

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



RO#773

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

StID 3856

November 3, 1998

Mr. George Lindsay
Southern Pacific Transportation
1 Market Plaza, Building 912
San Francisco, CA 94105

Mr. John Frank
Amfac Distribution Corp
900 N Michigan, 14th Floor
Chicago, IL 60611

RE: Well Decommission at 1055 Eastshore Highway, Albany, CA

Dear Messrs. Lindsay and Frank:

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 wells (MW-1 through MW-4) should be decommissioned, if they 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: Long Ching, All West, One Sutter Street, Suite 600, San Francisco, CA 94104
John Hahn, Sonnenschein Nath & Rosenthal, 1301 K Street NW, Washington DC
20005

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



RO# 773

June 23, 1997

Mr. John S. Hahn
Sonnenschein Nath & Rosenthal
1301 K Street N.W.
Suite 600, East Tower
Washington, D.C. 20005

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

STID 3856

Re: Analysis for MTBE at 1055 Eastshore Highway, Albany, CA

Dear Mr. Hahn,

In response to a request from the California Regional Water Quality Control Board, San Francisco Bay Region, responsible parties are being requested to test for the presence of methyl tertiary butyl ether (MTBE) at all sites with gasoline releases occurring after 1983. This request was based on studies by the Environmental Protection Agency (EPA) Interagency Testing Committee which identified that MTBE may pose a greater risk to human health and the environment than recognized previously.

This letter is to request that the next round of ground samples collected from the site include an analysis for MTBE.

Please contact me if you have any questions or comments at (510) 567-6763.

Sincerely,

Juliet Shin
Senior Hazardous Materials Specialist

cc: Long Ching
All West Environmental, Inc.
One Sutter Street, Ste 600
San Francisco, CA 94104

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



RO# 773

November 26, 1996

Mr. John S. Hahn
Sonnenschein Nath & Rosenthal
1301 K Street N.W.
Suite 600, East Tower
Washington, D.C. 20005

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

STID 3856

Re: Investigations at 1055 Eastshore Highway, Albany, California

Dear Mr. Hahn,

This office has reviewed AllWest Environmental, Inc.'s Groundwater Monitoring Report, dated October 18, 1996, for the above site. Although contaminant concentrations in Well MW-2 have decreased in the last two quarters, quarterly groundwater monitoring of the site's wells should continue for two additional quarters, per the July 16, 1996 letter.

The highest contaminant concentrations identified, since monitoring began at the site in June 1994, was from a sample collected from Well MW-2 during the March 1996 sampling event, when the groundwater depth was unusually shallow at roughly 3.5-feet below ground surface. Further monitoring for two additional quarters is required to try and assure that these elevated levels will not reappear with commensurate shallow groundwater depths.

The next quarterly groundwater sampling event should be conducted in late December 1996 or early January 1997. If you have any questions or comments, please contact me at (510) 567-6763.

Sincerely,


Juliet Shin
Senior Hazardous Materials Specialist

cc: Keith Craig, AllWest Environmental, Inc., One Sutter Street, Ste. 600, San Francisco, CA 94104

George Lindsay, Southern Pacific Transportation Co., 1 Market Plaza, Southern Pacific Building, #912,
San Francisco, CA 94105

John Frank, Amfac Distribution Corp., 900 N. Michigan 14th Flr., Chicago, Illinois 60611

Acting Chief

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



20773 ✓

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

July 16, 1996

Mr. John S. Hahn
Sonnenschein Nath & Rosenthal
1301 K Street N.W.
Suite 600, East Tower
Washington, D.C. 20005

STID 3856

Re: Required investigations at 1055 Eastshore Highway, Albany, CA

Dear Mr. Hahn,

This office appreciates the discussions you provided in your June 11, 1996 letter to try and convince the County that there is no human health risk resulting from the groundwater contamination at the above site, however, in order to confirm this, a formal risk assessment is generally submitted to this office. Although your consultants, AllWest, submitted a risk assessment in April 1996, the human health protective threshold values they compared to were incorrect.

Based on the significant increase in contaminant concentrations in Well MW-2 in the last sampling event, this office is requesting that quarterly groundwater monitoring continue for one additional year. If groundwater contaminant concentrations continue to increase, you will be required to submit a revised risk assessment utilizing the highest contaminant concentrations or a conservative average of concentrations identified during this sampling period, and addressing the 10^{-5} risk for the "groundwater to indoor air" scenario. Furthermore, if contaminant concentrations consistently increase, additional work may be required to identify the source of this contamination. On the otherhand, if groundwater contaminant concentrations attenuate significantly through this sampling period, down to human health protective levels, no additional risk assessment will be required, and the site may be considered for closure.

