

ALAMEDA COUNTY  
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



R01043

RAFAT A. SHAHID, DIRECTOR

DEPARTMENT OF ENVIRONMENTAL HEALTH

1131 Harbor Bay Parkway  
Alameda, CA 94502-6577  
(510) 567-6777

StID 3564

September 13, 1995

Mr. Fred Framsted  
City of Alameda, Rec and Park  
City Hall, Room 201  
Alameda, CA 94501

**RE: Well Decommission at 1 Memorial Clubhouse Dr, Alameda, CA**

Dear Mr. Framsted:

This office and the S.F. 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, 2, and 3) 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.

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

Sincerely,

eva chu  
Hazardous Materials Specialist

cc: files

ALAMEDA COUNTY  
HEALTH CARE SERVICES

AGENCY  
DAVID J. KEARS, Agency Director



R01043

RAFAT A. SHAHID, Assistant Agency Director

DEPARTMENT OF ENVIRONMENTAL HEALTH  
Hazardous Materials Division  
30 Swan Way, Rm. 200  
Oakland, CA 94621  
(510) 271-4820

May 20, 1992

Fred Framsted  
Alameda Golf Course  
1 Memorial Club House Drive  
Alameda, CA 94501

STID 3564

RE: The Alameda Golf Course site located at 1 Memorial Club House Drive, Alameda, California

Dear Mr. Framsted,

This office has reviewed the work plan, dated February 26, 1992, for the installation of two monitoring wells and the revised well profile. The work plan is acceptable to this office.

It was stated in the work plan that field screening will be the criteria for determining which soil samples, collected from the monitoring well locations, would be analyzed. This office is requiring that you analyze a minimum of one soil sample from each of the two well locations.

Additionally, soil samples were not collected during the installation of the existing monitoring well, north of the tank pit, and confirmatory soil samples collected subsequent to the tank pit excavation detected contamination on the northern side of the tank pit. Consequently, additional soil samples must be collected from the northern side of the tank pit to determine the lateral extent of the soil contamination. Please submit a work plan for this additional soil investigation within 45 days of the date of this letter.

Please be aware that after the installation of the monitoring wells, you are required to survey all three wells to an established benchmark and to an accuracy of 0.01 foot. Additionally, groundwater elevations are to be measured monthly for 12 consecutive months and then quarterly thereafter. Groundwater samples are to be collected and analyzed quarterly. Both soil and groundwater samples must be analyzed for the contaminants associated with gasoline and unknown tanks listed in

Table 2 of the California Regional Water Quality Control Board's (RWQCB) Staff Recommendations for the Initial Evaluation and Investigation of Underground Tanks.

Field work should commence within 60 days of the receipt of this letter. Please be reminded that a report documenting the results from work performed is due to this office within 45 days of completion of field activities. 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.

The referenced initial 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 groundwater contamination characterization
- o Interpretation 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 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 RWQCB.

Per my conversation with you on April 2, 1992 and my conversation with Gary Zaccor on April 7, 1992, it appears that the Bay Area Air Quality Management District (BAAQMD) was not notified of the aeration of the contaminated soil from the tank pits. If, in fact, the soil is being aerated at your site, you must notify BAAQMD immediately.

In April 1992, you were sent an Unauthorized Release Report form to fill out and submit to this office. This Department has not yet received the completed form, and is requesting that you submit it within 30 days of the date of this letter.

If you have any questions or comments, please contact Juliet Shin  
at (510) 271-4320.

Sincerely,



Scott O. Seery, CHMM  
Senior Hazardous Materials Specialist

cc: Richard Hiett, RWQCB

Richard Quarante, Alameda Fire Dept.

Gary Zaccor  
Zaccor Corporation  
791 Hamilton Avenue  
Menlo Park, CA 94025

ALAMEDA COUNTY  
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



State Water Resources Control Board  
Division of Clean Water Programs  
UST Local Oversight Program

R01043

December 3, 1991  
STID# 3564

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

SECOND NOTICE

City of Alameda  
ATTN: Robert Wonder, Asst. City Mgr.  
2263 Santa Clara, Rm. 301  
Alameda, CA 94501

Alameda Golf Course  
1 Memorial Clubhouse Dr.  
Alameda, CA 94501

SITE

Date First Reported 08/16/91  
Substance: gasoline  
Petroleum (X) Yes

Dear R. Framsted:

You (Fred Framsted of the Recreation & Park Dept.) were notified of the requirements for a groundwater investigation in a letter dated October 7, 1991, from Pam Evans of this office.

