

ALAMEDA COUNTY
HEALTH CARE SERVICES



AGENCY
DAVID J. KEARS, Agency Director

RO# 692

StID 1833

January 26, 1998

Mr. John Tatum
98th Ave Associates
1025 98th Ave
Oakland, CA 94603

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

RE: Well Decommission at 1025 98th Ave, Oakland, CA

Dear Mr. Tatum:

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 onsite monitoring well should be decommissioned, if it 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 Public Works. They can be reached at (510) 670-5575.

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

Sincerely,

eva chu
Hazardous Materials Specialist

c: Cathrene Glick, Geoplexus, 1900 Wyatt Dr, #1, Santa Clara
CA 95054

ALAMEDA COUNTY
HEALTH CARE SERVICES



AGENCY
DAVID J. KEARS, Agency Director

120692

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

StID 1833

January 6, 1997

Mr. Matt Royter
Pioneer Packing
1025 98th Ave
Oakland, CA 94603

RE: Workplan Approval for 1025 98th Ave, Oakland, CA

Dear Mr. Royter:

I have completed review of GeoPlexus' December 1996 "Revised" Work Plan for Additional Site Investigation at the above referenced address. The proposal to advance five to seven soil borings to collect soil and "grab" groundwater samples is acceptable. Field work should commence within 60 days of the date of this letter, or **by March 6, 1997.**

Soil and groundwater samples will be analyzed for TPHd, TPHg, BTEX, and MTBE. If TPHd concentrations in groundwater exceed 1,000 ppb, an analysis for polynuclear aromatic hydrocarbons should also be performed. In addition, a "clean" soil sample from the capillary fringe should be collected from one of the borings and analyzed for fraction organic carbon content, bulk density, water content, and porosity. This information would be invaluable if a risk assessment is required in the future.

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

eva chu
Hazardous Materials Specialist

c: David Glick, 1900 Wyatt Dr, Suite 1, Santa Clara, CA 95054

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



RO#692

StID 1833

December 13, 1996

Mr. Matt Royter
Pioneer Packing
1025 98th Ave
Oakland, CA 94603

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

RE: Soil Borings at 1025 98th Ave, Oakland, CA

Dear Mr. Royter:

On September 28, 1995 this office approved a workplan to install an additional groundwater monitoring well at the above referenced site. More recently, on April 29, 1996, I discussed with your consultant, Mr. David Glick, the possibility of advancing geoprobes/hydropunches to collect soil and grab groundwater samples to delineate the extent of subsurface contamination at the site instead of the installation of a permanent water well.

To date I have not received any communication from you if you will be installing a permanent well or temporary borings. If you choose to install a permanent well, field work must commence within 30 days of the date of this letter, **or by January 13, 1997**. If you are considering temporary borings, a revised workplan detailing the work intended and proposed boring locations are due **by January 13, 1997**.

Soil and groundwater samples collected from the boring(s) should be analyzed for TPHg, TPHd, and BTEX. If TPHd concentrations in groundwater exceed 1,000 ppb, then an analysis for polynuclear aromatic hydrocarbons (PAHs, Method 8270) should also be performed.

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) 567-6762.

eva chu
Hazardous Materials Specialist

c: David Glick, 1900 Wyatt Dr, Suite 1, Santa Clara, CA 95054
(pioneer8)

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



R0692
RAFAT A. SHAHID, DIRECTOR

DEPARTMENT OF ENVIRONMENTAL HEALTH
1131 Harbor Bay Parkway
Alameda, CA 94502-6577
(510) 567-6777

StID 1833

September 28, 1995

Mr. Matt Royter
Pioneer Packing
1025 98th Ave
Oakland, CA 94603

RE: Workplan Approval for 1025 98th Ave, Oakland 94603

Dear Mr. Royter:

I have completed review of GeoPlexus, Inc's August 1995 Work Plan for Installation of Additional Monitoring Well for the above referenced site. The proposal to install an additional monitoring well downgradient from the former tank excavation is acceptable. However, the well should be moved approximately 15' northwest of the proposed location. The new well should be sampled quarterly for TPH-G, TPH-D, and BTEX. If TPH-D exceeds 1,000 ppb, then analysis for polynuclear aromatics (Method 8270) should also be performed.

The sampling frequency for the existing well PPMW-1 may be decreased to an annual basis. Sampling should be in the spring quarter. This well should be sampled for TPH-D.

