

ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY

DAVID J. KEARS, Agency Director



R0751

RAFAT A. SHAHID, DIRECTOR

November 17, 1995
STID 3698

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

John Gwynn
Gwynn-Shields Co.
300 Lakeside Dr., #1980
Oakland CA 94612

RE: Balco Properties site, 55-4th St., Oakland CA 94607
aka China Noodle Co., 325 Fallon St., Oakland CA 94607

Dear Mr. Gwynn,

The current status of this case is as follows: a Case Closure Summary form was completed, and got sign-off from 3 Hazardous Materials Specialists, and from the RWQCB. This means there are no objections to closing the case. Therefore, the 3 groundwater monitoring wells should be properly closed. Permits can be obtained from Alameda County Flood Control and Water Conservation District, zone 7. **Please contact them directly at 484-2600. Please notify me at least 2 business days in advance of well closure.**

Please have your consultant provide a brief report on well destruction activities. At that point, a final closure letter will be sent to you. For your information, this County closed more sites last year than any other County in the State, and continues to do so at the same rate.

Sincerely,

Jennifer Eberle
Hazardous Materials Specialist

cc: Bruce Westphal, Bay Alarm Co., 925 Ignacio Valley Rd., #100, Walnut Creek, CA 94596
Jenefer Anderson, All Environmental Inc.
Gordon Coleman/file

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ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY



DAVID J. KEARS, Agency Director

R0751

RAFAT A. SHAHID, ASST. AGENCY DIRECTOR

September 6, 1994
STID 3698

Bruce Westphal
Bay Alarm Co.
925 Ignacio Valley Rd., 100
Walnut Creek CA 94596

DEPARTMENT OF ENVIRONMENTAL HEALTH
Alameda County CC 4580
Health Care Services Agency
Dept. Of Environmental Health
1131 Harbor Bay Pkwy 2nd Flr.
Alameda, CA 94502-6577

RE: Balco Properties, 55-4th St., Oakland CA 94607

Dear Mr. Westphal,

You are listed as the property owner for the above-referenced site, aka the responsible party (RP). Hence, this letter is being directed to you. We have received a letter from John Gwynn, the property manager, dated 8/5/94, and the attached "Final Report of Soil Boring and Monitoring Well Installation," prepared by All Environmental Inc. (AEI), dated 7/29/94.

This report documents the installation and sampling of 3 groundwater monitoring wells. Soil samples from the borings indicated non-detectable (ND) or low levels of contaminants. Groundwater samples indicated ND levels of contaminants. Groundwater appeared to flow southeast on 7/25/94. Please include a table which includes depth to water (DTW), top of casing (TOC), and groundwater elevations (GWE) in future reports.

As concluded in the report and in Mr. Gwynn's letter, "confirmation of these findings in subsequent ground water sampling should enable the discontinuance of such sampling and site closure." Therefore, you are requested to continue quarterly groundwater monitoring and sampling until four quarters or one year of activities has occurred. If results indicate ND concentrations, we can most likely close the case.

If you have any questions, please contact me at 510-567-6700.

Sincerely,

Jennifer Eberle
Hazardous Materials Specialist

cc: John Gwynn, Gwynn-Shields Co., 300 Lakeside Dr., suite
1980, Oakland CA 94612
Charles Kissick, AEI, 2641 Crow Canyon Rd., Suite 5, San
Ramon CA 94583
Ed Howell/file

je 3698

ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY

DAVID J. KEARS, Agency Director



R0751

RAFAT A. SHAHID, ASST. AGENCY DIRECTOR

February 15, 1994
STID 3698

John Gwynn
Gwynn-Shields Co.
Kaiser Building, Suite 1980
300 Lakeside Dr.
Oakland CA 94612

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: Balco Properties
55-4th St. (aka 325 Fallon St.)
Oakland CA 94607

Dear Mr. Gwynn,

Thank you for the "Soil Boring and Monitoring Well Installation Work Plan," dated 1/12/94, prepared by All Environmental, Inc. (AEI). As you know, this workplan involves the installation of three groundwater monitoring wells in a triangular fashion. We are also in receipt of a letter addendum to the workplan, dated 2/2/94. This workplan is acceptable for implementation with three conditions:

- 1) Allow at least 72 hours between well installation and development, and at least 24 hours between well development and sampling.
- 2) The wells should be surveyed with respect to mean sea level.
- 3) The site map in the final report should be to scale.

An estimated schedule of work is included in section 8.0 of the workplan. Please note that 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 510-271-4530. Please notify me at least 2 business days in advance of field activities so that I may arrange to be onsite.