You were requested to provide a work plan to this office before beginning work on the site. This has not occurred to date. You were also directed to submit, by October 18, the following documents:

1. Underground Storage Tank Unauthorized Release Report (which was enclosed)
2. Copy of the signed manifest for the tank removal
3. Disposition of excavated contaminated soil

To date, none of these documents have been submitted to this office.

The presence of 8,200 ppb of TPHg and 210 ppb of benzene in the groundwater is orders of magnitude above any acceptable level. This contamination must be further investigated and the site remediated. The required work plan should have a time table which includes specific actions and their expected dates of accomplishment. Any questions should be directed to this office.

Sincerely,

Thomas F. Peacock, Supervising HMS  
Hazardous Material Division

cc: Eddy So, RWQCB

Fred Framsted, City of Alameda, 2263 Santa Clara, Rm. 201  
Mark Thompson, Alameda County District Attorney's Office

ALAMEDA COUNTY  
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



R01043

DEPARTMENT OF ENVIRONMENTAL HEALTH  
Hazardous Materials Program  
80 Swan Way, Rm. 200  
Oakland, CA 94621  
(415)

October 7, 1991

Fred Framsted  
City of Alameda  
Parks and Recreation  
Oak St. at Santa Clara St.  
Alameda CA 94501

RE: Groundwater Investigation Requirements for Alameda Golf Course, 1 Memorial Club House Dr., Alameda CA

Dear Mr. Framsted:

As we discussed today by telephone, I have reviewed the tank removal report submitted for your site by Zaccor Corporation. The petroleum contamination found in soil and groundwater (including benzene contamination) in the course of the removal requires further investigation at your site. Based on my observations the day of the tank removal, and upon soil sampling results that were supplied in the report, nearly all of the contaminated soil has been removed from the tank pit. However, there were also low levels of petroleum constituents remaining in the west wall of the tank pit (sample #6 area). The benzene, toluene, ethyl benzene and xylene (BTEX) found here is a potential threat to the shallow groundwater at your site.

You are required to investigate the full extent of petroleum contamination affecting soil and groundwater at and beyond your site. At a minimum, three groundwater monitoring wells will be required onsite for your investigation. I understand that you now have an operating groundwater monitoring well a few feet from the former tank pit. It is important to determine whether this well is up gradient or down gradient from the contamination in proposing locations for other wells. Boring logs, well construction information, and sampling data for this well should be submitted with your work plan and/or technical reports.

Wells must be sampled and samples chemically analyzed monthly for a minimum of three months. After three consecutive months of sampling, all monitoring wells must be sampled at least quarterly for a minimum of one year. You must monitor and chemically analyze for Total Petroleum Hydrocarbons as gasoline (TPHg) and BTEX components. A groundwater gradient map must be developed for the site.

A technical report must be submitted within three months of the time that the first sampling results are available. This report must present and interpret the information generated during the

Fred Framsted  
City of Alameda  
October 7, 1991  
Page 2 of 2

initial subsurface investigation. All reports and proposals must be signed by a qualified person. All work must be performed according to the guidelines found in the **Regional Board Staff Recommendations for Initial Evaluation and Investigation of Underground Tanks** and the **Leaking Underground Fuel Tank Manual**. Copies of these documents can be obtained from the RWQCB office in Oakland. All proposals, reports, and analytical results pertaining to this investigation and site remediation must be sent to this office and to:

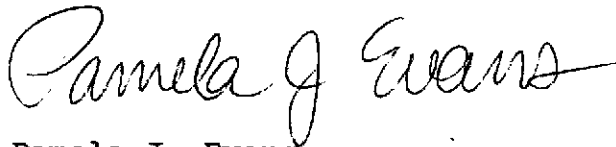
Eddy So  
RWQCB  
2101 Webster St., 4th Floor  
Oakland CA 94612

Your work plan must, at a minimum, address the items listed on Attachment 1 (enclosed). I strongly recommend that you submit your work plan for review to this office **before** beginning work at the site. You must also submit the following documents and information to this office **by October 18, 1991**:

1. Underground Storage Tank Unauthorized Release Report (form enclosed).
2. Copy of the hazardous waste manifest signed by a representative of the disposal facility for the removed tanks.
3. Disposition of excavated contaminated soil.

You may contact me with any questions at 271-4320.

Sincerely,



Pamela J. Evans  
Hazardous Materials Specialist

Enclosures

c: Eddy So, RWQCB  
Scott Zaccor, Zaccor Corporation