

ALAMEDA COUNTY
HEALTH CARE SERVICES



AGENCY
DAVID J. KEARS, Agency Director

R0#620

May 2, 1997
STID 262

Rodney Blake
Blake Properties
264 Mallorca Way
San Francisco CA 94123

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

RE: Container Care site, 1350-16th ST., Oakland CA 94607

Dear Mr. Blake,

This office is in the process of closing this case. The RWQCB has already signed off on the Case Closure Summary. Groundwater sampled from the monitoring well contained non-detectable concentrations of the contaminants sought for five quarters; this well should be destroyed, unless you have a compelling reason to leave it open. The objective of closing the well is to prevent its use as a possible future conduit to the groundwater table. This letter is being cc'd to Zone 7 to inform them of the status of this case. Please contact Zone 7 at 510-484-2600 for the well destruction permit.

Please contact me by telephone at least 2 business days in advance of the well destruction so that I may be present onsite, if my schedule allows. You are also requested to provide a brief letter report (including a copy of the well destruction permit) documenting the well destruction. As soon as that report is received, a Remedial Action Completion Certificate (aka final closure letter) will be written, signed by our Director, and sent to you. Please note that I will be away on vacation for five weeks, starting May 30, 1997. If you have any questions, please contact me at 510-567-6761.

Sincerely,

Jennifer Eberle
Hazardous Materials Specialist

cc: Mark Armstrong, Earth Engineers, PO Box 640, Millbrae CA 94030
Attn: Wyman Hong, Alameda County Flood Control District, Zone 7, Water Agency
5997 Parkside Dr., Pleasanton CA 94588
Don Young, ReeferDepot, 1350-16th St., Oakland CA 94607
Jennifer Eberle/file

je.262.zone7

ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY

DAVID J. KEARS, Agency Director



R0620

RAFAT A. SHAHID, Director

STID 262
October 4, 1995

DEPARTMENT OF ENVIRONMENTAL HEALTH
Environmental Protection Division
1131 Harbor Bay Parkway, #250
Alameda, CA 94502-6577
(510) 567-6700

Rodney Blake
Blake Properties
264 Mallorca Way
San Francisco, CA 94123

RE: CONTAINER CARE, 1350 16TH STREET, OAKLAND

Dear Mr. Blake,

This office recently completed a review of the case file for the above referenced Oakland site up to and including the Earth Engineers (EE) "Groundwater Chemistry Testing" Report dated August 16, 1995.

At this time please adhere to a **quarterly** schedule of well sampling, monitoring, and report submittal as referenced in Title 23, California Code of Regulations (CCR) section 2652(d). Sample analytes shall continue to be total petroleum hydrocarbons as gasoline and diesel (TPHg and TPHd) and the aromatic hydrocarbons benzene, toluene, ethyl benzene and total xylene isomers (BTEX).

Sampling of well EE-1 should continue until four consecutive sampling events have documented non-detectable levels of chemicals in groundwater samples collected from well EE-1. After the documentation of four consecutive quarters of groundwater reporting, ACHCSA will re-evaluate the site for possible Regional Water Quality Control Board (RWQCB) case closure. At that time RES may recommend that the client request site closure from ACHCSA.

I am temporary covering for Jennifer Eberle in her absence. Please call me at 510/567-6880 should you have any questions.

Sincerely,

Dale Klettke, CHMM
Hazardous Materials Specialist

c: Bob Bower, RPB Construction, 10 Liberty Ship Way, #4121, Sausalito, CA 94965
Don Young, Container Care, 1350 16th Street, Oakland CA 9460
Mark Armstrong, PO Box 640, Millbrae CA 9403094612
Jennifer Eberle--files

ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY

DAVID J. KEARS, Agency Director



R0620

RAFAT A. SHAHID, DIRECTOR

July 28, 1995
STID 262

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

Rodney Blake
Blake Properties
264 Mallorca Way
San Francisco CA 94123

RE: Container Care site, 1350-16th ST., Oakland CA 94607

Dear Mr. Blake,

This letter is being written because I have not received the report documenting activities associated with the installation of the groundwater monitoring well. I understand that this well was installed in early April 1995, as per telephone conversations with your consultant, Mark Armstrong, of Earth Engineers. Our last telephone conversation was on 6/5/95, when he indicated that he sent the report to the client, (presumably yourself), in early May.

It is now nearly four months since the well was installed. **You are requested to forward a copy of the well installation report, along with a cover letter, within 15 days, or by August 12, 1995.** I understand that sampling of this well will be coordinated with sampling of the wells at the nearby former Carnation Dairy site at 1310-14th St.

Please contact me directly at 510-567-6761 if you have any questions.

Sincerely,

A handwritten signature in cursive script, appearing to read 'Jennifer Eberle'.

