

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



SCNT 7-79-2000

20401

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

StID 3909

July 18, 2000

Mr. Rod Freitag
County of Alameda County
Engineering & Environmental Management
1401 Lakeside Dr, 11th Floor
Oakland, CA 94612

RE: SCM for 165 13th Street, Oakland, CA

Dear Mr. Freitag:

In reviewing the case file for the above referenced site, it appears that the extent of the MTBE plume at the site has not been delineated. At this time, a site conceptual model (SCM) should be prepared for the site. The SCM should determine which receptors could be potentially affected by the MTBE plume. If there are potential receptors, a risk assessment will be required to determine site specific cleanup levels that will be protective of human health and/or the environment.

The required SCM is due within 60 days of the date of this letter, or by **September 20, 2000**. In preparing the SCM, please refer to the RWQCB's final draft "Guideline for Investigation and Cleanup of MTBE and Other Ether-Based Oxygenates."

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

A handwritten signature in black ink, appearing to read 'eva chu', written over a horizontal line.

eva chu
Hazardous Materials Specialist

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



RO#401

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

StID 3909

April 20, 1999

Mr. Rod Freitag
County of Alameda
Engineering & Environmental Management
1401 Lakeside Dr, 11th Floor
Oakland, CA 94612

RE: Workplan Approval for AlcoPark at 165 13th Street, Oakland, CA

Dear Mr. Freitag:

I have completed review of PSI's April 1999 *Soil and Groundwater Investigation* workplan prepared for the above referenced site. The proposal to drill one small diameter groundwater monitoring well in the vicinity of the existing USTs and to hand-auger a boring in the vicinity of the former fuel dispenser in the below ground maintenance facility is acceptable. Soil and groundwater samples will be collected from each boring and analyzed for TPHg, BTEX and MTBE.

Field work should commence with 45 days of the date of this letter. Please notify me at least 72 hours prior to the start of field activities. If you have any questions, I can be reached at (510) 567-6762.

eva chu
Hazardous Materials Specialist

c: Tim O'Brien
PSI
1320 W Winton Avenue
Hayward, CA 94545

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



R0# 401

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

StID 3909

March 2, 1999

Mr. Rod Freitag
County of Alameda
Engineering & Environmental Management
1401 Lakeside Dr, 11th Floor
Oakland, CA 94612

RE: Additional Investigations at 165th 13th Street, Oakland, CA

Dear Mr. Freitag:

I have completed review of the case file for the above referenced site. The facility had and/or had underground storage tanks (USTs) at three locations (gasoline fuel USTs at 12th and Jackson and at 13th and Jackson Streets, and a waste oil UST in the below ground auto maintenance facility). It appears that closure of the former USTs is incomplete. And, the extent of the contaminant plume at 13th and Jackson Streets has not been delineated. Therefore, additional investigations are required for each tank location as follows:

12th and Jackson Streets

- When the two 10K gallon gasoline USTs were closed-in-place, the fuel piping located in the below ground maintenance facility was not removed. Nor were soil samples collected below the piping. It is now necessary to locate the piping and collect soil samples below each 20 linear feet of piping and at bends/elbows.

13th and Jackson Streets

- Wells MW-1 and MW-6 continue to contain elevated levels of TPHg, benzene and MTBE. In order to delineate the extent of the contaminant plume, another groundwater monitoring well should be installed ~40 to 50' east of well MW-6.
- There is sufficient groundwater data available where sampling of Wells MW-4 and MW-5 may be discontinued. However, Wells MW-1 and MW-6 should still be sampled on a quarterly basis. Groundwater should be analyzed for TPHg, BTEX, and MTBE and other fuel oxygenates.

Rod Freitag
March 2, 1999
Page 2 of 2

Waste Oil UST

- When a groundwater monitoring well (also denoted MW-6) was installed adjacent to the former waste oil UST, groundwater contained low levels of chlorinated volatile organic compounds and BTX. The water sample was not analyzed for semi-volatile organic compounds (SVOCs). Quarterly monitoring/sampling of this well should be reinstated. Groundwater should be analyzed for TPHg, TPHd, VOCs (using EPA Method 8240) and PAHs (Method 8270).

