

ALAMEDA COUNTY
HEALTH CARE SERVICES



AGENCY
DAVID J. KEARS, Agency Director

RO# 532

May 13, 1997
StID # 3934

Mr. Manuel Rodrigues
1662 Clearview Dr.
San Leandro, CA 94577

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

**Re: Closure of Monitoring Wells at 1009 89th Ave., Oakland
CA 94621**

Dear Mr. Rodrigues:

This is to inform you that our office has received concurrence on the recommendation for site closure for the above referenced site. Prior to issuance of the Remedial Action Completion Certificate (RACC) we must receive documentation of the proper closure of the monitoring wells at the site. As an alternative, the RP may also provide a written statement indicating what type of regular inspection and safety precautions will be taken to insure the integrity of the existing wells.

Please notify me of your intentions in regards to the wells so I may facilitate site closure. Please be advised, you may keep the existing water well used for irrigation, however, it should not be used for consumption.

You may reach me at (510) 567-6765 should you have any questions.

Sincerely,

Barney M. Chan
Hazardous Materials Specialist

cc: Mr. L. Huckins, Tank Protect Engineering, 2821 Whipple Rd.,
Union City, CA 94587

B. Chan, files

MWc11009

ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY



DAVID J. KEARS, Agency Director

Ro# 532

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

June 18, 1996
StID# 3934

Mr. Manuel Rodrigues
1662 Clearview Drive
San Leandro, CA 94577

Re: Groundwater Monitoring at 1009 89th Ave., Oakland 94621

Dear Mr. Rodrigues:

I have received a copy of the analytical results from the sampling of monitoring well MW-1 and the irrigation well at the above site. The results of the irrigation well indicate that there is only a slight amount of petroleum contamination downgradient to the former underground tank. Please continue to monitor the irrigation well along with MW-1 for another quarter. Based on your next quarter's result being consistent with the recent results, you may then request site closure.

In addition, it appears that no further soil excavation is necessary. The treatment and disposition of the remaining stockpiled soils should be completed as soon as possible so that your site can be returned to its original condition. Until further notice, however, please do not use the irrigation well for drinking or watering.

You may contact me at (510) 567-6765 if you have any questions.

Sincerely,

Barney M. Chan
Hazardous Materials Specialist

c: L. Huckins, TPE, 2821 Whipple Rd., Union City, CA 94587-1233
Ms. N. Koo, c/o Armanino, Jones & Lombardi, 220 Juana Ave.,
San Leandro, CA 94577
G. Coleman, files

2mon1009

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



Ro# 532

Alameda County CC4580
Environmental Health Services
1131 Harbor Bay Pkwy., #250
Alameda CA 94502-6577
(510)567-6700 FAX(510)337-9335

May 7, 1996
StID# 3934

Mr. Manuel Rodrigues
1662 Clearview Drive
San Leandro, CA 94577

Re: Groundwater Monitoring at 1009 89th Ave., Oakland 94621

Dear Mr. Rodrigues:

I have spoke with Mr. Lee Huckins of Tank Protect Engineering and have been updated with the status of the overexcavation activities at your site. I requested that the completion of the overexcavation be expedited. In addition, the installation of the previously proposed well, MW-3, should be performed as soon as the excavation is complete.

Because the irrigation well is being used for watering edible fruits and vegetables growing at this site, you are requested to sample and monitor the irrigation well along with MW-1 on your future monitoring events.

You may contact me at (510) 567-6765 if you have any questions.

Sincerely,

Barney M. Chan
Hazardous Materials Specialist

c: L. Huckins, TPE, 2821 Whipple Rd., Union City, CA 94587-1233
Ms. N. Koo, c/o Armanino, Jones & Lombardi, 220 Juana Ave.,
San Leandro, CA 94577
G. Coleman, files

chmon1009

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



R0532

RAFAT A. SHAHID, Assistant Agency Director

Alameda County
Environmental Protection Division
1131 Harbor Bay Parkway, Room 250
Alameda CA 94502-6577
(510) 567-6700

December 4, 1995
StID # 3934

Mr. Manuel Rodrigues
1662 Clearview Drive
San Leandro, CA 94577

**Re: November 22, 1995 Work Plan Approval for Monitoring Well
Installation at 1009 89th Ave., Oakland CA 94621**

Dear Mr. Rodrigues:

Our office has received and reviewed the referenced work plan as prepared by Tank Protect Engineering (TPE) for the installation of one monitoring well at the above site. Recall, this well is necessary to verify site specific gradient and to determine the extent of soil and groundwater contamination. Note that the existing irrigation well cannot be used for this purpose because of its undocumented and uncertain construction.