If you have any questions, please call me at (510) 567-6762.

eva chu
Hazardous Materials Specialist

cc: David Glick, GeoPlexus, 1900 Wyatt Dr, Suite 1, Santa Clara
95054
files

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



R0692

RAFAT A. SHAHID, Assistant Agency Director

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

StID 1833

May 9, 1995

Mr. Matt Royter
Pioneer Packing
1025 98th Ave
Oakland, CA 94603

RE: Additional Investigations at 1025 98th Ave, Oakland 94603

Dear Mr. Royter:

As you may recall, on November 15, 1994 a meeting at our office with you and Mr. David Glick, it was decided that additional subsurface investigations will be required to determine the source of BTEX and to delineate the extent of soil/groundwater contamination north, northwest of the former diesel tanks at the above referenced site. To date, this office is not in receipt of a workplan for additional investigations. Please submit the required workplan for review within 45 days of the date of this letter, or **by June 26, 1995.**

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

Sincerely,

eva chu
Hazardous Materials Specialist

cc: David Glick, GeoPlexus, 1900 Wyatt Dr, Suite 1, Santa Clara
95054
files

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



R0692

RAFAT A. SHAHID, Assistant Agency Director

StID 1833

September 15, 1994

Mr. Matt Royter
Pioneer Packing
1025 98th Ave
Oakland, CA 94603

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

RE: Additional Monitoring Well for 1025 98th Ave, Oakland 94603

Dear Mr. Royter:

I have completed review of GeoPlexus' August 1994 Quarterly Groundwater Report for the above referenced site. Well MW-1 continues to show low levels of TPH-D but does not detect BTEX. For this reason, GeoPlexus has recommended that this site be considered for closure without further action.

This agency does not concur with your consultant's recommendation because of the following concerns:

1. When a second UST was removed in September 1992, subsequent overexcavation of this pit exhibited elevated levels of TPH-D in the north, east, and west walls. Additional borings advanced north and west of this pit also exhibited elevated levels of contamination in both soil and groundwater. The extent of the groundwater plume has not been delineate north, northwest of the former tank pit.
2. A 20 degree difference in the north marker is noted in the gradient plans and in the other site plans. Still, groundwater appears to flow in the westerly, southwesterly direction, not to the south. Well MW-1 is cross gradient from the contamination left in place north to northwest of the former tank pit.

Without a permanent monitoring well northwest the the former tank pit, this office will not consider closure at this time.

A workplan for additional investigations to delineate the groundwater plume north, northwest of the pit should be submitted to this office within 45 days of the date of this letter, or by **November 1, 1994.**

Monthly water level measurements can be suspended at this time. However, continue to sample MW-1 on a semi-annual basis for TPH-D. Analysis for BTEX may also be discontinued for this well.

Matt Royter
re: MWS at 1025 98th Ave, Oakland
September 15, 1994

Page 2

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



eva chu
Hazardous Materials Specialist

cc: David Glick, GeoPlexus, 1900 Wyatt Dr, Suite 1, Santa
Clara, CA 95054
files

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ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY

DAVID J. KEARS, Agency Director



#1025 98th Ave.

R0692

RAFAT A. SHAHID, ASST. AGENCY DIRECTOR

StID 1833

January 14, 1994

Mr. Matt Royter
Pioneer Packing
1025 98th Ave
Oakland, CA 94603

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: Groundwater Monitoring at 1025-1031 98th Avenue, Oakland

Dear Mr. Royter:

I have completed review of GeoPlexus' November 1993 Supplemental Site Characterization Investigation report and GeoPlexus' December 1993 Quarterly Ground Water Report for the above referenced site. Your consultant is recommending that case closure be granted for the 1025 site at this time. I do not concur for the following reason:

1. Groundwater contamination exists beneath this site as documented by the groundwater grab samples collected in November 1993 from the soil borings advanced north, northwest, and west of the former underground storage tank pit. The source of this contamination cannot be determined without additional investigations. Groundwater flow direction has been assumed to flow in the westerly direction. To verify this, I recommend that all monitoring wells at 1025 and 1031 98th Avenue be monitored on a monthly basis for a year. Data collected will help to determine flow direction and if groundwater contamination is due to the former tanks on-site, or from an off-site source, or from both.

In the meantime, monitoring well MW-1, at 1025 98th Avenue, should be sampled on a semi-annual basis. Sampling should be performed in March and in September. This schedule should continue until further notice.

If you have any questions, please contact me at (510) 271-4530.