Sincerely,

Jennifer Eberle
Hazardous Materials Specialist

cc: Balco Properties Ltd., 925 Ignacio Valley Rd., Walnut Creek
CA 94596
All Environmental, Inc., 2641 Crow Canyon Rd., Suite 5, San
Ramon CA 94583
Ed Howell/file

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ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY



DAVID J. KEARS, Agency Director

RAFAT A. SHAHID, ASST. AGENCY DIRECTOR

R0751

November 2, 1993
STID 3698

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

John Gwynn
Gwynn-Shields Co.
Kaiser Building, Suite 1980
300 Lakeside Dr.
Oakland CA 94612

RE: Balco Properties
55-4th St.
Oakland CA 94607

Dear Mr. Gwynn,

Our file for the above referenced site includes a letter from yourself, dated 11/10/92, as well a map from 1883. It was thought that this site may be under tidal influence. It remains unclear as to what effect the tides may have on this site.

In order to qualify for case closure, you are requested to submit a workplan for a groundwater investigation **within 60 days or by January 2, 1994**. The approach to a groundwater investigation may vary. You will need to select a qualified consultant for this workplan. The attached list may aid you.

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 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 510-271-4530. Please notify me at least 2 business days in advance of field activities so that I may arrange to be onsite.

Sincerely,

Jennifer Eberle
Hazardous Materials Specialist

cc: Balco Properties Ltd., 925 Ignacio Valley Rd., Walnut Creek
CA 94596
Ed Howell/file

je enclosure

Below is a list of consultants which I have worked with within the past few years for the investigation and remediation of underground tank sites. This is **not** an endorsement nor is it by any means a complete list of consultants. This list was compiled in an attempt to aid those who have no other sources of information. You are encouraged to look in the phone book under Environmental Consultants, Consultants, Analytical Services, Underground Tank Contractors, Monitoring Well Installations, Geotechnical Consultants etc. to obtain a more extensive list. Another source is the recommendation of those who have had similar work performed for them and were satisfied with their performance.

- | | |
|---|--------------|
| 1. Tank Protect Engineering, Union City | 510-429-8088 |
| 2. Gettler-Ryan, Hayward | 510-783-7500 |
| 3. Aqua Science Eng., San Ramon | 510-820-9391 |
| 4. Blymyer Engineers, Alameda | 510-521-3773 |
| 5. Subsurface Engineers, Oakland | 510-268-0461 |
| 6. Applied GeoScience, San Jose | 408-452-0262 |
| 7. Geo Strategies, Hayward | 510-352-4800 |
| 8. Levine and Fricke, Emeryville | 510-652-4500 |
| 9. Geraghty and Miller, Richmond | 510-233-3200 |
| 10. Certified Env. Consulting, Benicia | 800-228-0171 |
| 11. Weiss Assoc., Emeryville | 510-547-5420 |
| 12. RESNA, San Jose | 408-264-7723 |
| 13. Kapraelian Engineering, Concord | 510-602-5100 |
| 14. All Environmental, Inc., San Ramon | 510-820-3224 |
| 15. CH2M Hill, Oakland | 510-251-2426 |
| 16. Harding Lawson Assoc. | 415-543-8422 |

ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY

DAVID J. KEARS, Agency Director



R0751

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

September 29, 1992

STID 3698

John Gwynn
300 Lakeside
Kaiser Bldg, Suite 1980
Oakland CA 94612

RE: Balco Properties
55-4th St.
Oakland CA 94607

Dear Mr. Gwynn,

As you may know, three gasoline underground storage tanks (USTs) were removed from the above referenced site on 10/12/90. According to the "Final Closure Plan for Underground Storage Tank Removal," prepared by W.A. Craig, Inc., dated 11/26/90, elevated levels of petroleum hydrocarbons were found in groundwater sampled during tank removal (up to 1900 ppb TPH-gasoline and 180 ppb benzene). Due to the significant presence of contaminants at this site and the shallow depth to groundwater (approximately 7 feet below ground surface), a groundwater investigation was recommended by W.A. Craig.

This agency agrees with the recommendation, and furthermore requests that a subsurface investigation be conducted to determine whether groundwater has been impacted by petroleum hydrocarbons. We also request that benzene contamination (up to 0.057 ppm in soil) be addressed. Please submit a proposal for a subsurface investigation to this office **within 45 days, or by November 13, 1992.**

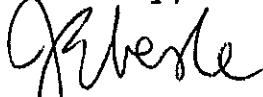
All work should adhere to the Tri-Regional Board Staff Recommendations for Preliminary Evaluation and Investigation of Underground Tank Sites, dated 8/10/90. Reports and proposals must be submitted **under seal** of a California-Registered Geologist, -Certified Engineering Geologist, or -Registered Civil Engineer. All reports and documents pertaining to this investigation should also be sent to:

Rich Hiatt
San Francisco Bay Region
Regional Water Quality Control Board
2101 Webster St., Ste 500
Oakland CA 94612

John Gwynn
STID 3698
page 2 of 2
September 29, 1992

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

Sincerely,



Jennifer Eberle
Hazardous Materials Specialist

cc: Balco Properties, Ltd., 925 Ignacio Valley Rd., Walnut
Creek CA 94596
Rich Hiett, RWQCB
Ed Howell/File

je 3698