

ALAMEDA COUNTY
HEALTH CARE SERVICES



AGENCY
DAVID J. KEARS, Agency Director

20584

(22)

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

StID 1054

November 3, 1997

Mr. Ed Koberstein
Montgomery Ward
1331 S Harbor Blvd
Fullerton, CA 92632

**RE: Well Decommission at Montgomery Wards, 7575 Dublin Blvd,
Dublin, CA**

Dear Mr. Koberstein:

This letter supercedes my October 29, 1997 correspondence by correcting the address location of the Montgomery Ward Auto Service Building where three underground storage tanks were removed.

This office and the San Francisco RWQCB have reviewed the case closure summary for the above referenced site and concur that no further action related to the underground tank release is required at this time. Before a remedial action completion letter is sent, the 12 onsite and offsite monitoring wells should be decommissioned, if they will no longer be monitored. Please notify this office upon completion of well destruction so a closure letter can be issued.

Well destruction permits may be obtained from Alameda County Flood Control and Water Conservation, Zone 7. They can be reached at (510) 484-2600.

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

Sincerely,

eva chu
Hazardous Materials Specialist

c: Ed Leonhardt, Environmental Audit, 1000 Ortega Wy, Suite A,
Placentia, CA 92670-7125

ALAMEDA COUNTY
HEALTH CARE SERVICES



AGENCY
DAVID J. KEARS, Agency Director

R0# 584

StID 1054

October 29, 1997

Mr. Ed Koberstein
Montgomery Ward
1331 S Harbor Blvd
Fullerton, CA 92632

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

7575

RE: Well Decommission at Montgomery Wards, ~~6900~~ Amador Plaza
Rd, Dublin, CA

Dear Mr. Koberstein:

This office and the San Francisco RWQCB have reviewed the case closure summary for the above referenced site and concur that no further action related to the underground tank release is required at this time. Before a remedial action completion letter is sent, the 12 onsite and offsite monitoring wells should be decommissioned, if they will no longer be monitored. Please notify this office upon completion of well destruction so a closure letter can be issued.

Well destruction permits may be obtained from Alameda County Flood Control and Water Conservation, Zone 7. They can be reached at (510) 484-2600.

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

Sincerely,

eva chu
Hazardous Materials Specialist

c: Ed Leonhardt, Environmental Audit, 1000 Ortega Wy, Suite A,
Placentia, CA 92670-7125

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



7575 DUBUN BLVD.
DUBUN, CA

RO# 584

Alameda County 94500
Environmental Health Services
1131 Harbor Bay Pkwy., #250
Alameda CA 94502-6577
(510)567-6700 FAX(510)337-9335

StID 1054

April 25, 1996

Mr. Edward Leonhardt
Environmental Audit, Inc
1000A Ortega Way
Placentia, CA 92670-7125

RE: Use of ORC in Groundwater Monitoring Wells

Dear Mr. Leonhardt:

I have received information from Regenesys, who developed the Oxygen Release Compound (ORC) remediation technology, that it is not recommended to purge monitoring wells with ORC prior to sampling. Purging would remove dissolved oxygen, thus defeating the purpose of using ORC.

Future sampling should discontinue purging of wells B5 and B12. Analysis for MTBE may also be discontinued at this time.

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

eva chu
Hazardous Materials Specialist

c: Ed Koberstein, Montgomery Ward Inc, 1331 South Harbor Blvd.
Fullerton, CA 92632
files

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



MONTGOMERY WARDS
7575 Dublin Blvd.
Dublin, CA.

RO# 584

RAFAT A. SHAHID, Assistant Agency Director

StID 1054

January 11, 1995

Mr. Frank Muramoto
Environmental Audit, Inc
1000A Ortega Way
Placentia, CA 92670-7125

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

**RE: RBCA Analysis for Montgomery Ward Auto Service Center and
Enea Properties Sites, Dublin**

Dear Mr. Muramoto:

Environmental Audit's October 1994 Risk Based Corrective Actions Analysis (RBCA) for the above referenced site has been reviewed and the following deficiencies noted:

1. miscalculations on page 12 as follows:
 - a. units for RBSLwater should be in ug/l,
 - b. VFWamb formula should be $H \times 10^{+3}$..., not 10^{-3} , and
 - c. 2.74 meter is 274 cm, not 2,740 cm,
2. clarification of surface water, where is nearest downgradient creek, distance from plume, geology, etc.,
3. man-made subsurface conduits, such as sewer trenches do appear to act as conduits for migration of contaminants,
4. risk to onsite workers due to inhalation of enclosed space vapors has not been calculated. This is a significant pathway as seen in the RBCA guidance.