A handwritten signature in cursive script, appearing to read 'eva chu'.

eva chu
Hazardous Materials Specialist

cc: David Glick, 1900 Wyatt Dr., #1, Santa Clara, CA 95054
files

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ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY

DAVID J. KEARS, Agency Director



R0692

RAFAT A. SHAHID, ASST. AGENCY DIRECTOR

StID 1833

October 28, 1993

Mr. David Glick
GeoPlexus
1900 Wyatt Dr., Suite 1
Santa Clara, CA 95054

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 Pioneer Packing, 1025 98th Ave.,
Oakland 94603**

Dear Mr. Glick:

I have completed review of GeoPlexus' September 1993 Workplan for Supplemental Site Characterization Investigation for the above referenced site. After recent discussions with Mr. Royter and you, the proposal to advance 6-8 exploration borings to determine the extent of soil and ground water contamination at the site is acceptable. Bear in mind, if groundwater grab samples indicate water to be impacted by the petroleum release at this site, additional monitoring wells may be necessary. Field work should commence **within 45 days of the date of this letter**. Please notify this office 48 hours prior to the start of field activities.

If you have any questions, please contact me at (510) 271-4530.

Sincerely,

eva chu
Hazardous Materials Specialist

cc; Matt Royter, Pioneer Packing, 1025 98th Ave, Oakland 94603
files

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ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY

DAVID J. KEARS, Agency Director



R0692

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 1833

July 21, 1993

Mr. Matt Royter
Pioneer Packing
1025 98th Ave
Oakland, CA 94603

**Subject: Additional Investigation at 1025 98th Ave., Oakland
94603**

Dear Mr. Royter:

On February 19, 1993, I requested that a workplan be submitted to this office for the determination of the extent of soil and groundwater contamination at the above referenced site, resulting from the former leaking underground storage tanks. To date I am not in receipt of such a workplan. Please submit the workplan for this investigation within 30 days of the date of this letter.

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 either 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
David Glick, Geoplexus, 1900 Wyatt Dr., Suite 1, Santa
Clara, CA 95054
files

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ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY

DAVID J. KEARS, Agency Director



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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 1833

July 20, 1992

Pioneer Packing
Attn: John Tatum
P.O. Box 6068
Oakland, CA 94603

Subject: PSA for Pioneer Packing, 1025 98th Ave, Oakland 94603

Dear Mr. Tatum:

On February 11, 1987, Kaprealian Engineering, Inc., (KEI), removed a 1,000 gallon diesel underground storage tank (UST) from the above referenced site. A soil sample was taken from the sidewall, 6 inches above the standing water level (10.5'). Laboratory analysis detected 1,500 parts per million total petroleum hydrocarbons as diesel (TPH-D) in the soil sample.

On April 24, 1987, KEI overexcavated the UST pit to a depth of 15'. One sidewall soil sample was taken 6" above the ground water level. At this time, soil sample analysis exhibited 16 ppm TPH-D. Water samples were not taken at either sampling period.

The removal of the diesel UST in 1987 confirmed that an unauthorized release of petroleum products occurred at this site. The San Francisco Bay Regional Water Quality Control Board (RWQCB) requires additional environmental investigations to be performed when unauthorized releases are discovered. As a result of the confirmed release at this site, you are required to conduct a subsurface investigation to determine the lateral and vertical extent, and severity of contamination to soil and groundwater. Such an investigation shall be in the form of a **Preliminary Site Assessment, or PSA**. The information gathered by the PSA will be used to determine an appropriate course of action to remediate the site, if deemed necessary. The PSA must be conducted in accordance with the RWQCB Staff Recommendations for the Initial Evaluation and Investigation of Underground Tanks, State Water Resources Control Board Leaking Underground Fuel Tank (LUFT) Field Manual, and Article 11 of Title 23, California Code of Regulations. The major elements of such an investigation are summarized in the attached Appendix A.

The PSA proposal is due **within 45 days of the date of this letter**. Once the proposal is approved, field work should commence within 60 days. A report must be submitted within 45 days after the completion of this phase of work at the site.

John Tatum
1025 98th Ave., Oakland
August 17, 1992

Page 2

Subsequent reports are to be submitted quarterly until this site qualifies for final RWQCB "sign off."

All reports and proposals must be submitted under seal of a California-Registered Geologist, -Certified Engineering Geologist, or -Registered Civil Engineer. Copies should also be sent to Mr. Eddy So of the RWQCB.