A work plan for the installation of an additional groundwater monitoring well and the collection of soil samples beneath the product line in the below ground garage should be submitted within 60 days of the date of this letter. The next groundwater monitoring event should include the sampling of wells at 13th and Jackson Streets and by the former waste oil tank.

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



eva chu
Hazardous Materials Specialist

ALAMEDA COUNTY
HEALTH CARE SERVICES



AGENCY
DAVID J. KEARS, Agency Director

RO# 401

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

StID 3909

January 27, 1999

Mr. Rod Freitag
County of Alameda
Engineering & Environmental Management
1401 Lakeside Dr, 11th Floor
Oakland, CA 94612

RE: **Workplan Approval for Former AlcoPark Fueling Facility at 12th Street and Jackson Street, Oakland, CA** (165 13th St. Oakland)

Dear Mr. Freitag:

I have completed review of PSI's January 1999 *Soil and Groundwater Investigation* workplan prepared for the above referenced site. The proposal to advance three exploratory borings to delineate the extent of soil and groundwater contamination at the site is acceptable. A soil and groundwater sample will be collected from each boring for TPHg, BTEX and MTBE analyses.

In addition to the above analyses, a "clean" soil sample collected from the vadose zone should be measured for bulk density, total organic carbon content, porosity, and water content. This information may be useful if a Tier 2 RBCA is needed in the future.

Field work should commence within 60 days of the date of this letter. Please provide 72 hours notice prior to the start of field activities. If you have any questions, I can be reached at (510) 567-6762.

eva chu
Hazardous Materials Specialist

c: Frank Poss
PSI
1320 W Winton Ave
Hayward, CA 94545

alcopark1

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



R0401

June 22, 1998

Rodman Freitag
County of Alameda, GSA
1401 Lakeside Dr.
Oakland, CA 94621

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

STID 3909, AlcoPark, 165 13th St., Oakland, CA 94612

Dear Rodman Freitag:

This office has received and reviewed a Quarterly Groundwater Monitoring Report dated April 17, 1998 by PSI Inc., for the above site. The following are comments concerning the report:

1. MTBE and benzene is certainly evident in the new downgradient wells. Since this is just one sample quarterly monitoring is required to establish a trend, if possible.
2. This office accepts the conclusions on page 9.
3. Because of the reported presence of MTBE you need to have EPA 8260 run next time to confirm the levels of MTBE. There is a lot of over-reporting for this constituent.

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

Sincerely,

Thomas Peacock, Manager
Environmental Protection Division

c: Timothy O'Brien, PSI, Inc., 1320 West Winton Ave., Hayward, CA 94545
Dick Pantages, Chief - Files

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



RO # 401

March 9, 1998

Rodman Freitag
County of Alameda, GSA
1401 Lakeside Dr.
Oakland, CA 94621

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

STID 3909, AlcoPark, 165 13th St., Oakland, CA 94612

Dear Rodman Freitag:

This office has received and reviewed a Quarterly Groundwater Monitoring Report dated December 18, 1997 by RAM Environmental, and a Groundwater Investigation Workplan dated January 15, 1998 by PSI Inc., for the above site. The following are comments concerning the report and workplan:

1. The report is acceptable, especially with the comment in the cover letter that a workplan for further investigation was being put to bid.
2. The workplan also is acceptable to this office. Please contact this office at least 2 days prior to beginning field work.

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

Sincerely,

Thomas Peacock, Manager
Environmental Protection Division

c: Masood Ghassemi, RAM Environmental, 7800 Capwell Dr., Oakland, CA 94621-2145
Timothy O'Brien, PSI, Inc., 1320 West Winton Ave., Hayward, CA 94545
Dick Pantages, Chief - Files

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



RO# 401

September 11, 1997

Rodman Freitag
County of Alameda, GSA
1401 Lakeside Dr.
Oakland, CA 94621

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

STID 3909, AlcoPark, 165 13th St., Oakland, CA 94612

Dear Rodman Freitag:

This office has received and reviewed a Quarterly Groundwater Monitoring Report dated August 19, 1997 by RAM Environmental for the above site. The following are comments concerning this report:

