

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



20748 c.c.

STID 4236

September 23, 1996

Mr. Sam Cohen
Friedkin-Becker
300 Grand Avenue
Oakland, CA 94610

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

RE: PARKSIDE COMMONS APARTMENTS, 900 143RD AVENUE, SAN LEANDRO

Dear Mr. Cohen:

This office and the Regional Water Quality Control Board (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 eight (8) onsite monitoring wells (MW-1A through MW-8A) should be decommissioned. Please notify this office upon completion of well destruction so a closure letter can be issued.

Information on the proper procedures for the decommissioning of monitoring wells may be obtained from Alameda County Water District - Zone 7 at (510)484-2600.

Please do not hesitate to call me at 510/567-6880 should you have any questions.

Sincerely,

Dale Klettke, CHMM
Hazardous Materials Specialist

c: Tom Peacock, LOP Manager--files
Mike Bakaldin, San Leandro Hazardous Materials Program
Mark Becker, McLaren/Hart Environmental Engineering, 1135 Atlantic Avenue,
Alameda, CA 94501

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ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY



DAVID J. KEARS, Agency Director

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

STID 4236

September 11, 1996

Mr. Sam Cohen
Friedkin-Becker
300 Grand Avenue
Oakland, CA 94610

RE: PARKSIDE COMMONS APARTMENTS, 900 143RD AVENUE, SAN LEANDRO

Dear Mr. Cohen:

This office and the Regional Water Quality Control Board (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 one onsite monitoring well (MW-1) should be decommissioned. Please notify this office upon completion of well destruction so a closure letter can be issued.

Information on the proper procedures for the decommissioning of monitoring wells may be obtained from Alameda County Water District - Zone 7 at (510)484-2600.

Please do not hesitate to call me at 510/567-6880 should you have any questions.

Sincerely,

Dale Klettke, CHMM
Hazardous Materials Specialist

c: Tom Peacock, LOP Manager--files
Mike Bakaldin, San Leandro Hazardous Materials Program
Mark Becker, McLaren/Hart Environmental Engineering, 1135 Atlantic Avenue,
Alameda, CA 94501

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ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



RO# 748

Alameda County CC4580
Environmental Health Services
1131 Harbor Bay Pkwy., #250
Alameda CA 94502-6577
(510)567-6700 FAX(510)337-9335

STID 4236

May 16, 1996

Mr. Sam Cohen
Friedkin-Becker
300 Grand Avenue
Oakland, CA 94610

RE: PARKSIDE COMMONS APARTMENTS, 900 143RD AVENUE, SAN LEANDRO

Dear Mr. Cohen:

This office recently completed a review of the case file for the above referenced San Leandro site up to and including the McLaren/Hart "Semi-Annual Monitoring Report" dated May 7, 1996.

After review of the report documenting the above field activities, this case was reviewed to determine whether it poses any perceived risk to humans for potential groundwater exposure routes. It appears to pose no perceived risk, and therefore this site warrants review for case closure as a "Low Risk Groundwater Case" as defined in the California Regional Water Quality Control Board "Interim Guidance on Required Cleanup at Low Risk Fuel Sites".

After cursory review of this file, no information was found which documents the removal of one 500-gallon and one (1) 3500-gallon gasoline underground storage tanks (USTs). These tanks were in close proximity to the old recreation center (Area 5) as documented in the March 4, 1992 - Russell Resources, Inc. "Environmental Investigation Report : Volume 1".

In information obtained from Susan Scrib of First Nationwide Bank, it appears that Berlogar Geotechnical Consultants (BGC) were retained to perform a preliminary site assessment for the removal of the two gasoline USTs. A BGC correspondence dated June 12, 1985 to FPI Community Developers of Pleasanton, CA stated that a BGC soils investigation report dated May 24, 1985 documented the removal of the two gasoline USTs.

On May 15, 1996, I called BGC [(510)484-0220] to request a copy of the May 24, 1985 "soils investigation report". BGC informed me that they required written authorization from the RP, in order to release this archived information.

Please provide this office with a copy of the Berlogar Geotechnical Consultants May 24, 1985 "soils investigation report" within 30 days of the date of this letter, or no later than June 17, 1996.

Mr. Sam Cohen
RE: Parkside Commons Apartments
May 16, 1996
Page 2 of 2

This information is required by this office in order to complete the closure summary document. Once completed and reviewed, this document would require concurrence with the Regional Water Quality Control Board (RWQCB). Once concurrence with the RWQCB is given, the next step in the closure process would be to properly abandon the eight (8) groundwater monitoring wells. Once documentation that the wells have been properly abandoned, this office will issue a "Remedial Action Completion Certificate", and the case will be officially closed.

Please be advised that this letter constitutes a formal request for technical reports pursuant to California Health and Safety Code Section 25299.78 and California Water Code Section 13267(b).

Please do not hesitate to call me at 510/567-6880 should you have any questions.