The next quarterly groundwater monitoring report is due to this office in August 1996. If you have any questions or comments, please contact me at (510) 567-6763.

Sincerely,


Juliet Shin
Senior Hazardous Materials Specialist

cc: Acting Chief-File

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



RO# 773

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

May 17, 1996

Mr. John S. Hahn
Sonnenschein Nath & Rosenthal
1301 K Street N.W.
Suite 600, East Tower
Washington, D.C. 20005

STID 3856

Re: Risk Evaluation of Vapor Impact for 1055 Eastshore Highway, Albany, CA

Dear Mr. Hahn,

This office has reviewed over AllWest's April 16, 1996 Risk Evaluation of Vapor Impact Report. The Tier 1 ASTM RBCA benzene threshold values given in the report are not correct. The correct benzene threshold values, which is multiplied by a factor of 0.29 to account for the California toxicity value of 0.1, for a 10^{-5} risk in a commercial/industrial area are:

- o Groundwater Volatilization to Outdoor Air - 53.4ppm = 53,400ppb
- o Groundwater Vapor Intrusion to Building - 0.214ppm = 214ppb

As you will note, contaminant concentrations identified in groundwater samples collected from Well MW-2 have exceeded the above 214ppb threshold value. This issue was not addressed in AllWest's report. Therefore, this office is requesting that you submit a revised Risk Evaluation addressing any concerns associated with the above threshold values. Additionally, please include in the Risk Evaluation report some discussion on why the levels of TPHg and benzene increased so significantly in the last monitoring event. This report is due to this office within 45 days of the date of this letter.

If you have any questions or comments, please feel free to contact me at (510) 567-6763.

Sincerely,


Juliet Shin

Senior Hazardous Materials Specialist

cc: Long Ching, AllWest Environmental, One Sutter Street, Ste 600, S.F., CA 94104

Acting Chief-File

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



RO#773

RAFAT A. SHAHID, Assistant Agency Director

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

February 1, 1996

Mr. John S. Hahn
Sonnenschein Nath & Rosenthal
1301 K Street N.W.
Suite 600, East Tower
Washington, D.C. 20005

STID 3856

Re: Investigations at 1055 Eastshore Highway, Albany, California

Dear Mr. Hahn,

This office has reviewed All West's Soil Remediation Report, dated January 17, 1996, for the above site. It appears that the bulk of soil contamination potentially posing a future threat to human health or groundwater has been removed, based on the following: 1) soil sample results from the recent excavation; 2) the Tier 1 values given in the American Society for Testing and Materials' Risk-Based Corrective Action guidelines (ASTM RBCA), using 10^{-5} risk for a commercial/industrial scenario; and 3) information from various other agency resources and guidelines.

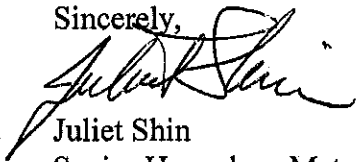
However, quarterly groundwater monitoring of all four monitoring wells, and corresponding gradient determinations, should resume at the site, based on the elevated contaminant levels observed in Well MW-2, the fluctuating gradient that varies from southeast to southwest, and the site's proximity to the Bay. Per our case files, the last documented quarterly groundwater sampling event at the site was conducted on June 27, 1995. Therefore, two subsequent quarterly sampling events should have been conducted at the site to date; however, no corresponding quarterly reports were submitted to this office. This office is requesting that the next round of quarterly sampling be conducted, and that the corresponding monitoring report, and any other reports that have not yet been submitted to this office, be submitted within 45 days of the date of this letter.

Lastly, this office is requesting that you present a risk assessment evaluation/discussion to this office that would address the potential human health impact of vapors that could potentially be emanating from the contaminant concentrations observed in Well MW-2 and infiltrating the adjacent building. Per the attached Interim Guidelines from the Regional Water Quality Control Board, the employment of ASTM RBCA is suggested to assist in this task. Standardly, a risk of 10^{-5} is used for commercial/industrial scenarios. Please submit the risk evaluation to this office within 45 days of the date of this letter. This information may be incorporated into the next quarterly groundwater monitoring report.

