

ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY

DAVID J. KEARS, Agency Director



RO669

RAFAT A. SHAHID, ASST. AGENCY DIRECTOR

June 3, 1993
StID # 3656

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. Robert Buchman
3650 Mt. Diablo Blvd., Suite 130
Lafayette, CA 94549

**Re: Request for Case Closure Report for 2833 Park Blvd.,
Oakland CA 94601**

Dear Mr. Buchman:

Our office has received and reviewed the May 14, 1993 groundwater monitoring report from your consultant, Mr. John Cummings. This report details the fifth groundwater sampling event of the three wells at the above site. This report also recommended that no further work be performed at this site and that the County recommend it for case closure. Upon review of this site, there was some concern that two of the three monitoring wells were not in the verified downgradient location relative to locations of detected soil contamination ie near the soil boring next to the closed in place tanks and next to the former hydraulic oil tank. Upon consultation with Mr. Rich Hiett of the RWQCB, it was determined that with the site specific conditions which include: adequate contaminated soil removal, shallow groundwater gradient and the likelihood of an impermeable clay layer existing from about 10-20 feet beneath the site, no further work was a reasonable request. However, in order for their office to agree to the County's recommendation for case closure, they will have to review all previous reports. In order to facilitate the RWQCB's review and concurrence, you are requested to provide a Case Closure report following the outline of the enclosed document issued by their office.

Please provide an appropriate Case Closure report to our office and to that of the RWQCB as soon as possible, so that case closure may be facilitated. You may contact me at (510) 271-4530 if you have any questions.

Sincerely,

A handwritten signature in cursive script, appearing to read "Barney M. Chan".

Barney M. Chan
Hazardous Materials Specialist

enclosure (Mr. Buchman, Mr. Cummings)

cc: R. Hiett, RWQCB
J. Cummings, P.O. Box 2847, Fremont, CA 94536-2847
E. Howell, files cscl2833

ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY

DAVID J. KEARS, Agency Director



R0669

RAFAT A. SHAHID, ASST. AGENCY DIRECTOR

February 8, 1993
StID# 3656

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. Robert Buchman
3650 Mt. Diablo Blvd., Suite 130
Lafayette, CA 94549

**Re: Request for Quarterly Monitoring Reports for 2833 Park Blvd.,
Oakland CA 94610**

Dear Mr. Buchman:

As you are aware, the Local Oversight Program (LOP) section of Alameda County Environmental Health, Hazardous Materials Division is currently overseeing the remediation at the above referenced site. Our office has received and reviewed the December 9, 1991 report for the installation of monitoring wells and the August 1, 1992 first quarterly monitoring report. These results indicate that groundwater in the three monitoring wells has not been impacted. Your consultant, John Cummings, recommended the continuation of monitoring for at least one year and our office agrees with this approach. Our office has not received any additional quarterly monitoring reports subsequent to that of August 1, 1992. I spoke with Mr. Cummings today and was assured that a November 1992 report was sent to this office to my attention. To resolve this issue, he will be sending both the November 1992 report along with the most recent January 1993 sampling report. I anticipate receiving both documents shortly.

Mr. Cummings also stated that if results continue as they have, he will be requesting that this site be requested for case closure. In this event, please have Mr. Cummings follow the enclosed Regional Board format for recommendation for case closure in order to expedite this procedure.

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

Sincerely,

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

Barney M. Chan
Hazardous Materials Specialist

enclosure (Mr. Buchman and Mr. Cummings)
cc: J. Cummings, P.O. Box 2847, Fremont, CA 94536-2857
E. Howell, files
2-2833

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



R0669

RAFAT A. SHAHID, Assistant Agency Director

May 1, 1992
STID # 3656

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

Mr. Robert Buchman
3650 Mt. Diablo Blvd. Suite 130
Lafayette, CA 94549

Re: Request for Report on Findings of Subsurface Investigation
at 2833 Park Blvd., Oakland CA 94610

Dear Mr. Buchman:

I have just finished speaking with Mr. Nels Johnson of SCS Engineers regarding the status of findings at the above referenced site. He informed me that SCS Engineers has completed the borings and the installation of monitoring wells at this site and have issued a report dated December 9, 1991. Please note that our office has yet to receive this report of findings. Please submit a copy of this report to our office within thirty (30) days of this letter. Be aware that copies of all reports, proposals and analytical results should be sent to our office and to that of the Regional Water Quality Control Board, (RWQCB), to the attention of Mr. Rich Hiatt. Their address is 2101 Webster St., 4th Floor, Oakland CA 94612. Such requests for technical documents are pursuant to the California Water Code Section 13267 (b). Be advised that you should continue to sample, analyze and take groundwater measurements on these wells on a quarterly basis until this office or that of the RWQCB concur on decreasing or eliminating water sampling.