You may proceed with the installation of this well on the condition that its sampling is co-ordinated with the sampling of the other two wells onsite. Please continue to monitor the wells on a quarterly basis until this site is referred to the Water Board for recommendation for site closure. Please notify me when your field work is scheduled in the event I choose to be present.

You may contact me at (510) 567-6765 if you have any questions.

Sincerely,

Barney M. Chan
Hazardous Materials Specialist

cc: L. Huckins, TPE, 2821 Whipple Rd., Union City, CA 94587-1233
Ms. N. Koo, 220 Juana Ave., San Leandro, CA 94577
G. Coleman, files
wpap1009

ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY

DAVID J. KEARS, Agency Director



R0532
~~R0534~~

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

September 21, 1995
StID # 3934

Mr. Manuel Rodrigues
1662 Clearview Dr.
San Leandro CA 94577

**Re: Request for Work Plan for the Installation of a Monitoring
Well at 1009 89th Ave., Oakland 94621**

Dear Mr. Rodrigues:

Our office has been made aware of the overexcavation activities at the above site. The excavated soils have been remediated, tested and reused to fill the excavation pit. The results indicate that significant soil contamination existed downgradient (to the southwest) of monitoring well MW-1. Because of these results, you are requested to install a monitoring well downgradient to the overexcavated area. This well may be installed after the overexcavation has been completed.

Please submit your work plan within 60 days or by November 22, 1995.

You may contact me at (510) 567-6765 if you have any questions.

Sincerely,

Barney M. Chan
Hazardous Materials Specialist

cc: L. Huckins, TPE, 2821 Whipple Rd., Union City, CA 94587-1233
Ms. N. Koo, 220 Juana Ave., San Leandro CA 94577
G. Young, files
wpwell1009

ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY

DAVID J. KEARS, Agency Director



R0532

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 1, 1995
StID #3934

Mr. Manuel Rodrigues
1662 Clearview Dr.
San Leandro CA 94577

**Re: Comment on May 19, 1995 Work Plan for Excavation of
Contaminated Soil at 1009 89th Ave., Oakland 94621**

Dear Mr. Rodrigues:

Thank you for the submission of the above referenced report as prepared by your consultant, Tank Protect Engineering (TPE). This work plan, I assume, is in response to my May 2, 1995 letter which requested additional investigation around the former 1000 gallon gasoline tank removed from this site in 1986. Prior to recommendation for site closure, it is necessary to determine the extent of soil and groundwater contamination. The lack of this information initiated the County's request for additional investigation/information.

Our office accepts your consultant's approach for further investigation ie limited excavation around the former tank pit, confirmatory soil sampling and possibly groundwater removal and analysis. Please contact me **at least 48 working hours prior to any confirmatory sampling** so I may arrange to be present if possible.

You may contact me at (510) 567-6765 if you have any questions.

Sincerely,

Barney M. Chan
Hazardous Materials Specialist

cc: J. Mrakovich, TPE, 2821 Whipple Rd., Union City CA 94587-1233
Ms. N. Koo, 220 Juana Ave., San Leandro CA 94577
M.L. Tung, files
wpap1009

ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY

DAVID J. KEARS, Agency Director



R0532

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

May 2, 1995
StID# 3934

Mr. Manuel Rodrigues
1662 Clearview Dr.
San Leandro, CA 94577

Re: Status of Investigation at 1009 89th Ave., Oakland CA 94621

Dear Mr. Rodrigues:

Thank you for the submission of the April 6, 1995 quarterly groundwater monitoring report for the above site. Two items were noticed in this report; one was that the groundwater gradient changed significantly from the previous quarters direction and second was that elevated levels of gasoline and BTEX contamination were detected in monitoring well MW-1 for the first time. Based on these results, our office requires continuing quarterly groundwater monitoring for this site. You may, however, eliminate chemical analysis for monitoring well MW-2 based on five consecutive non-detectable readings.

I have also spoken with Mr. John Mrakovich of Tank Protect Engineering who requested that I review this site for recommendation for site closure. Based on the detection of elevated gasoline and BTEX contamination in MW-1, the change in groundwater gradient direction detected recently and the lack of information concerning the 1986 tank removal in the area of MW-1 additional investigation is requested. I discussed this with Mr. Mrakovich and mentioned that some type of boring with soil and groundwater data around the former tank would be necessary.

Please submit along with your next quarterly monitoring report a work plan for additional site investigation.