Please submitted a revised RBCA analysis addressing the above concerns within 15 days of the date of this letter, or by **January 31, 1995**.

Also, source removal of contaminated soil around the former tank pit should be conducted to prevent continued offsite migration of contaminants. A workplan for this work is due to this office by **February 28, 1995**. Included should be an investigation of the sewer trenches to determine if they provide a preferential pathway for offsite migration of contaminants.

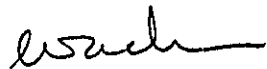
Future quarterly monitoring reports should include the amount of groundwater extracted to date, as well as amount of contaminants removed.

Frank Muramoto
re: RBCA at Montgomery Ward
January 11, 1995

Page 2

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

Sincerely,



eva chu
Hazardous Materials Specialist

cc: Charlie West, Montgomery Ward, 39201 Fremont Blvd, Fremont
94583
Andrew Piunti, 60 S. Market St, #730, San Jose, CA 95113
Gil Jensen, Alameda County District Attorney's Office
files

ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY

DAVID J. KEARS, Agency Director



R0584

RAFAT A. SHAHID, ASST. AGENCY DIRECTOR

StID 1054

June 13, 1994

Mr. Frank Muramoto
Environmental Audit
1000 A Ortega Wy
Placentia, CA 92670-7125

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

**Subject: Workplan Approval for Montgomery Ward Auto Service,
7575 Dublin Blvd, CA 94568**

Dear Mr. Muramoto:

I have completed review of Environmental Audit, Inc's (EAIs) May 1994 Status Report and Work Plan for the above referenced site. EAI's proposal to use Cone Penetrometer Testing to further evaluate soil lithology at the vicinity and to obtain two ground water grab samples to delineate the extent of the contaminant plume is acceptable. Information gathered from this investigation will be used to develop a Corrective Action Plan for the remediation of the site(s). Field activities should commence **within 45 days of the date of this letter**. Please notify this office at least 72 hours prior to the start of field work. A report documenting this investigation is also due 45 days after completion of field work.

If you have any questions, I can be reached at (510) 271-4530.

Sincerely,

eva chu
Hazardous Materials Specialist

cc: Charlie West, Montgomery Ward, 39201 Fremont Blvd, Fremont
CA 94583
Andrew Piunti, Keiley, Enea & Piunti, 60 S. Market, Suite
730, San Jose, CA 95113
Mark Gilmartin, Straw & Gilmartin, 100 Wilshire Blvd, Suite
1325, Santa Monica, CA 90401
files

mtgmry3

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



RAFAT A. SHAHID, Assistant Agency Director

R0584

StID 1054

May 2, 1995

Mr. Frank Muramoto
Environmental Audit, Inc
1000A Ortega Way
Placentia, CA 92670-7125

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

RE: Workplan Approval for 7575 Dublin Blvd, Dublin 94568

Dear Mr. Muramoto:

I have completed review of Environmental Audit, Inc's April 1995 Work Plan for Focused Subsurface Investigation for the above referenced site. The proposal to advance 10 borings and collect soil samples at approximately 10, 13, and 15' bgs in the immediate vicinity of the former underground storage tank is acceptable. Data collected will be used to determine if soil remediation is required.

Field work should commence within 45 days of the date of this letter, or **by June 21, 1995**. 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

cc: Charlie West, Montgomery Ward, 39201 Fremont Blvd, Fremont
94583
Andrew Piunti, 60 S. Market St, #730, San Jose 95113
files

ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY

DAVID J. KEARS, Agency Director



R0584

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 1054

March 2, 1994

Mr. Charlie West
Montgomery Ward
39201 Fremont Blvd
Fremont, CA 94583

**Subject: Groundwater Sampling On- and Off-site at the Former
Montgomery Ward Auto Center, 7575 Dublin Blvd., Dublin,
CA 94568**

Dear Mr. West:

I have completed review of two recent reports, Cypress Environmental's February 1994 Groundwater Pumping Test Results for Enea Plaza, and Environmental Audit's (EAI) February 1994 Quarterly Groundwater Monitoring Report for the above referenced site. EAI's report did not show laboratory analysis results of groundwater collected from Enea's wells, MW-1, MW-2, MW-3 and MW-4. Future sampling episodes should include these wells, as they provide pertinent data related to the contaminant plume emanating from the Montgomery Ward site.