In a recent conversation with Ms. Eva Chu, you indicated that soil from the excavation was aerated and subsequently removed for disposal at a landfill. You further indicated that another UST (next to the former UST) is due for removal in the near future. The proper characterization and disposal of the contaminated stockpile soil should have been documented with laboratory analyses, manifests, and/or disposal receipts. Copies of these documents should be sent to this office for review.

Enclosed is a Tank Closure Plan and an Above Ground Tank Installation Plan. When completed, these plans must be submitted for approval before field work begins. Also included are UST registration Forms A and B. These forms must be completed for each tank removed or replaced.

Please be advised that this is a formal request for technical reports pursuant to California Water Code Section 13267(b). Any extensions of the stated deadlines, or modifications of the required tasks, must be confirmed in writing by either this agency or the RWQCB.

If you have any questions about the contents of this letter, please contact Ms. Eva Chu at (510) 271-4530.

Sincerely,



Scott O. Seery, CHMM
Senior Hazardous Materials Specialist

Enclosures

cc: Eddy So, RWQCB
Mark Thomson, Alameda County District Attorney's Office
Edgar Howell/files

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ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY

DAVID J. KEARS, Agency Director



R0692

RAFAT A. SHAHID, ASST. AGENCY DIRECTOR

StID 1833

February 19, 1993

David Glick
GeoPlexus
1900 Wyatt Dr., Suite 1
Santa Clara, CA 95054

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: Quarterly Groundwater Sampling at 1025 98th Ave, Oakland

Dear Mr. Glick:

This office has completed review of the Quarterly Ground Water Sampling Work Plan, dated February 11, 1993, for the above referenced site. This plan to initiate groundwater sampling is acceptable and should be implemented as scheduled.

However, additional investigation is required at this time to determine the extent of soil contamination due to the release of fuel products at this site. Soil samples collected from over-excavation activities in November 1992 exhibited up to 1,900 ppm TPH-D (sample X-1) at the northeast wall, 930 ppm TPH-D (sample X-4) at the northwest wall, and 260 ppm TPH-D (sample X-2) at the north wall of the underground storage tank pit. Soil borings or hydropunches can be advanced and groundwater grab samples collected to determine the extent of contamination. Please submit a workplan for this investigation **within 30 days of the date of this letter.**

If you have any questions or comments on the content of this letter, please contact me at (510) 271-4530.

Sincerely,

Eva Chu
Hazardous Materials Specialist

cc: Rich Hiett, RWQCB
Matt Royter, Pioneer Packing, 1025 98th Ave, Oakland 94603
Edgar Howell/files

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ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY



DAVID J. KEARS, Agency Director

RAFAT A. SHAHID, ASST. AGENCY DIRECTOR

R0692

StId 1833

January 7, 1993

Matt Royter
Pioneer Packing
1025 98th Ave
Oakland, CA 94603

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: Additional Investigation Required at Pioneer Packing,
1025 98th Ave., Oakland, CA 94603**

Dear Mr. Royter:

This office has completed review of the file for the above referenced site. When two underground storage tanks (USTs) were removed, one in February 1987 and another in September 1992, soil samples taken confirmed an unauthorized release of fuel products had occurred at the site. Additional investigation began to determine the extent of soil contamination. This included the advancement of four soil borings around the UST pit. Soil samples collected from the borings indicate soil to be contaminated at 10' depth in all borings. Overexcavation of soil around the 2,000 gallon UST pit removed most of the contaminated soil along the south wall. However, contaminated soil (up to 1900 parts per million total petroleum hydrocarbon as diesel (TPH-D)) in the north, northwest and northeast walls were not removed. One groundwater monitoring well was installed adjacent to the UST pits.

At this time additional investigation to determine the extent of soil contamination is required. The information gathered by the investigation will be used to determine an appropriate course of action to remediate the site, if deemed necessary. A workplan detailing work intended is due **within 45 days of the date of this letter.**

In addition, monitoring well MW-1 should be sampled quarterly and analyzed for TPH-D, TPH-G (as gasoline), and BTEX (benzene, toluene, ethylbenzene and xylene). Technical summary reports documenting each well sampling and monitoring episode are also due quarterly. This schedule shall continue until further notice.


The stockpiled soil should be fully characterized prior to disposal. Provide copies of manifests or weight tags as well as soil sampling results for review when they become available.

Matt Royter
re: 1025 98th Ave., Oakland
January 7, 1993

Page 2

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: David Glick, GeoPlexus, 1900 Wyatt Dr., Suite 1,
Santa Clara, CA 95054
Rich Hiett, RWQCB
Edgar Howell/files

pioneerb