You may contact me at (510) 567-6765 if you have any questions.

Sincerely,

A handwritten signature in cursive script that reads "Barney M. Chan".

Barney M. Chan
Hazardous Materials Specialist

cc: J. Mrakovich, Tank Protect Engineering, 2821 Whipple Rd.,
Union City, CA 94587-1233
Ms. N. Koo, 220 Juana Ave., San Leandro CA 94577
B. Raynold, files
wpad1009

ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY

DAVID J. KEARS, Agency Director



RO 532

RAFAT A. SHAHID, ASST. AGENCY DIRECTOR

August 26, 1993
StID # 3934

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

Mr. Manuel Rodrigues
1662 Clearview Drive
San Leandro, CA 94577

**Re: Evaluation of August 23, 1993 Addendum #2 for the
Installation Monitoring Wells at 1009 89th Ave.,
Oakland CA 94621**

Dear Mr. Rodrigues:

Our office has received and reviewed the above referenced work plan addendum as provided by Mr. John Mrakovich of Tank Protect Engineering (TPE). This is the second addendum to the initial September 21, 1992 work plan. This work plan calls for the installation of two monitoring wells in the assumed downgradient location relative to the two 1000 gallon gasoline tanks which were removed from this property. This work plan incorporates the groundwater gradient information from 966 89th Ave., Fiesta Beverages, as opposed to the gradient data from 925 and 910 89th Ave. All other monitoring well installation data will be in accordance with the September 21, 1992 work plan.

This addendum is acceptable on the condition that at least the first year of groundwater gradient for Fiesta Beverage is provided along with your quarterly monitoring reports. This also assumes that you show that you are monitoring the same groundwater bearing zone as that of Fiesta Beverage and that the gradient at Fiesta Beverage is consistent.

You should notify our office **48 working hours** prior to well installation. You may contact me at (510) 271-4530 if you have any questions.

Sincerely,

Barney M. Chan
Hazardous Materials Specialist

cc: J. Mrakovich, TPE, 2812 Whipple Rd., Union City, CA
94587-1233

T. Jones, 220 Juana, San Leandro, CA 94577
E. Howell, files
1009wpad2

ALAMEDA COUNTY
HEALTH CARE SERVICE
AGENCY

DAVID J. KEARS, Agency Director



R0532

RAFAT A. SHAHID, ASST. AGENCY DIRECTOR

July 30, 1993
StID # 3934

Mr. Manuel Rodrigues
1662 Clearview Drive
San Leandro, CA 94577

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: Evaluation of 6/3/93 Fax from Tank Protect Engineering
Indicating the Location of Proposed Monitoring Wells at
1009 89th Ave., Oakland CA 94621**

Dear Mr. Rodrigues:

Our office has received the above referenced fax prepared by Tank Protect Engineering (TPE). This fax proposes the establishment of the groundwater gradient direction of the above site by comparing it to that established at the Lanaidor site located at 925 89th Ave. After discussion with John Mrakovich of TPE, the two wells depicted on the June 3, 1993 fax to our office were approved on the condition that it is shown that the lithology of this site (1009 89th Ave.) is similar to that at Lanaidor (925 89th Ave.) and it can be shown that the same groundwater bearing zone is being monitored. This is also based on the consistency of groundwater gradient at the Lanaidor site. Our office will be requesting the resumption of monitoring at this site as a separate issue in regards to their subsurface investigation. In the event that these conditions are not met, you will be required to install an additional monitoring well to establish your site specific gradient.

Be aware that Tank Protect Engineering has yet to submit a formal work plan for this activity but our office has no objections in theory with this work plan. You should have TPE submit a formal work plan prior to well installation and contact me **48 working hours** prior to well installation.

You may contact me at (510) 271-4530 if you have any questions.

Sincerely,

Barney M. Chan
Hazardous Materials Specialist

cc: J. Mrakovich, TPE, 2821 Whipple Rd., Union City, CA
94587-1233

T. Jones, 220 Juana, San Leandro, CA 94577

E. Howell, files

wp1009

ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY

DAVID J. KEARS, Agency Director



R0532

RAFAT A. SHAHID, ASST. AGENCY DIRECTOR

DEPARTMENT OF ENVIRONMENTAL HEALTH
State Water Resources Control Board
Division of Clean Water Programs
UST Local Oversight Program
80 Swan Way, Rm 200
Oakland, CA 94621
(510) 271-4530