Quarterly reports should also include a brief summary of the volume of groundwater and TPH-G and benzene extracted from well B-12.

Please be reminded that the requested Corrective Action Plan (letter from this office dated February 10, 1994) is due by April 1, 1994. If you have any questions, I can be reached at (510) 271-4530.

eva chu
Hazardous Materials Specialist

cc: Frank Muramoto, EAI, 1000-A Ortega Wy, Placentia, CA 92670
files

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ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY

DAVID J. KEARS, Agency Director



R0584

RAFAT A. SHAHID, ASST. AGENCY DIRECTOR

StID 1054

February 10, 1994

Mr. Charlie West
Montgomery Ward
39201 Fremont Blvd.
Fremont, CA 94583

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

**Subject: CAP for Montgomery Ward Auto Center, 7575 Dublin Blvd.,
Dublin, CA 94568**

Dear Mr. West:

I have completed review of the case file for the above referenced site. When one of the gasoline underground storage tanks (USTs) failed a tank tightness test in November 1988, Montgomery Ward management elected to close down the gasoline dispensing portion of the facility. It was reported that 12,500 gallons of fuel may have been lost from the UST. In May 1989 three 10,000 gallon fiberglass UST were removed.

Soil borings were advanced to determine the extent of soil contamination as the result of the unauthorized release of fuel products at this site. Soil samples collected from these borings exhibited up to 2,180 ppm TPH-G and groundwater grab samples collected exhibited up to 196 ppm TPH-G and 20 ppm benzene. Borings advanced in the former UST pit were converted into 4" observation wells. Approximately 1,350 gallons of free product were recovered from these wells.

Additional wells were installed both on- and off-site to delineate the groundwater contaminant plume. To date, the furthest downgradient well, MW-1 (at the ENEA Plaza), exhibited up to 5,700 ppb TPH-G and 76 ppb benzene when sampled in October 1993.

The California Health and Safety Code (CHSC), Section 25298, states that underground storage tank closure is incomplete until the responsible party characterizes and remediates the contamination resulting from product discharge. At this time, pursuant to Section 2721 et seq. of Article 11, Title 23, California Code of Regulations, you are hereby requested to develop a Corrective Action Plan (CAP) for further investigation of this site, and to identify and evaluate all feasible alternatives for cleanup of soil and groundwater, both on- and off-site, caused by the unauthorized release of petroleum products.

Mr. Charlie West
re: CAP for 7575 Dublin Blvd
February 10, 1994

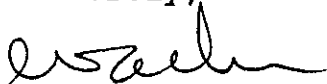
Page 2

The referenced CAP is due in this office within 45 days of the date of this letter, or by April 1, 1994. Include a time schedule for the completion of each aspect of the remediation process, as well as a proposal for the determination of the lateral extent of groundwater contamination at this site.

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,



eva chu
Hazardous Materials Specialist

cc: Gil Jensen, Alameda County District Attorney's Office
Frank Muramoto, EAI, 1000-A Ortega Wy, Placentia, CA 92670
files

mtgmry1

ALAMEDA COUNTY
HEALTH CARE SERVICES



AGENCY

DAVID J. KEARS, Agency Director

R0584

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

February 26, 1991

Janie Layton
Bechtel Environmental, Inc.
P.O. Box 193965
San Francisco, CA 94119-3965

RE: File Search for BART

Dear Ms. Layton:

Below is a summary of our findings in response to your letter dated January 30, 1991.

1. Hacienda Business Park, Pleasanton:
Several firms in vicinity that generate hazardous waste. However, this office currently has no record of "toxic incidents" or tank leaks in this area, except for the following: On Thanksgiving Day 1988, a chemical truck overturned on I-580 between the I-680 and Hopyard Road interchanges, causing traffic to be backed up for about 15 hours, as the released chemicals were identified and cleaned up. The spill occurred on eastbound I-580, when a truck carrying such chemicals as hydrogen peroxide, sulfuric acid, acetone etc., was overturned. Several unknown containers of chemicals were spilled (volumes unknown). Diesel and engine oil from the rig spilled off the south side of the highway onto the shoulder. About 1500 gallons of an oil/water mixture were pumped into a tank truck and hauled away. In addition, all contaminated soil and debris was collected and hauled away as a hazardous waste.
2. Enea Business Plaza Center, Dublin:
This office currently has no files on any "toxic incidents" at this site.
(#20845 Wilbeam Ave)
3. Sal's Foreign Car Services, 20834 Wilbeam Ave./ 3343 Castro Valley Blvd., Castro Valley:
On August 30, 1990, one 3000 gallon and two 1000 gallon underground gasoline tanks were removed. Soil and shallow groundwater sampling revealed that both soil and water was

(R0549)

Janie Layton
Bechtel Environmental, Inc.
February 25, 1991
Page 2 of 4

contaminated (TPH-soil-720PPM and Product "Sheen" on ground water). This office has requested a Preliminary Site Assessment (PSA) report and the dead line for the submittal of PSA is March 15, 1991.