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

Sincerely,

Barney M. Chan
Hazardous Materials Specialist

cc: M. Thomson, Alameda County District Attorney Office
N. Johnson, SCS Engineers, 6761 Sierra Court, Suite D,
Dublin, CA 94568

WP-re-2833

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



R0669

July 15, 1991

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

Mr. Nels Johnson
SCS Engineers
6761 Sierra Court
Dublin, CA 94568

Subject: Workplan for 2833 Park Blvd., Oakland CA 94606

Dear Mr. Johnson:

This letter summarizes my phone conversation with Mr. Don McClenagan from your company today. This conversation dealt with the County's opinion of the Addendum to Modification of Workplan for the above site. Specifically, this addendum was in response to my letter dated June 25, 1991. Generally, the addendum is acceptable and work may proceed without any further notification as long as the following items are noted and addressed:

1. It is correct that an Unauthorized Release/Contamination Report is not required for the hydraulic lift leak. However, the Regional Board has given the County another form to be completed for non-fuel releases ie SLIC cases. Enclosed please find a blank copy to be completed and returned to our office. A copy should also be sent to the RWQCB to the attention of Rich Hiett.
2. It is understood that at this time you will limit the soil sampling surrounding the closed in-place tanks to those from the installation of MW-1. Additional borings will be required for proper characterization of this area. Information from soil samples from the installation of MW-1 can be used to justify the boring depth to be analyzed in future drillings, but as mentioned before, additional borings will be required.
3. The County has no objections to the new locations of the proposed monitoring wells as long as they are consistent with the Tri-Regional Board Guidelines.

Please contact me 48 hours in advance to schedule the witnessing of the confirmatory soil samples. You may contact me at 271-4320 should you have any questions.

Sincerely,

Barney M. Chan, Hazardous Materials Specialist
enclosure

cc: R. Hiett, RWQCB
G. Jensen, Alameda County District Attorney, Consumer and
Environmental Protection Division
R. Buchman, Property Owner
2833-2Park

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



R0669

June 25, 1991

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

Mr. Nels Johnson
SCS Engineers
6761 Sierra Court
Dublin, CA 94568

Subject: Work Plan for 2833 Park Blvd., Oakland CA 94606

Dear Mr. Johnson:

This letter recounts our phone conversation today and summarizes the County's concerns regarding further work at the above mentioned site. The following lists these concerns:

1. The lateral and vertical extent of contamination from the hydraulic oil tank pit has yet to be determined. It was recommended that overexcavation along the sidewall and the pit floor be done and confirmatory sampling be analyzed to verify the lateral and vertical extent of the oil contamination. It is highly recommended that you define the 100 ppm isoconcentration limit.
2. Because of the results from samples P1, P2 and S1 from the hydraulic oil excavation pit, you must fill out another Underground Storage Tank Unauthorized Release (Leak)/ Contamination Site Report. Enclosed please find a blank form for your completion.
3. The County does not agree that no further investigation should be required in the area surrounding the filled in-place fuel tanks. Normally, borings are taken to determine the subsurface impact in soil surrounding closed in-place tanks. The lone sample, B-2, taken next to the three tanks is not sufficient to characterize the subsurface surrounding these tanks. Additional borings should be taken to complete this characterization. In addition, only one soil boring was taken next to the fuel island. Normally, one soil sample per 20 linear feet of piping and soil samples at the junction or bending of piping is required. With the future removal of the fuel island, additional soil sampling will be required.
4. The proposed monitoring well locations must be consistent with the Tri-Regional Board Guidelines ie one monitoring well should be located downgradient and within ten feet of the tank pit (or a confirmed contaminated location.) If further investigation and groundwater gradient indicate other information, additional wells may be required.

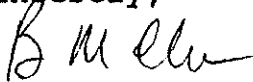
2833 Park Blvd.
June 25, 1991
Page 2.

5. The County does agree with the proposal to clean-out and steam clean the oil/water trap after which the piping can be properly grouted and the entire trap be backfilled with cement.

You are requested to provide, within 30 days, a modified workplan consistent with the County's concerns, a completed Unauthorized Release Form and a timetable as to when these items are expected to be accomplished. Please be aware that this Division is working in conjunction with the RWQCB and that this is a formal request for technical reports pursuant to the California Water Code Section 13267 (b)

You may contact me at 271-4320 should you have any questions regarding this letter.

Sincerely,



Barney M. Chan
Hazardous Materials Specialist

enclosure

cc: L. Feldman, RWQCB
G. Jensen, Alameda County District Attorney, Consumer and
Environmental Protection Division
R. Buchman, Property Owner

2833Park

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



R0669

October 15, 1990

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

Mr. Robert Buchman
King, Shapiro, Mittelman and Buchman
Lake Merritt Plaza, Suite 1600
1999 Harrison Street
Oakland, CA 94612

Re: Review of Work Plan, 2833 Park Boulevard, Oakland 94610

Dear Mr. Buchman:

Please be advised that Mr. Craig Fletcher of Subsurface Consultants has made, on behalf of a client, a request to review all that is considered public record on the above mentioned site. Alameda County has reviewed SCS Engineer's work plan on this site and considers this information public record. As such, we will make this information available for review unless we are contacted within 10 days of receipt of this letter giving us just reason why such information should not be released.

Please contact the undersigned at 271-4320 should you have any questions concerning this letter.