Mr. John S. Hahn
Re: 1055 Eastshore Hwy.
February 1, 1996
Page 2 of 2

If you have any questions or comments, please contact me at (510) 567-6763.

Sincerely,



Juliet Shin
Senior Hazardous Materials Specialist

ATTACHMENT

Cc: Keith Craig
AllWest Environmental, Inc.
One Sutter St., Ste 600
San Francisco, CA 94104

Acting Chief-File

ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY

DAVID J. KEARS, Agency Director



R0773

RAFAT A. SHAHID, Director

Alameda County
Environmental Protection Division
1131 Harbor Bay Parkway, Room 250
Alameda CA 94502-6577

CC4586

August 21, 1995

Mr. John S. Hahn
Sonnenschein Nath & Rosenthal
1301 K Street N.W.
Suite 600, East Tower
Washington, D.C. 20005

STID 3856

Re: Investigations at 1055 Eastshore Highway, Albany, CA

Dear Mr. Hahn,

This office has received and reviewed All West's Groundwater Monitoring Well Installation and Sampling Report, dated August 9, 1995, for the above site. Please be reminded that, per Article 5 Title 23 California Code of Regulations, quarterly groundwater monitoring and groundwater gradient determinations should continue at the site for all the on-site monitoring wells. The next quarterly sampling event should be conducted in September 1995, and a corresponding quarterly report should be submitted to this office within 45 days after sampling activities.

If you have any questions or comments, please contact me at (510) 567-6763.

Sincerely,

Juliet Shin
Senior Hazardous Materials Specialist

cc: Long Ching
AllWest Environmental, Inc.
One Sutter Street, Ste 600
San Francisco, CA 94104

Acting Chief-File

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



RO773

RAFAT A. SHAHID, Assistant Agency Director

March 22, 1995

Mr. John S. Hahn
Sonnenschein Nath & Rosenthal
1301 K Street N.W.
Suite 600, East Tower
Washington, D.C. 20005

ALAMEDA COUNTY CC 430-4510
DEPT. OF ENVIRONMENTAL HEALTH
ENVIRONMENTAL PROTECTION DIVISION
1131 HARBOR BAY PKWY., RM.250
ALAMEDA, CAL. 94502-6577

STID 3856

Re: Work plan for investigations at 1055 Eastshore Highway,
Albany, California

Dear Mr. Hahn,

This office has reviewed All West's work plan, dated March 10, 1995, for the installation of an additional well at the above site. This work plan is acceptable to this office with the following reminders:

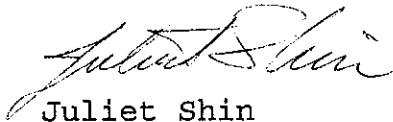
- o You are currently delinquent in conducting quarterly ground water monitoring at the above site. Therefore, ground water samples will be required to be collected from all site wells in this next phase of work.
- o Soil samples shall be collected from the boring at 5-foot intervals, at changes in lithology, and at the soil/water interface. Soil types shall be logged using an established classification method (such as the Unified Soil Classification System).
- o A minimum of one soil sample shall be taken to a certified laboratory for analysis.
- o The newly installed well shall be surveyed to the same benchmark as the other site wells. Water level measurements shall be collected from all the wells in this next phase of work and a corresponding elevation contour map should be prepared.

Field work shall commence within 60 days of the date of this letter. A report documenting the work shall be submitted within 45 days after completing field activities.

If you have any questions or comments, please contact me at (510) 567-6763.

Mr. John Hahn
Re: 1055 Eastshore Hwy.
March 22, 1995
Page 2 of 2

Sincerely,



Juliet Shin
Senior Hazardous Materials Specialist

cc: Long Ching
AllWest Environmental, Inc.
One Sutter Street, Suite 600
San Francisco, CA 94104

File

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



RAFAT A. SHAHID, Assistant Agency Director

R0773

October 31, 1994

Mr. John S. Hahn
Sonnenschein Nath & Rosenthal
1301 K Street N.W.
Suite 600, East Tower
Washington, D.C. 20005

ALAMEDA COUNTY CC4580
DEPT. OF ENVIRONMENTAL HEALTH
ENVIRONMENTAL PROTECTION DIVISION
1131 HARBOR BAY PKWY., #250
ALAMEDA CA 94502-6577