Sincerely,



Dale Klettke, CHMM
Hazardous Materials Specialist

c: Tom Peacock, LOP Manager--files
Mike Bakaldin, San Leandro Hazardous Materials Program
Mark Becker, McLaren/Hart Environmental Engineering, 1135 Atlantic Avenue,
Alameda, CA 94501

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ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



RO# 748
RAFAT A. SHAHID, DIRECTOR

STID 4236

DEPARTMENT OF ENVIRONMENTAL HEALTH
1131 Harbor Bay Parkway
Alameda, CA 94502-6577
(510) 567-6700

February 7, 1996

Mr. Sam Cohen
Friedkin-Becker
300 Grand Avenue
Oakland, CA 94610

RE: PARKSIDE COMMONS APARTMENTS, 900 143RD AVENUE, SAN LEANDRO

Dear Mr. Cohen:

This letter is a follow-up to the Alameda County Health Care Services Agency (ACHCSA) letter dated September 18, 1995. This letter requested a revised semi-annual groundwater monitoring schedule (1st and 3rd quarters).

After cursory review of this file, no information was found which documents that groundwater samples collected from the on-site monitoring wells were analyzed for chlorinated pesticides. Elevated concentrations of these pesticides were detected in soil samples from Areas 2, 3, 4 and the property-wide grid. A Health Risk Assessment Report (HRAR) which was submitted to this office on March 11, 1992 evaluated the probability and the magnitude of adverse health effects to humans from potential exposure to pesticide residues found in soils at this site. However, it did not document health effects to humans from potential exposure to pesticide residues found in the shallow groundwater aquifer.

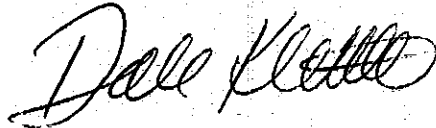
Therefore, on a one-time-only basis, analyze groundwater samples collected from monitoring wells MW-1A, MW-2A, MW-4A, MW-7A and MW-8A for the presence of chlorinated pesticides (DDD, DDE, DDT, chlordane, dieldrin, etc) using EPA Method 8080 or comparable EPA approved methods. Please collect and analyze these samples during the first quarter 1996.

After review of the report documenting the above field activities, this site will be reviewed to determine whether it poses any perceived risk to humans for potential groundwater exposure routes. If it poses no perceived risk, it warrants review for case closure as a "Low Risk Groundwater Case" as defined in the California Regional Water Quality Control Board "Interim Guidance on Required Cleanup at Low Risk Fuel Sites".

Please do not hesitate to call me at 510/567-6880 should you have any questions.

Mr. Sam Cohen
RE: Parkside Commons Apartments
February 7, 1996
Page 2 of 2

Sincerely,



Dale Klettke, CHMM
Hazardous Materials Specialist

c: Tom Peacock, LOP Manager--files
Mike Bakaldin, San Leandro Hazardous Materials Program
Mark Becker, McLaren/Hart Environmental Engineering, 1135 Atlantic Avenue,
Alameda, CA 94501


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ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY

DAVID J. KEARS, Agency Director



R0748

RAFAT A. SHAHID, DIRECTOR

STID 4236

September 18, 1995

Mr. Daniel W. Hernandez
1st Nationwide Bank
33 Montgomery, 7th Floor
San Francisco, CA 94105

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

RE: PARKSIDE COMMONS APARTMENTS, 900 143RD AVENUE, SAN LEANDRO

Dear Mr. Hernandez:

This office recently completed a review of the case file for the above referenced San Leandro site up to and including the fourth quarter 1994 groundwater monitoring report dated February 16, 1995 (McLaren/Hart). This report recommends the following:

- Analysis of groundwater samples for total recoverable petroleum hydrocarbons as gasoline (TRPg), benzene, toluene, ethyl benzene, and total xylenes (BTEX), have shown consistently low concentrations in MW-1A. Your consultant McLaren/Hart is seeking approval to discontinue quarterly monitoring and reporting for this site.

At the present time ACHCSA is not prepared to grant closure in this case for the following reasons:

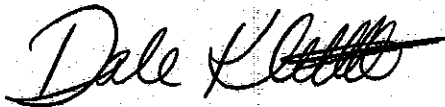
- Concentrations of total petroleum hydrocarbons as gasoline (TPHg) have not stabilized, since concentrations of TPHg in MW-1A sampled on December 13, 1994 was reported at 720 ppb and ethyl benzene at 150 ppb. This is in addition to the reported concentration of 1500 ppb for TPHg and 240 ppb for ethyl benzene reported in MW-1A for the June 7, 1994 sampling event.

At this time please adhere to a revised **semi-annual (1st and 3rd quarters)** schedule of well sampling, monitoring, and report submittal for monitoring well MW-1A only. Quarterly sampling and reporting requirements for wells MW-2A, MW-3A, MW-4A, MW-5A, MW-6A MW-7A, and MW-8A may be discontinued at this time. This is substantially justified because these seven wells have been reported as non-detect for all targeted compounds for at least four consecutive sampling events. Groundwater elevation readings for all eight wells are to continue, but on the aforementioned semi-annual schedule. Sample analytes shall continue to be total petroleum hydrocarbons as gasoline (TPHg), and the aromatic compounds benzene, toluene, ethyl benzene and total xylene isomers (BTEX).