September 24, 1992
STID # 3934

Mr. Manuel Rodrigues
1662 Clearview Drive
San Leandro, CA 94577

Re: Comment on the Work Plan for Overexcavation of Contaminated
Soil and Installation of Monitoring Wells at 1009 89th Ave.,
Oakland CA 94621

Dear Mr. Rodrigues:

Our office has received and reviewed the above mentioned report from Tank Protect Engineering detailing the removal of two underground storage tanks and presenting a remediation plan for the overexcavation of contaminated soils and the installation of up to three monitoring wells. In theory, this approach is acceptable with the following conditions:

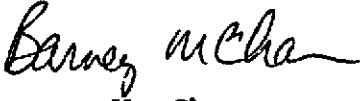
1. As a guide for resampling after overexcavation you should resample at a frequency of 1 sample per every 200 square feet of sidewall or floor. Please describe your expected sampling frequency.
2. Please be aware, for the boring(s) being converted into monitoring wells which are downgradient to areas of known contamination, you are required per the Tri-Regional Board Guidelines to analyze each soil sample from every five foot interval for all the potential contaminants.
3. In the event that contamination extends beyond the areas for feasible excavation ie sidewalks or buildings, you should take discrete samples, 1 per every 20 linear feet, to document the extent of potential offsite contamination.
4. In the Chemical Analyses section of the report, it states that selected verification samples will be analyzed for organic lead based on field screening. Please describe the rationale and instrument to be used for this screening.
5. As was mentioned at our site meeting with Tank Protect Engineering representatives, your remediation/site investigation should take into account the results from the earlier gasoline tank removal in 1986. Therefore, minimally a monitoring well should be located downgradient to this location, slightly east of stockpile 2.

Mr. Manuel Rodrigues
STID #3934
1009-89th Ave.
September 24, 1992
Page 2.

Please provide written comment on these items prior to proceeding with the work plan.

You may contact me at (510) 271-4350 should you have any questions regarding this letter.

Sincerely,



Barney M. Chan
Hazardous Materials Specialist

cc: M. Thomson, Alameda County District Attorney Office
R. Hiett, RWQCB
J. Mrakovich, Tank Protect Engineering, 2821 Whipple Rd.,
Union City, CA 94587-1233
E. Howell, files

WP-1009-89

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



R0532

December 31, 1991
Mr. Manuel Rodrigues
1662 Clearview Drive
San Leandro, CA 94577

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

Re: Underground Tanks at 1009-89th Ave., Oakland CA 94621

Dear Mr. Rodrigues:

On December 12, 1991, Barney Chan, Hazardous Materials Specialist, from this office noticed the apparent remnants of two underground tanks at the above location. The fuel island and apparent vent lines indicate the likelihood of remaining underground tanks. According to the County files, you were notified in January of 1990 of your legal obligation to either permit or close the underground tanks at this property. At this time, it is unclear whether the tanks have been removed or not. Please provide evidence for the removal of these tanks in the form of: manifests for the tanks, piping, any residual product and any contaminated soil disposed from this site.

Please note that section 25299 of the California Health and Safety Code states that any operator or owner of an underground storage tank is liable for a civil penalty of not less than five hundred dollars or more than five thousand dollars per day for failure to obtain a permit, or failing to properly close an underground storage tank, as required by section 25298.

The County is aware of soil sampling performed by Blaine Tech Services in May 1986 at this site. It is assumed that these samples were from the former tank pit. Be aware that all piping is considered part of the underground tank and as such should have been removed at the time of the tank removals. Soil samples are required one per every 20 lineal feet of piping. The soil results indicate a release of petroleum hydrocarbon has occurred. Sample #1 had 1100 parts per million, ppm, gasoline and Sample #2 had 150 ppm. The County uses the Tri-Regional Board Guidelines to determine if further soil and ground water investigation is required at underground tank removal sites. These guidelines state that when soil samples underneath the tank have a concentration of Total Petroleum Hydrocarbon as gasoline, diesel or as oil and grease exceeding 100 parts per million, a soil and ground water investigation is required to assess the extent of contamination and remediate any soil or ground water impacted.

To this end, you or you designee are requested to fill out the enclosed Underground Storage Tank Unauthorized Release (Leak)/Contamination Site Report. In addition, please submit a work plan which address the assessment and remediation to be performed at this site. Also enclosed is the contents of a "typical" work plan for

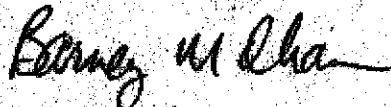
Mr. Manuel Rodrigues
1009-89th Ave.
December 31, 1991
Page 2.

you to use as guidance. Please provide the requested information within 30 days of this letter. You are also requested to send a check in the amount of \$500.00 payable to Alameda County Environmental Health. This deposit will be used for the County's oversight of this project which will include report review, on-site visits, etc. Any unused funds will be refunded to you at the completion of this project. Please note the requirement for deposits for County oversight is allowed by County Ordinance.