4. Crown Chevrolet, 7544 Dublin Blvd., Dublin:
Our records indicate that two 1000 gallon underground tanks were installed in 1968. Two additional tanks were later installed in 1986. We have no records indicating what happened to the two tanks that were installed in 1968. However, a letter to the RWQCB from the Alameda County Flood Control and Water District - Zone 7 indicates that on July 25, 1986 a clerk of the city of Dublin has notified the Zone 7 office of a tank leak at this site.
5. (R01177) Lew Doty Cadillac, 5787 Scarlett Ct., (now Valley Nissan/Dodge) Dublin:
Two underground fuel tanks removed in 1988, causing significant soil and shallow groundwater contamination. Soil excavated and aerated on-site, once in 1989 and additional soil excavated and aerated in 1990. All soil cleaned up to "ND" were replaced in tank pit. Groundwater treatment (pumping, treating and disposal into sanitary sewer) in place since early 1990. Extent of groundwater contamination reduced greatly; now appears to be confined to tank pit on-site, with hydrocarbon concentrations dropping steadily.
6. (R0721) Valley Nissan/ Dodge/ Volvo/ Mitsubishi/ Subaru: (6015 Scarlett Ct. Dublin)
In 1988 a 280 gallon waste oil tank was removed when it overflowed. Soil contamination was limited to area immediately around the tank and the contaminated soil was removed. One groundwater monitoring well was installed and the last 3-4 quart monitoring showed "ND" levels of oil and grease.
7. (R0616) Scotsman Co., 6055 Scarlett Ct., Dublin:
In 1987 two underground fuel tanks were removed. Minor contamination found in soil beneath and around tanks, but groundwater was affected. Seven monitoring wells and one groundwater extraction well have been installed. Groundwater remediation implemented in early 1990, using pump and treat method. The outer edge of plume in downgradient direction

Janie Layton
 Bechtel Environmental, Inc.
 February 25, 1991
 Page 3 of 4

(ssw flow) is 30-50 feet from the center of the plume, where the concentration of dissolved hydrocarbons are about 25ppm. About 200,000 gallons of water has been treated since remediation began.

8. Montgomery Ward, 7575 Dublin Blvd., Dublin:

(R0584)

One gasoline tank was punctured in late 1988 during a routine sticking. About 3000-8000 gallons of gasoline was released into backfill (pea gravel); some was recovered and pumped into a holding tank. In 1989 the remaining tanks were also removed. Pea gravel excavated completely and aerated on-site. Clean fill was placed back in the hole. Five monitoring wells and one extraction well ha been installed. No fuel product in monitoring well, however, a plume of contaminated groundwater appears to have migrated off-site. A groundwater pump-and-treat program was installed in fall of 1989 and was operational until the spring of 1991. A new consultant has been retained and a new groundwater remediation system should be in operation by this summer.

(#7240)

9. B.P. Oil Service Station (Dublin Auto Wash), 7420 Dublin Blvd., Dublin:

(R0304)

This used to be a Chevron Service Station. In February 1989 three underground fuel tanks were removed. Gravel (backfill) and several loads of contaminated water from the pit was hauled off to Class I disposal site. New tanks placed in the same hole; monitoring wells show intermittent, low levels of hydrocarbons. Groundwater monitoring is continuing. Additional contaminated soil found around the dispenser islands; Chevron removed all the soil it could without endangering the canopy structure. Contamination left in place will be treated via in-site aeration.

This letter is limited to information available to this department and does not reflect any other information which may be accessible from other local and governmental agencies or businesses involved with these sites.

Please find enclosed a copy of the invoice sent to our billing unit.

Janie Layton
Bechtel Environmental, Inc.
February 25, 1991
Page 4 of 4

If you have any questions concerning this matter, please contact me
at (415) 271-4320.

Sincerely,



A.R. Arulanantham
Hazardous Materials Specialist

ARA:eco

Attachment(s) 1

cc: Files