1. There is no explanation as to why MTBE is reported as not found in MW-1 (with a detection limit of 150 ppb) and yet is reported as 22 ppb in MW-5. This should be explained. The lack of MTBE should indicate that the fuel leak is old, or that it is not in the county's gasoline. The TPHg/benzene ratio is not typical of weathered gas.
2. In the next quarter you should do another round of monitoring. This time do not purge the wells prior to sampling. There is evidence that purging, while costly, does not give better information.
3. While this office will continue to look for an upgradient source, this concept does not seem to be plausible given the present results from MW-4.
4. The fact the MW-1 is the downgradient well and downgradient from the existing tanks would require further investigation in the downgradient direction. There is no method for looking at the plume, its size, or whether it is stable with the current well placement and results

Please provide a work plan addressing these items for our 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).

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

Sincerely,

Thomas Peacock, Manager

c: Masood Ghassemi, RAM Environmental, 7800 Capwell Dr., Oakland, CA 94621-2145
Gordon Coleman - Files

ALAMEDA COUNTY
HEALTH CARE SERVICES



AGENCY
DAVID J. KEARS, Agency Director

RO# 401

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

May 20, 1997
STID 3909

G.S.A. Alameda County
ATTN: Jim De Voss
1401 Lakeside Dr., 9th Floor
Oakland, CA 94612

Re: 165 - 13th St., Oakland, CA 94612 (Alco Park)

Dear Jim De Voss:

This office has allowed several years to go by without any groundwater monitoring at the above site because a very good argument was made that there was an upgradient source for the gasoline contamination. That source has been investigated, tanks have been removed, and the site has been closed. It is, therefore, appropriate for you to again have the monitoring wells monitored.

You should have the wells monitored for depth to groundwater, TPHg, BTEX, and also for MTBE. Monitoring should be done within the next 60 days. This is very important as it is essential for this site to receive case closure.

If you have any questions please call me at (510) 567-6782.

Sincerely,

Thomas F. Peacock, Manager
Hazardous Material Division

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



STID 3909

20401

August 26, 1996

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

Tridib Guha
Advanced Assessment and
Remediation Services
3800 Vista Oaks Drive
Suite 201
Martinez, CA 94553

**Subject: ALCOPARK Garage, 165 13th Street, Oakland, CA 94612
underground storage tank (UST) upgrade project**

Dear Mr. Guha:

This office has received and reviewed the documents related to the upgrade of the USTs at the subject site. Included in the reports are data from soil sampled during the piping upgrade.

The reports document soil sampling performed under the dispensers as well as soil removed during the trenching. Detectable amounts of TPH as gasoline were found under the dispenser identified as sample AP-DISP1-S. Further excavation of the soil beneath the dispenser is not required. The overexcavation of soil would not be warranted at this time.

The soil sample from the stockpiled soil identified as AP-STKPL-S resulted in a very low level detection. As agreed with Rod Freitag, GSA representative, the soil was aerated and used as backfill in the trench.

The upgrade project is now completed and the tank system has been permitted for use by GSA.

If you have any questions related to this project please contact me at (510) 567-6781.

Sincerely,

Robert Weston
Sr. Hazardous Materials Specialist

c: Bill Reynolds, ACDEH

ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY

DAVID J. KEARS, Agency Director



R0401

RAFAT A. SHAHID, ASST. AGENCY DIRECTOR

DEPARTMENT OF ENVIRONMENTAL HEALTH
State Water Resources Control Board
Division of Clean Water Programs
UST Local Oversight Program

September 27, 1994
STID# 3909

G.S.A. Alameda County
ATTN: Jim De Voss
4400 MacArthur Blvd.
Oakland, CA 94519

1131 HARBOR BAY PKWY., #250
ALAMEDA CA 94502-6577
(510)567-6700


Re: 165 - 13th St., Oakland, CA 94612

Dear Jim De Voss:

This office has received and reviewed a Final Report documenting the Closure and Abandonment in place of underground storage tanks at the above facility. The report was dated August 10, 1994 and was by GeoStrategies Inc. This letter is to confirm that this Department does not require further action investigating or monitoring contamination at this site at this time. It is now believed that contamination presently in the groundwater at this site is from an off site source. A likely source has been located and investigation should begin soon at that site. You will be kept informed of any information necessary for you concerning the above site.