Jennifer Eberle
Hazardous Materials Specialist

cc: Bob Bower, RPB Construction, 10 Liberty Ship Way, #4121, Sausalito CA 94965
Don Young, Container Care, 1350-16th ST., Oakland CA 94607
Mark Armstrong, PO Box 640, Millbrae CA 94030
Tom Peacock/file

je 262-C

ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY

DAVID J. KEARS, Agency Director



R0620

RAFAT A. SHAHID, ASST. AGENCY DIRECTOR

April 6, 1995
STID 262

Rodney Blake
Blake Properties
264 Mallorca Way
San Francisco CA 94123

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

RE: Container Care site, 1350-16th ST., Oakland CA 94607

Dear Mr. Blake,

The 3/29/95 "Work Plan for Monitoring Well Installation," prepared by Earth Engineers, was received in this office on 4/4/95. Please note that item #10 (there are no page numbers) states that "the workplan will be assumed to be accepted and approved if no comments are received by 4/10/95." Six days (four business days) is an unreasonably short period of time to review a workplan and to get a letter to (you and) your consultant's office. In comparison, you were given 45 days to submit a workplan; the deadline for workplan submittal was 1/27/95. (You subsequently requested a 30-day extension, by letter dated 1/17/95, and so the deadline was extended to 2/27/95.)

I received messages from your consultant, Mark Armstrong, of Earth Engineers, on 4/3/95 and 4/4/95, indicating that the drilling date had been set for 4/6/95. I was in the field for much of 4/3/95, and out of the office on 4/4/95 and 4/5/95. It was only when I returned to the office on 4/6/95, I discovered that the workplan had been received on 4/4/95. In actuality, I was given two business days to review this workplan and respond in writing.

During my telephone conversation with Mark Armstrong today, he indicated that the reason for the rush on this project was that there was a time deadline built into his contract. The time deadline was something like 14 days. Unfortunately, the rush ended up affecting me in the situation described above. In the future, I would appreciate receiving the same timeline courtesy that I extend to you.

In any case, I chose not to stop the work in progress this morning. Despite my caseload (approximately 130 cases), I hastily reviewed this workplan this morning, then spoke with Mark Armstrong regarding one concern I had with the workplan. The concern is regarding the types of analyses for soil and groundwater samples. Since Oil and Grease (O&G) was detected in both soil and groundwater during the tank removal, **O&G should be included in this investigation.** O&G was formerly analyzed via method 418.1; however, this method includes organic, non-

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Rodney Blake
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petroleum sources of O&G. Therefore, we agreed to analyze O&G via method 5520 E&F, with a silica gel cleanup, which will strip away the organic, non-petroleum sources of O&G.

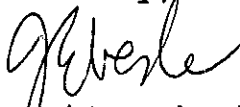
With the addition of O&G analysis via method 5520 E&F, the 3/29/95 "Work Plan for Monitoring Well Installation," prepared by Earth Engineers is acceptable.

Please note that with the exception of closure reports, routine reports and documents no longer need to be copied to the Regional Water Quality Control Board. Kindly submit a cover letter with your consultant's reports.

If you have any questions, please contact me at 510-567-6700, ext 6761. This is our new permanent phone number; our new fax number is 510-337-9335.

Your consultant is encouraged to submit reports on double-sided paper in order to save precious trees. For future reference, we only need one copy of reports, not two copies.

Sincerely,



Jennifer Eberle
Hazardous Materials Specialist

cc: Bob Bower, RPB Construction, 10 Liberty Ship Way, #4121,
Sausalito CA 94965
Don Young, Container Care, 1350-16th ST., Oakland CA 94607
Mark Armstrong, PO Box 640, Millbrae CA 94030
Ed Howell/file

je 262-B

ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY

DAVID J. KEARS, Agency Director



R0620

RAFAT A. SHAHID, ASST. AGENCY DIRECTOR

December 12, 1994
STID 262

Rodney Blake
Blake Properties
264 Mallorca Way
San Francisco CA 94123

DEPARTMENT OF ENVIRONMENTAL HEALTH
ALAMEDA COUNTY CC4580
DEPT. OF ENVIRONMENTAL HEALTH
ENVIRONMENTAL PROTECTION DIVISION
1131 HARBOR BAY PKWY., #250
ALAMEDA CA 94502-6577

RE: Container Care site, 1350-16th ST., Oakland CA 94607

Dear Mr. Blake,

I have received the 11/4/94 "Tank and Source Removal Report," prepared by Bay Area Tank Removal, Inc. Please note that there is a discrepancy on Plate 3, which indicates sample S/SW at 142" was located on the west side of the southeast-facing wall; my field notes indicate sample S/SW was from the middle of the southwest-facing wall, at approximately 11.5'bgs.

The final four overexcavation samples (soil sidewall samples in the pit taken after overexcavation) were collected on 9/19/94, and were non-detect (ND) for TPH-g, TOG by 418.1, and BTEX. It appears that the soil contamination has been effectively remediated. However, the pit water contained 4,100 parts per billion (ppb) TPH-diesel, 2,389 ppb TPH-gasoline, 97 ppb benzene, and 12,000 ppb TRPH; this sample was collected after purge and recharge. The previous pit water sample contained even higher concentrations of these contaminants, except benzene (ND).

