

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



R0730

RAFAT A. SHAHID, Assistant Agency Director

Alameda County Environmental Health Dept.
Environmental Protection Division
1131 Harbor Bay Parkway, Room 250
Alameda CA 94502-6577
(510)567-6700 fax: (510)337-9335

December 13, 1995
StID # 4615

Mr. Don Jones
Cottonmill Properties
2081 Adams Ave.
San Leandro, CA 94577

**Re: Closure of Monitoring Well at 1050 22nd Ave., Oakland
CA 94606**

Dear Mr. Jones:

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 well 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 well so I may facilitate site closure.

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

Sincerely,

Barney M. Chan
Hazardous Materials Specialist

cc: J. Anderson, All Environmental, 2641 Crow Canyon Rd. Suite 5,
San Ramon, CA 94583
G. Coleman, files
MWcl1050

ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY

DAVID J. KEARS, Agency Director



R0730

RAFAT A. SHAHID, ASST. AGENCY DIRECTOR

July 14, 1994
StID # 4615

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. Don Jones
Cottonmill Properties
2081 Adams Ave.
San Leandro, CA 94577

**Re: Review of July 5, 1994 Soil Boring and Monitoring Well
Installation Report for 1050 22nd Ave., Oakland CA 94606**

Dear Mr. Jones:

Our office has received and reviewed the above report detailing the installation of one monitoring well at the above site. Recall the basis of allowing one monitoring well for this site was the existence of supportive gradient data from the neighboring sites. One such site is located at 955 Kennedy St. and another is the Embacadero Cove site, a Superfund site located on the corner Dennison St. and Embarcadero. Because the Regional Water Quality Control Board (RWQCB) is the lead agency overseeing the Embarcadero Cove site, our office does not have the monitoring reports for this site. You are therefore required to verify groundwater gradient at this site. Your consultant will be able to provide this data. Should groundwater gradient be consistent with that found at 955 Kennedy St., it would be reasonable to assume the same gradient at this site.

Quarterly groundwater sampling and reporting should continue until directed otherwise by our office or that of the RWQCB.

Please be aware that our office has recently moved to:
1131 Harbor Bay Parkway, Room 250, Alameda CA 94502.

Until our phone system is implaced you may leave a voice mail message for me at (510) 337-2864.

Sincerely,

Barney M. Chan
Hazardous Materials Specialist

cc: Mr. G. W. Roy, All Environmental, Inc., 2641 Cro Canyon Rd.,
#5, San Ramon, CA 94583
E. Howell, files

mon1050-22

ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY

DAVID J. KEARS, Agency Director



R0730

RAFAT A. SHAHID, ASST. AGENCY DIRECTOR

July 14, 1994
StID # 4615

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. Don Jones
Cottonmill Properties
2081 Adams Ave.
San Leandro, CA 94577

**Re: Review of July 5, 1994 Soil Boring and Monitoring Well
Installation Report for 1050 22nd Ave., Oakland CA 94606**

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Until our phone system is implaced you may leave a voice mail message for me at (510) 337-2864.

Sincerely,

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

Barney M. Chan
Hazardous Materials Specialist

cc: Mr. G. W. Roy, All Environmental, Inc., 2641 Cro Canyon Rd.,
#5, San Ramon, CA 94583
E. Howell, files

mon1050-22

ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY

DAVID J. KEARS, Agency Director



R0730

RAFAT A. SHAHID, ASST. AGENCY DIRECTOR

February 4, 1994
StID # 4615

Mr. Donald Jones
Cottonmill Properties
2081 Adams Ave.
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: Comment of Work Plan for the Installation of a Monitoring
Well at 1050 22nd Ave., Oakland CA 94606**

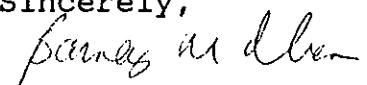
Dear Mr. Jones:

Our office has received and reviewed the December 9, 1993 work plan for the installation of one monitoring well for the above site as prepared by All Environmental, Inc. This work plan is approved and may be implemented with the following conditions and understandings:

1. The location of the monitoring well is justified given the regional and neighboring site gradients and the success of the overexcavation of contaminated soils.
2. The analysis of two soil samples at a state certified laboratory is acceptable as long as every boring is screened using an organic vapor meter. In addition, the two samples to be analyzed should be the sample with the highest screening result and the sample from the capillary fringe.
3. Please insure that there is a minimum of 72 hours between the installation of the monitoring well and development and sampling of the well.
4. Please attempt to screen the well five feet above and ten feet into the first encountered water.
5. Please notify our office at least 48 working hours prior to performing this work so I may witness this activity if possible.