STID 3856

Re: Investigations at 1055 Eastshore Hwy., Albany, California

Dear Mr. Hahn,

This office has reviewed All West Environmental, Inc.'s (All West) Preliminary Site Assessment, dated September 19, 1994, for the above site. Soil samples collected from the recently placed borings, surrounding the former tank pit, identified up to 2,000 parts per million (ppm) Total Petroleum Hydrocarbons as gasoline (TPHg) and 5.9 ppm benzene. According to the above report, All West anticipates that the extent of the soil contamination is limited and has proposed to further excavate some of this soil contamination. Specifically, All West has proposed to excavate all soil contamination exceeding 100 ppm using a field screening device, such as a photoionization detector. However, 100 ppm is not an established cleanup criteria. If soil excavation is conducted, attempts should be made to excavate out all contaminated soil to the extent feasible, unless a cleanup level is established through the preparation of a site-specific risk assessment.

A summary/letter work plan, outlining your final approach/proposal for soil remediation, shall be submitted to this office for our review prior to implementing the work. Please be reminded that if excavation is conducted, confirmatory soil samples should be collected and analyzed at a certified analytical laboratory.

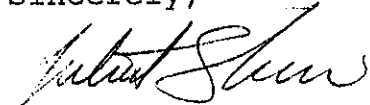
Ground water samples collected from the three newly installed wells identified up to 330 parts per billion (ppb) TPHg and 130 ppb benzene. Per the Regional Water Quality Control Board's guidelines and Article 5 Title 23 California Code of Regulations, quarterly ground water monitoring and reporting are required to continue at the site. If the observed levels remain consistent or increase over time, further delineation of the ground water contaminant plume may be required, per Article 11 Title 23 California Code of Regulations.

Mr. John S. Hahn
Re: 1055 Eastshore Hwy.
October 31, 1994
Page 2 of 2

Lastly, please submit information on the datum point used for surveying the monitoring wells. Additionally, in future quarterly ground water reports, please include a potentiometric map and a figure superimposing the locations of the recently installed borings and wells over the former tank pit location and tank pit sampling points.

If you have any questions or comments, please contact me at (510) 567-6700.

Sincerely,



Juliet Shin
Senior Hazardous Materials Specialist

cc: Anibal Mata-Sol
All West Environmental, Inc.
One Sutter Street, Ste 600
San Francisco, CA 94104

Edgar Howell

ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY

DAVID J. KEARS, Agency Director



R0773

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

December 21, 1993

Mr. John Hahn
Sonnenschein Nath & Rosenthal
1301 K Street N.W.
Suite 600, East Tower
Washington, D.C. 20005

STID 3856

Re: Work plan for 1055 Eastshore Hwy., Albany, CA

Dear Mr. Hahn,

This office has received your letter, dated December 17, 1993, regarding the work plan for the above site. The soil sample(s) that are to be collected from the north side of the tank pit, with the slant boring, **must** be analyzed at a certified laboratory for the contaminant constituents of concern. The results from a Photoionization Detector (PID) are not considered to be very accurate and may not be used as a final step in identifying contaminated soil.

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

Sincerely,


Juliet Shin
Hazardous Materials Specialist

cc: John Frank
UST Program Mgr.
JMB Properties, Inc.
900 North Michigan Ave., Ste 1400
Chicago, Ill 60611

Anibal Mata-Sol
AllWest Environmental, Inc.
One Sutter St., Ste 600
San Francisco, CA 94104

Edgar Howell-File(JS)

ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY

DAVID J. KEARS, Agency Director



R0773

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

December 21, 1993

Mr. John Hahn
Sonnenschein Nath & Rosenthal
1301 K Street N.W.
Suite 600, East Tower
Washington, D.C. 20005

STID 3856

Re: Work plan for 1055 Eastshore Hwy., Albany, CA

Dear Mr. Hahn,

This office has received your letter, dated December 17, 1993, regarding the work plan for the above site. The soil sample(s) that are to be collected from the north side of the tank pit, with the slant boring, **must** be analyzed at a certified laboratory for the contaminant constituents of concern. The results from a Photoionization Detector (PID) are not considered to be very accurate and may not be used as a final step in identifying contaminated soil.