All proposals, reports and analytical results pertaining to this investigation and remediation must be sent to our office and the Regional Water Quality Control Board (RWQCB) to the attention of Mr. Eddy So. Their address is : 2101 Webster St., 4th Floor, Oakland, CA 94612. Please be aware that this is a formal request for technical reports pursuant to the California Water Code, Section 13247 (b). Any extensions upon agreed upon deadlines must be confirmed in writing by either this Division or the RWQCB.

Please contact me at (510) 271-4320 should you have any questions regarding this letter.

Sincerely,



Barney M. Chan
Hazardous Materials Specialist

enclosures

cc: Gil Jensen, Alameda County District Attorney Office
E. So, RWQCB
file

1009-89th Ave

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



R0552

December 23, 1991
Mr. Manuel Rodrigues
Sewer Contractor, Inc
P.O. Box 335
San Leandro, CA 94577

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

Re: Underground Tanks at 1009-89th Ave., Oakland CA 94621

Dear Mr. Rodrigues:

On December 12, 1991, Barney Chan, Hazardous Materials Specialist, from this office noticed the apparent remnants of two underground tanks at the above location. The fuel island and apparent vent lines indicate the likelihood of remaining underground tanks. According to the County files, you were notified in January of 1990 of your legal obligation to either permit or close the underground tanks at this property. At this time, it is unclear whether the tanks have been removed or not. Please provide evidence for the removal of these tanks in the form of: manifests for the tanks, piping, any residual product and any contaminated soil disposed from this site.

Please note that section 25299 of the California Health and Safety Code states that any operator or owner of an underground storage tank is liable for a civil penalty of not less than five hundred dollars or more than five thousand dollars per day for failure to obtain a permit, or failing to properly close an underground storage tank, as required by section 25298.

The County is aware of soil sampling performed by Blaine Tech Services in May 1986 at this site. It is assumed that these samples were from the former tank pit. Be aware that all piping is considered part of the underground tank and as such should have been removed at the time of the tank removals. Soil samples are required one per every 20 lineal feet of piping. The soil results indicate a release of petroleum hydrocarbon has occurred. Sample #1 had 1100 parts per million, ppm, gasoline and Sample #2 had 150 ppm. The County uses the Tri-Regional Board Guidelines to determine if further soil and ground water investigation is required at underground tank removal sites. These guidelines state that when soil samples underneath the tank have a concentration of Total Petroleum Hydrocarbon as gasoline, diesel or as oil and grease exceeding 100 parts per million, a soil and ground water investigation is required to assess the extent of contamination and remediate any soil or ground water impacted.

To this end, you or you designee are requested to fill out the enclosed Underground Storage Tank Unauthorized Release (Leak)/ Contamination Site Report. In addition, please submit a work plan which address the assessment and remediation to be performed at this site. Also enclosed is the contents of a "typical" work plan for

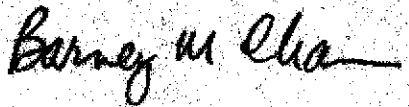
Mr. Manuel Rodrigues
1009-89th Ave.
December 23, 1991
Page 2.

you to use as guidance. Please provide the requested information within 30 days of this letter. You are also requested to send a check in the amount of \$500.00 payable to Alameda County Environmental Health. This deposit will be used for the County's oversight of this project which will include report review, on-site visits, etc. Any unused funds will be refunded to you at the completion of this project. Please note the requirement for deposits for County oversight is allowed by County Ordinance.

All proposals, reports and analytical results pertaining to this investigation and remediation must be sent to our office and the Regional Water Quality Control Board (RWQCB) to the attention of Mr. Eddy So. Their address is : 2101 Webster St., 4th Floor, Oakland, CA 94612. Please be aware that this is a formal request for technical reports pursuant to the California Water Code, Section 13267 (b). Any extensions upon agreed upon deadlines must be confirmed in writing by either this Division or the RWQCB.

Please contact me at (510) 271-4320 should you have any questions regarding this letter.

Sincerely,



Barney M. Chan
Hazardous Materials Specialist

enclosures

cc: Gil Jensen, Alameda County District Attorney Office
E. So, RWQCB
file

1009-89thAve