Therefore, we request a workplan or proposal for a groundwater investigation, within 45 days, or by January 27, 1995, submitted under cover letter from yourself, and prepared by a recognized professional as outlined below.

All work should adhere to a) the Tri-Regional Board Staff Recommendations for Preliminary Evaluation and Investigation of Underground Tank Sites, dated 8/10/90; and b) Article 11 of Title 23, California Code of Regulations. Reports and proposals must be submitted **under seal** of a California-Registered Geologist, -Certified Engineering Geologist, or -Registered Civil Engineer.

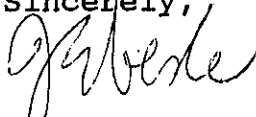
Please note that with the exception of closure reports, routine reports and documents no longer need to be copied to the Regional Water Quality Control Board. Kindly submit a cover letter with your consultant's reports.

December 12, 1994
STID 262
Rodney Blake
page 2 of 2

If you have any questions, please contact me at 510-567-6700, ext 6761. This is our new permanent phone number; our new fax number is 510-337-9335.

Please notify me at least 2 business days in advance of field activities so that I may arrange to be onsite. **Feel free to submit reports on double-sided paper in order to save precious trees.**

Sincerely,



Jennifer Eberle
Hazardous Materials Specialist

cc: Bob Bower, RPB Construction, 10 Liberty Ship Way, #4121,
Sausalito CA 94965
Don Young, Container Care, 1350-16th ST., Oakland CA 94607
President, Bay Area Tank Removal, 254 Clara St., San
Francisco 94107
Ed Howell/file

je 262-A

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



R0620

November 9, 1994
STID 262

Rodney Blake
Blake Properties
264 Mallorca Way
San Francisco CA 94123

ALAMEDA COUNTY CC4580
DEPT. OF ENVIRONMENTAL HEALTH
ENVIRONMENTAL PROTECTION DIVISION
1131 HARBOR BAY PKWY., #250
ALAMEDA CA 94502-6577

RE: Container Care site, 1350-16th ST., Oakland CA 94607

Dear Mr. Blake,

Two underground storage tanks (USTs) were removed from this site on 8/29/94, in my presence. Soil samples were collected from the excavation. I received these results via fax on 8/30/94. Concentrations as high as 1,394 parts per million (ppm) of Total Petroleum Hydrocarbons as gasoline (TPH-g), 1,462 ppm Total Recoverable Petroleum Hydrocarbons (TRPH), and 32.5 ppm benzene were detected in the excavation soils; TPH-diesel was Non-Detect (ND).

On 9/2/94, a sample of groundwater which had subsequently entered the excavation was collected. I received these results via faxes on 9/15/94 and 9/16/94. Concentrations as high as 7,400 parts per billion (ppb) of TPH-g, 140,000 ppb TRPH, and 98,000 ppb TPH-diesel were detected; benzene was ND.

On 9/19/94, I was present onsite for the sampling of excavation sidewalls after further excavation by Bay Area Tank Removal (BATR). Another groundwater sample was also collected; however, the groundwater was previously purged and allowed to recharge. I wrote a field report during each site visit. On my 9/19/94 field report, I specifically requested "please fax me the lab results asap." This report was signed by Tony Cappella of BATR, and a copy was given to him.

On 9/29/94, Bob Bower of RPB Construction informed me that the excavation had been already backfilled. I had not given permission for this activity. During this conversation, I requested a copy of the lab report. I subsequently spoke with Bob Bower on 10/4/94, 10/25/94, 11/1/94, and 11/9/94, in pursuit of these lab results. To date, I have not received the lab report.

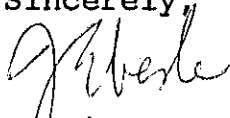
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Rodney Blake
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Therefore, you are requested to submit a copy of the lab report for the 9/19/94 soil and groundwater sampling within 14 days, or by November 23, 1994. For your convenience, you may fax this information to me at 510-337-9335. In addition, a tank closure report is due within 60 days of the tank removal. This is stipulated in the UST Closure Plan, which was signed by yourself and Tim Gallagher of BATR. Therefore, you are requested to submit the tank closure report within 14 days, or by November 23, 1994.

Please note that with the exception of closure reports, routine reports and documents no longer need to be copied to the Regional Water Quality Control Board. Kindly submit a cover letter with your consultant's reports.

If you have any questions, please contact me at 510-567-6700, ext 6761. This is our new permanent phone number; our new fax number is 510-337-9335. **Feel free to submit reports on double-sided paper in order to save precious trees.**

Sincerely,



Jennifer Eberle
Hazardous Materials Specialist

cc: Bob Bower, RPB Construction, 10 Liberty Ship Way, #4121,
Sausalito CA 94965
Don Young, Container Care, 1350-16th ST., Oakland CA 94607
President, Bay Area Tank Removal, 254 Clara St., San
Francisco 94107
Ed Howell/file

je 262