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

Sincerely,


Juliet Shin
Hazardous Materials Specialist

cc: John Frank
UST Program Mgr.
JMB Properties, Inc.
900 North Michigan Ave., Ste 1400
Chicago, Ill 60611

Anibal Mata-Sol
AllWest Environmental, Inc.
One Sutter St., Ste 600
San Francisco, CA 94104

Edgar Howell-File(JS)

ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY

DAVID J. KEARS, Agency Director



R0773

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

December 10, 1993

John S. Hahn
Sonnenschein Nath & Rosenthal
1301 K Street, N.W.
Suite 600, East Tower
Washington, D.C. 20005

STID 3856

Re: Work plan for investigations at 1055 Eastshore Hwy.,
Albany, California

Dear Mr. Hahn,

This office received the addendum to All West Environmental's work plan for investigations at the above site. As stated in the November 4, 1993 letter from this office, the work plan is not acceptable to this office unless measures are taken to define the extent of the potential soil contamination to the north of the former tank pit. Although the addendum to the work plan states that the soil to the north of the former tank is clean, some sort of documentation, in the form of laboratory analysis results or possibly Photoionization Detecting monitoring results, is required to confirm this statement. This office is not aware of any such documentation. Please be reminded that **per Section 2725, Article 11, Title 23 California Code of Regulations**, you are **required** to fully define the vertical and lateral extent of an unauthorized release.

Therefore, if you cannot present any monitoring results confirming that the soil to the north of the former tank is clean, you will be required to submit an addendum to the proposed work plan, **within 30 days** of the date of this letter, addressing this concern. Until then, the work plan will not be acceptable to this office.

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

Sincerely,

Juliet Shin
Hazardous Materials Specialist

Mr. John Hahn
Re: 1055 Eastshore Hwy.
December 10, 1993
Page 2 of 2

cc: John Frank
UST Program Mgr.
JMB Properties, Inc.
900 North Michigan Ave., Ste 1400
Chicago, Ill 60611

Anibal Mata-Sol
AllWest Environmental, Inc.
One Sutter St., Suite 600
San Francisco, CA 94104

Edgar Howell-File(JS)

ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY

DAVID J. KEARS, Agency Director



R0773

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 4, 1993

Mr. John Frank
UST Program Mgr.
JMB Properties, Inc.
900 North Michigan Ave., Ste 1400
Chicago, Ill 60611

STID 3856

Re: Work plan for investigations at 1055 Eastshore Hwy.,
Albany, California

Dear Mr. Frank,

This office has received and reviewed All West Environmental's work plan, dated October 27, 1993, for the above site. This work plan is acceptable to this office with the following reminders/additions:

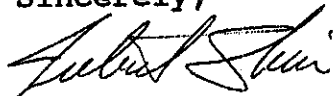
- o It appears that soil investigations along the northern wall of the tank pit, (on the side of the warehouse), has not yet been conducted. You are required to address the extent of soil contamination, if any, in this direction, in addition to defining the extent of soil contamination in the other directions.
- o Please be reminded that the wells should be screened adequately above and below the water table to account for the seasonal fluctuations of the ground water. Standardly, we request that the well be screened upto at least five feet above the water table and down to 10 feet below the water table.
- o Please be reminded that you must wait a minimum of 24 hours, but more preferably 72 hours, after well installation before developing the wells. Additionally, you must wait at least 24 hours after developing the wells before you can sample these wells.
- o The proposed detection limit for TPH as gasoline in soils is too high. The acceptable detection limit is 1 parts per million.

Mr. John Frank
Re: 1055 Eastshore Hwy.
November 4, 1993
Page 2 of 2

Field work shall commence within 60 days of the date of this letter. It is the understanding of this office that the due dates for subsequent report preparation and submittal will comply with the schedule given in the work plan.

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

Sincerely,



Juliet Shin
Hazardous Materials Specialist

cc: John S. Hahn
Sonnenschein Nath & Rosenthal
1301 K Street N.W.
Suite 600, East Tower
Washington, D.C. 20005

Edgar Howell-File(JS)

ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY

DAVID J. KEARS, Agency Director



R0773

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

July 26, 1993

Mr. John Frank
UST Program Manager
JMB Properties, Inc.
900 North Michigan Ave., Ste 1400
Chicago, Ill 60611

STID 3856

Re: 1055 Eastshore Hwy.

Dear Mr. Frank,

Here is a copy of the Regional Water Quality Control Board's Appendix A, that was mistakenly not submitted with the previous letter. If you have any questions or comments, please contact me at (510) 271-4530.