Sincerely,

Barney M. Chan
Hazardous Materials Specialist

cc: Mr. Craig Fletcher, Subsurface Consultants
D. Edward MacDaniel, SCS Engineers

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ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



R0669

July 12, 1990

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

Mr. Robert Buchman
3650 Mt. Diablo Blvd., Suite 130
Lafayette, CA 94549

Subject: Unauthorized Release from Closed Mohawk Station,
2833 Park Boulevard
Oakland, CA 94602

Dear Mr. Buchman:

Alameda County Environmental Health, Hazardous Materials Division, has been informed of subsurface soil results from SCS Engineers' boring results under the two existing filled tanks at the above address. Because of the degree of contamination found, this facility is considered to have experienced a confirmed release of petroleum hydrocarbons that has impacted subsurface soil and potentially groundwater. The extent of this contamination must be assessed and remediated.

Our office will be the lead agency overseeing both the soil and groundwater remediation of this site. The Regional Water Quality Control Board (RWQCB) is currently unable to oversee the large number of contamination cases within Alameda County and has delegated the handling of this case to our Division. We will be in contact with the RWQCB in order to provide you with guidance concerning the RWQCB's remediation requirements. However, please be aware that you are responsible for diligent actions to protect waters of the State.

To complete contaminant assessment and begin any possible remediation, we require that you submit a work plan which, at a minimum, addresses the items listed below and presents a timetable for their completion. Please submit this workplan within 30 days of the date of this letter.

Mr. Robert Buchman
2833 Park Blvd.
Page 2

I. Introduction

- A. Statement of scope of work
- B. Site map showing location of existing and past underground storage tanks and associated piping
- C. Site History
 - provide historical site use and ownership information. Include a description of types and locations of hazardous materials used on site.

II. Site Description

- A. Vicinity description including hydrogeologic setting
- B. Initial soil contamination and excavation results
 - provide sampling procedures used
 - indicate depth to ground water
 - describe soil strata encountered
 - provide soil sampling results, chain of custody forms, identity of sampler
 - describe methods for storing and disposal of all soils

III. Plan for determining extent of soil contamination on site

- A. Describe approach to determine extent of lateral and vertical contamination
 - identify subcontractors, if any
 - identify methods or techniques used for analysis
 - provide sampling map showing all lines of excavation and sampling points
 - if a step out procedure is used, define action level for determination of "clean" isopleth
 - provide chain of custody forms, lab analysis results, all receipts and manifests, & identity of sampler
- B. Describe method and criteria for screening clean versus contaminated soil. If onsite soil aeration/bioremediation is to be utilized, then provide a complete description of method that includes:
 - volume and rate of aeration/turning
 - method of containment and cover
 - wet weather contingency plans
 - permits obtained
- C. Describe security measures

Mr. Robert Buchman
2833 Park Blvd.
Page 3

Plan for determining ground water contamination

- Construction and placement of wells should adhere to the requirements of the "Regional Board Staff Recommendations for Initial Evaluation and Investigation of Underground Tanks". Provide a description of placement and rationale for the location of monitoring wells including a map to scale.
- The placement and number of wells must be able to determine the extent and magnitude of the free product and dissolved product plumes.

A. Drilling method for construction of monitoring wells

- expected depth and diameter of monitoring wells
- date of expected drilling
- casing type, diameter, screen interval, and pack and slot sizing techniques
- depth and type of seal
- development method and criteria for adequacy of development
- plans for cuttings and development water

B. Ground water sampling plan

- method for free product measurement, observation of sheen
- well purging procedures
- sample collection procedures
- chain of custody procedures
- procedures for determining ground water gradient

C. Sampling schedule

- measure free product weekly for first month following well installation
- measure free product and dissolved constituents monthly for first three months.
- after first three months monitor quarterly.
- monitoring must occur a minimum of one year.

V. Provide a site safety plan

Mr. Robert Buchman
2833 Park Blvd.
Page 4

Development of a Remediation Plan.

- A. The Remediation Plan is to include a time schedule for remediation, and, at minimum, must address the following issues:
- removal of all free product. Manual bailing is not acceptable as a recovery system. Actual amount of free product removed must be monitored and tabulated.
 - remediation of contaminated soils and dissolved constituents must follow RWQCB's resolution No. 68-16.
 - soils containing 1,000+ ppm of hydrocarbons must be remediated. Soils containing between 100 and 1,000 ppm must be remediated unless sufficient evidence is provided which indicates no adverse effects on groundwater will occur. Clean up of soils to 100 ppm is strongly recommended.
 - design of remedial action system should be based on a review of hydrogeologic and water quality data and on an evaluation of mitigation alternatives. The determination of probable capture zone(s) of extraction system(s) should be based on aquifer characteristics as determined by aquifer test data

VII Reporting

- A. Technical reports should be submitted with a cover letter from you or an authorized representative of you.
- B. Monthly reports must be submitted for the next three months with the first report due 90 days from the above letter date.
- C. Quarterly reports must be submitted with the first report due 90 days after the final monthly report. These reports should describe the status of the investigation and cleanup.
- D. All reports and proposals must be signed by a California-Certified Engineering Geologist, California Registered Geologist or a California-Registered Civil Engineer (see page 2, 2 June 1988 RWQCB document). A statement of qualifications should be included in