Mr. Daniel Hernandez
RE: Parkside Commons Apartments
September 18, 1995
Page 2 of 2

I have taken over management of this project from Scott Seery of this office. Please call me at 510/567-6880 should you have any questions.

Sincerely,



Dale Klettke, CHMM
Hazardous Materials Specialist

- c: Jun Makishima, Interim Director of Environmental Health
Tom Peacock, Supervising Hazardous Material Specialist, Hazardous Materials Division -
-files
Mike Bakaldin, San Leandro Hazardous Materials Program
Matt Hanko, McLaren/Hart Environmental Engineering, 1135 Atlantic Avenue, Alameda,
CA 94501

ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY



DAVID J. KEARS, Agency Director

RAFAT A. SHAHID, ASST. AGENCY DIRECTOR

R0748

STID 4236

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

October 10, 1993

Mr. Sam W. Cohen, Ph.D
Friedkin-Becker
300 Grand Avenue
Oakland, CA 94610

RE: PARKSIDE COMMONS APARTMENTS, 900 - 143RD AVENUE, SAN
LEANDRO

Dear Mr. Cohen:

In response to your letters dated August 18 and September 23, 1993, I have recently reviewed the case file for the referenced site. I have also evaluated your proposal for well sampling, monitoring and reporting frequencies. Following are the preferred schedules for these tasks:

- o Continue **monthly** ground water elevation monitoring of all wells through December 1993, reduced to a **quarterly** schedule thereafter.
- o Wells MW-1A, -2A, -6A, and -8A are to be sampled **quarterly**; Wells MW-3A, 4A, and -5A are to be sampled **semi-annually**; Sampling of well MW-7A may be **discontinued** at this time.
- o Technical reports are to be submitted **quarterly**.
- o All sampled wells are to be analyzed for the presence of total petroleum hydrocarbons as gasoline (TPH-G), TPH as diesel, and benzene, toluene, ethylbenzene, and total xylene isomers (BTEX).

The foregoing schedule is based largely on the body of work performed to date reviewed in context with the requirements set forth in Title 23, California Code of Regulations, the October 1989 State Water Resources Control Board (SWRCB) Leaking Underground Fuel Tank (LUFT) Field Manual, and the 10 August 1990 San Francisco Bay Regional Water Quality Control Board (RWQCB) Tri-Regional Board Staff Recommendations for Preliminary Evaluation and Investigation of Underground Tank Sites.

For your information, my review did not reveal any information suggesting that this office had previously approved any other proposal for a reduction in the number of wells sampled or sampling frequency. I hope that this letter clears up this matter.

Mr. Sam Cohen
RE: Parkside Commons Apartments
October 10, 1993
Page 2 of 2

Lastly, you mentioned in your August 18 letter that Friedkin-Becker recently took over management of this property for a new ownership entity. Please provide the name and mailing address of this entity, as recorded with the Alameda County Assessor's Office following property transfer.

Please feel free to contact me at 510/271-4530 should you have any further questions.

Sincerely,



Scott O. Seery, CHMM
Senior Hazardous Materials Specialist

cc: Rafat A. Shahid, Assistant Agency Director, Env. Health
Gil Jensen, Alameda County District Attorney's Office
Mike Bakaldin, San Leandro Fire Department
Rob Weston, ACDEH
files

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



R0748

RAFAT A. SHAHID, Assistant Agency Director

April 13, 1992

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

Daniel W. Hernandez, MPH, CIH
First Nationwide Bank
33 New Montgomery Street, 7th Floor
San Francisco, CA 94105

**RE: HEALTH RISK ASSESSMENT REPORT (HRAR) FOR PARKSIDE COMMONS
APARTMENTS, 900 143rd AVENUE, SAN LEANDRO, CALIFORNIA**

Dear Mr. Hernandez:

This office has reviewed the HRAR you submitted on March 11, 1992. In this report you have evaluated the probability and the magnitude of adverse health effects to humans from potential exposure to pesticide residues found in soils at this site. Parkside Commons is a fully developed 13 acre site with 300 residential apartment units. Prior to the construction of this complex in 1986, this site was occupied by a wholesale plant nursery.

No surface pesticide contamination was found on this property. Most of the pesticide residues were found at the native soil horizon, at a depth between 1.5 and 2.5 feet. Most of the soil on this property is covered by asphalt parking lots, concrete sidewalks and buildings. Due to the chemical properties of the pesticide residues, the chances for these pesticides to eventually leach in to the shallow ground water are remote.

This office is very impressed with the accuracy and technical finesse of the HRAR. We concur with the findings of your HRAR that the chances for pesticide exposure are negligible at this site. Unless future construction activities disturb the native soil, this site dose not pose a significant health threat to residents.

However, please be aware that this letter is limited only to the health risks associated with pesticide residues found in the soils. Further action may be required if information received subsequent to this letter indicates a need for it. If you have any questions concerning this matter, please feel free to call me at (510) 271-4320.

Sincerely,

Ravi Arulanantham, Ph.D., CHMM
Senior Hazardous Materials Specialist

c: Robert Weston, ACHCS
Lester Feldman, SFBR-RWQCB
files