Sincerely,

Juliet Shin
Hazardous Materials Specialist

ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY

DAVID J. KEARS, Agency Director



RO773

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

July 16, 1993

Mr. John Frank
UST Program Manager
JMB Properties, Inc.
900 North Michigan Ave., Ste 1400
Chicago, Illinois 60611

STID 3856

Re: Investigations at 1055 Eastshore Hwy., Albany, California

Dear Mr. Frank,

On September 2, 1992, a 550-gallon gasoline underground storage tank and associated piping was removed from the above site. Two soil samples, one from beneath each end of the tank, and one ground water sample were collected from the tank pit and analyzed for Total Petroleum Hydrocarbons as gasoline (TPHg) and benzene, toluene, ethylbenzene, and xylenes (BTEX). Analysis of the samples identified up to 120 ppb TPHg in the soil and 93,000 ppb TPHg and 1,500 ppb benzene in the ground water.

On September 30, 1992, the tank pit was over-excavated in the westerly and southerly directions. Three additional soil samples were collected from the sidewalls to determine whether the excavation was effective in removing all the contaminated soil. Analysis of these samples identified TPHg and BTEX contamination in all three of the soil samples, with the highest readings being identified from the south wall at 1,600 ppm TPHg and 7.5 ppm benzene.

Guidelines established by the California Regional Water Quality Control Board (RWQCB) requires that a soil and ground water investigation be conducted when there is evidence to indicate that a release to ground water has occurred from the underground storage tank.

You are required to conduct a **Preliminary Site Assessment (PSA)** to determine the lateral and vertical extent and severity of latent soil and ground water contamination which may have resulted from the release at the site. 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's Staff Recommendations for the Initial Evaluation and Investigation of Underground Tanks, the State Water Board's LUFT Manual, and be consistent with requirements set forth in Article 11 of Title 23, California Code of Regulations. The major elements of such an investigation

Mr. John Frank
Re: 1055 Eastshore Hwy.
July 16, 1993
Page 2 of 4

are summarized in the attached Appendix A. The major elements of the guidelines include, but are not limited to, the following:

- o At least one ground water monitoring well must be installed within 10 feet of the observed soil contamination, oriented in the confirmed downgradient direction relative to ground water flow. In the absence of data identifying the confirmed downgradient direction, a minimum of three wells will be required to verify gradient direction. During the installation of these wells, soil samples are to be collected at five-foot-depth intervals and any significant changes in lithology.
- o Subsequent to the installation of the monitoring wells, these wells must be surveyed to an established benchmark, with an accuracy of 0.01 foot. Ground water samples are to be collected and analyzed quarterly, and water level measurements shall be collected monthly for the first three months, and quarterly thereafter. If water level measurements indicate that ground water flow directions vary greatly at the site, then you will be required to continue monthly water level measurements until the ground water gradient behavior is known. Both soil and ground water samples must be analyzed for the appropriate fuel contaminants listed in Table 2 of the RWQCB's Staff Recommendations for the Initial Evaluation and Investigation of Underground Tanks.

This Department will oversee the assessment and remediation of your site. Our oversight will include the review of and comment on work proposals and technical guidance on appropriate investigative approaches and monitoring schedules. The issuance of well drilling permits, however, will be through the Alameda County Flood Control and Water Conservation District, Zone 7, in Pleasanton. The RWQCB may choose to take over as lead agency if it is determined, following the completion of the initial assessment, that there has been a substantial impact on ground water.

The PSA proposal is due **within 60 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. Subsequent reports are to be submitted quarterly until this site qualifies for final RWQCB "sign-off". Such quarterly reports are due the first day of the second month of each subsequent quarter.

Mr. John Frank
Re: 1055 Eastshore Hwy.
July 16, 1993
Page 3 of 4

The referencenced initial and quarterly reports must describe the status of the investigation and must include, among others, the following elements:

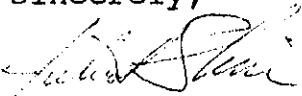
- o Details and results of all work performed during the designated period of time: records of field observations and data, boring and well construction logs, water level data, chain-of-custody forms, laboratory results for all samples collected and analyzed, tabulations of free product thicknesses and dissolved fractions, etc.
- o Status of ground water contamination characterization.
- o Interpretations of results: water level contour maps showing gradients, free and dissolved product, plume definition maps for each target component, geologic cross sections, etc.
- o Recommendations or plans for additional investigative work or remediation.