If you have any questions concerning this site please call this office at 567-6700. Thank you. Note that our phone and location have changed.

Sincerely,


Thomas F. Peacock, Supervising HMS
Hazardous Material Division

cc: Edgar Howell, Chief - Files
Andy Garcia, 1401 Lakeside Dr., 11th Fl., Oakland, CA 94612

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



4

R0401

RAFAT A. SHAHID, Assistant Agency Director

December 28, 1993

CERTIFIED MAILER #:P 386 338 276

Alcopark Garage
165 - 13th St.
Oakland, 94612
UGTID:3909

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

**Re: FIVE-YEAR PERMITS FOR OPERATION OF UNDERGROUND STORAGE TANK(S)
165 - 13th St. Oakland, 94612**

Dear Owner/Operator:

According to our records your facility referenced above has not received a five-year permit to operate UST's. In order to obtain a permit you must complete the following items marked below and return them within 30 DAYS. The necessary forms are enclosed. You may complete a "Consolidated Underground Tank Management Plan" which will assist you in preparing a monitoring plan, site plot plan and spill response plan for your tank(s). If supplemental information or forms are required, please submit it to this office with the completed questionnaire and application forms:

- ___ 1. An accurate and complete plot plan.
- ___ 2. A written spill response plan. (enclosed)
- ___ 3. A written tank monitoring plan. (enclosed)
- ___ 4. Results of precision tank test(s), (initial and annual).
- ___ 5. Results of precision pipeline leak detector tests (initial and annual).
- ___ 6. Complete UST PERMIT FORM A-one per facility. (enclosed)
- ___ 7. Complete UST PERMIT FORM B-one per tank. (enclosed)
- ___ 8. Complete UST PERMIT FORM C-one per tank if information is available. (enclosed)
- ___ 9. Letter stating how the tank is to be maintained during one year closure.

Be advised that Title 23 of the California Code of Regulation prohibits the operation of "ANY" UST without a permit. If our records are in error, you must contact this office immediately TO AVOID POSSIBLE ENFORCEMENT ACTION. Please feel free to contact this office at (510) 271-4320; to answer any questions which may arise in completing the mandatory five-year permit process. Be prepared to provide your zip code to speak with the Hazmat Specialist handling your case.

Sincerely,

Brian M. Oliva for

Brian Oliva
HazMat Specialist

c: Edgar Howell, Chief, Hazardous Materials Div. (files)

ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY

DAVID J. KEARS, Agency Director



R0401

RAFAT A. SHAHID, ASST. AGENCY DIRECTOR

February 19, 1993
STID# 3909

G.S.A. Alameda County
ATTN: Jim De Voss
4400 MacArthur Blvd.
Oakland, CA 94519

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

Re: 165 - 13th St., Oakland, CA 94612

Dear Jim De Voss:

This office has received and reviewed reports dated January 6, 1993 and January 1, 1993 by Environmental Science & Engineering concerning the above site. The following are comments concerning this site:

1. This office concurs with the recommendations on page 5 of the first report for 3 additional quarterly samples from well MW-6.
2. This office is waiting for the results of soil borings which were proposed to be done in a workplan dated September 30, 1992. That plan was to address the current problem that MW-1, which is the well with the highest contamination levels, has no downgradient well. This would indicate that the lateral extent of contamination is not defined, especially in the downgradient direction. The proposal should involve the installation of 2 additional wells.
3. Quarterly monitoring of the existing wells should continue.

If you have any questions concerning this site please call this office. Thank you.

Sincerely,

Thomas F. Peacock, Supervising HMS
Hazardous Material Division

cc: Lester Feldman, RWQCB
Edgar Howell, Chief - Files
Susan Wickham, E.S. & E., 4090 Nelson Ave., Suite J, Concord, CA
94520
Ravi Arulanantham, Alameda County DEH