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

Sincerely,


Barney M. Chan
Hazardous Materials Specialist

cc: G. W. Roy, All Environmental, Inc., 2641 Crow Canyon Rd.,
Ste. 5, San Ramon, CA 94583
E. Howell, files
3wp1050

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

November 29, 1993
StId 4615

Mr. Don Jones
Cottonmill Properties
2081 Adams Ave.
San Leandro, CA 94577

**Re: Request for Work Plan for Installation of Monitoring Well(s)
at 1050 22nd Ave., Oakland CA 94606**

Dear Mr. Jones:

Our office has received and reviewed the November 12, 1993 Final Report for the overexcavation of soils at the above site. It also included the previously submitted Underground Storage Tank Removal Final Report dated September 22, 1993. The results of the reports indicates that soil contamination from the former gasoline tank has been apparently removed to non-detectable concentrations. I say **apparently** because the analytical results are not consistent with the observed results. I noticed a gasoline odor in the east wall soil sample taken after overexcavation, however, the analytical results indicated non-detectable concentration of Total Petroleum Hydrocarbons as gasoline (TPHg).

As we discussed previously, a minimum of one monitoring well must be installed in the verified downgradient direction relative to the former tank pit. I have also mentioned this in conversation with individuals from All Environmental, Inc. They have stated that they have been authorized to provide a work plan for the installation and sampling of a monitoring well. To this date our office has not received such a work plan.

Please provide your work plan for the installation of monitoring well(s) to our office **within 30 days or by January 3, 1994.**

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

Sincerely,

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

Barney M. Chan
Hazardous Materials Specialist

cc: G. Roy, All Environmental, Inc., 2641 Crow Canyon Rd., Ste.
5, San Ramon, CA 94583
E. Howell, files
2wp1050

ALAMEDA COUNTY
HEALTH CARE SERVICES
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RAFAT A. SHAHID, ASST. AGENCY DIRECTOR

DEPARTMENT OF ENVIRONMENTAL HEALTH
State Water Resources Control Board
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80 Swan Way, Rm 200
Oakland, CA 94621
(510) 271-4530

September 16, 1993
StID # 4615

Mr. Donald Jones
Cottonmill Properties
2081 Adams Ave.
San Leandro, CA 94577

**Re: Request for Technical Reports for Children's Hospital
Warehouse, 1050 22nd Ave., Oakland CA 94606.**

Dear Mr. Jones:

Our office has received verbal analytical results from soil samples taken at the underground tank removed from the above site on September 8, 1993. These results were conveyed to us from Mr. Steve DeHope of All Environmental, Inc. He stated that the soil samples from the stockpiled soil and from the product line were non-detectable for gasoline and BTEX (benzene, toluene, ethylbenzene and xylenes), however, the samples from beneath the tank detected 120 and 1100 ppm (parts per million) gasoline. Because of these results, this site is considered to have experienced an unauthorized release of petroleum hydrocarbon, the extent of which must be determined and potentially remediated. Enclosed please find an Unauthorized Release Form which should be completed by you or your consultant and returned to our office **within 10 days of receipt.**

You may be aware, the oversight of the investigation and remediation of the above referenced site has been transferred to the Local Oversight Program (LOP) section of Alameda County Environmental Health, Hazardous Materials Division. The **Notice of Requirement to Reimburse** letter sent to you was meant to inform you of this.

Enclosed, please find a copy of Appendix A, a guidance document detailing the common elements of a work plan for subsurface investigation. Please send an appropriate work plan for subsurface investigation to our office **within 90 days or by December 15, 1993.**

It appears that the stockpile soils which were reused to backfill the tank pit can be reused, however, further excavation beneath the sample depths will need to be excavated.

Mr. Donald Jones
StID # 4615
1050 22nd Ave.
September 16, 1993
Page 2.

I hope our recent conversation served to clarify your requirements for investigation and remediation of this site. If you have any additional questions, you may contact me at (510) 271-4530.

Sincerely,



Barney M. Chan
Hazardous Materials Specialist

enclosures (Mr.Jones)

cc: S. DeHope, All Environmental, Inc., 2641 Crow Canyon Rd.,
Ste. 5, San Ramon, CA 94583
E. Howell, files

wp1050-22