Please be advised that this is a formal request for a work plan pursuant to Section 2722 (c)(d) of Title 23 California Code of Regulations. Any extensions of the stated deadlines, or modifications of the required tasks, must be confirmed in writing by either this agency or RWQCB.

Please be reminded to copy Richard Hiett, at the San Francisco Bay Region-Water Quality Control Board, on all correspondence and reports regarding this site.

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

Sincerely,



Juliet Shin
Hazardous Materials Specialist

Mr. John Frank
Re: 1055 Eastshore Hwy.
July 16, 1993
Page 4 of 4

cc: Richard Hiett, RWQCB

Mark Cunningham
AllWest Environmental
One Sutter St., Ste 600
San Francisco, CA 94104

Edgar Howell-File(JS)

ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY

DAVID J. KEARS, Agency Director



R0773

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

April 30, 1993

Mr. Gary Farthing
Warehouse Distribution
1055 Eastshore Hwy.
Albany, CA 94706

STID 3856

Re: Investigations at 1055 Eastshore Hwy., Albany, California

Dear Ms. Farthing,

On September 2, 1992, a 550-gallon gasoline underground storage tank and associated piping was removed from the above site. Two soil samples, one from beneath each end of the tank, and one ground water sample were collected from the tank pit and analyzed for Total Petroleum Hydrocarbons as gasoline (TPHg) and benzene, toluene, ethylbenzene, and xylenes (BTEX). Analysis of the samples identified up to 120 ppb TPHg in the soil and 93,000 ppb TPHg and 1,500 ppb benzene in the ground water.

On September 30, 1992, the tank pit was over-excavated in the westerly and southerly directions. Three additional soil samples were collected from the sidewalls to determine whether the excavation was effective in removing all the contaminated soil. Analysis of these samples identified TPHg and BTEX contamination in all three of the soil samples, with the highest readings being identified from the south wall at 1,600 ppm TPHg and 7.5 ppm benzene.

Guidelines established by the California Regional Water Quality Control Board (RWQCB) requires that a soil and ground water investigation be conducted when there is evidence to indicate that a release to ground water has occurred from the underground storage tank.

You are required to conduct a **Preliminary Site Assessment (PSA)** to determine the lateral and vertical extent and severity of latent soil and ground water contamination which may have resulted from the release at the site. 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's Staff Recommendations for the Initial Evaluation and Investigation of Underground Tanks, the State Water Board's LUFT Manual, and be consistent with requirements set forth in Article 11 of Title 23, California Code of Regulations. The major elements of such an investigation

Mr. Gary Farthing
Re: 1055 Eastshore Hwy.
April 30, 1993
Page 3 of 3

The referencened inital and quarterly reports must describe the status of the investigation and must include, among others, the following elements:

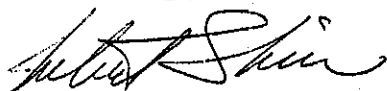
- o Details and results of all work performed during the designated period of time: records of field observations and data, boring and well construction logs, water level data, chain-of-custody forms, laboratory results for all samples collected and analyzed, tabulations of free product thicknesses and dissolved fractions, etc.
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Please be advised that this is a formal request for a work plan pursuant to Section 2722 (c)(d) of Title 23 California Code of Regulations. Any extensions of the stated deadlines, or modifications of the required tasks, must be confirmed in writing by either this agency or RWQCB.

Please be reminded to copy Richard Hiett, at the San Francisco Bay Region-Water Quality Control Board, on all correspondence and reports regarding this site.

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

Sincerely,



Juliet Shin
Hazardous Materials Specialist

cc: Richard Hiett, RWQCB

Edgar Howell-File(JS)

Mr. Gary Farthing
Re: 1055 Eastshore Hwy.
April 30, 1993
Page 2 of 3

are summarized in the attached Appendix A. The major elements of the guidelines include, but are not limited to, the following:

- o At least one ground water monitoring well must be installed within 10 feet of the observed soil contamination, oriented in the confirmed downgradient direction relative to ground water flow. In the absence of data identifying the confirmed downgradient direction, a minimum of three wells will be required to verify gradient direction. During the installation of these wells, soil samples are to be collected at five-foot-depth intervals and any significant changes in lithology.
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