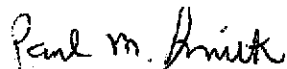
The only information available with regard to the monitoring well installed at this site is a Department of Water Resources Well Drillers Report and a rough sketch of the position of the well relative to the site.

Mr. Healy  
December 13, 1990  
page 2 of 2

You are requested provide to this office copies of any information such as workplans, tank closure reports or quarterly groundwater monitoring reports which would describe the efforts taken regarding the remediation of the soil or groundwater at the above site. You are requested to respond to this request for information within 14 days of the receipt of this letter.

If you have any questions please direct them to me at (415) 271-4320.

Sincerely,



Paul M. Smith  
Hazardous Materials Specialist

cc:

Nancy Vukelich, Chevron USA Inc.  
Gil Jensen, Alameda County District Attorney's Office of  
Consumer and Environmental Affairs  
Lester Feldman, SFRWQCB  
Howard Hatayama, DHS  
Rafat A. Shahid, Assistant Agency Director, Alameda County  
Environmental Health Dept.

Files



R0147

470-27th Street, Third Floor  
Oakland, California 94612  
(415) 271-4320

April 13, 1988

Dames & Moore  
221 Main St., Ste. 600  
San Francisco, CA 94105-1917  
Attn: Mr. Jim Curtis

SUBJECT: SITE CLOSURE - CHEVRON STN. AT 1911 TELEGRAPH,  
OAKLAND, CA 94612

Dear Mr. Curtis:

We are in receipt of your letter dated March 23, 1988 transmitting soil and groundwater data from the subject site.

A well was constructed to a depth of 25 feet. The groundwater elevation was found to be 18 feet. Soils were sampled at two (2) feet intervals from the bottom of the waste oil tank to the groundwater. All TPH values for both soils and groundwater were less than 10 ppm. Boring samples were collected in the immediate vicinity of the waste oil tank which was the only tank observed to have been perforated.

On the basis of the above, it appears that the tank closure is complete. You should be advised that the San Francisco Water Quality Control Board retains final discretionary authority in determining any actual or threatened impacts to the waters of the state.

Should you have any questions concerning this matter, please contact Mr. Storm Goranson, Hazardous Materials Specialist at 271-4320.

Sincerely,

*Rafat A. Shahid*  
Rafat A. Shahid, Chief  
Hazardous Materials Division

RAS:SG:mam

cc: Greg Zentner, RWQCB  
File