

ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY

DAVID J. KEARS, Agency Director



R01059

RAFAT A. SHAHID, ASST. AGENCY DIRECTOR

March 2, 1995
STID 3623

Attn: Donnell Choy
Deputy City Attorney
Oakland City Attorney Office
505-14th St., 12th Floor
Oakland CA 94612

DEPARTMENT OF ENVIRONMENTAL HEALTH
ALAMEDA COUNTY-ENV. HEALTH DEPT.
ENVIRONMENTAL PROTECTION DIV.
1131 HARBOR BAY PKWY., #250
ALAMEDA CA 94502-6577
(510)567-6700

Attn: Andrew Clark-Clough
City of Oakland, Office of Public Works,
Environmental Division
1333 Broadway, Suite 330
Oakland CA 94612

RE: 1330 Martin Luther King Jr. Way at 14th St., Oakland CA
94612

Dear Mr. Choy and Mr. Clark-Clough,

Upon recent review of this case, it has been determined that no further action is required for the onsite parcel, but monitoring and sampling must continue in certain offsite wells located in the street, at the intersection of Martin Luther King Jr. Way and 14th St., where the plume appears to be contained, degrading, and not migrating. These offsite wells include MW39, MW42, MW58, and extraction well EW1. The sampling matrix includes TPH-gasoline and BTEX. The sampling frequency should be maintained as quarterly, until further notice. The case is presently being reviewed for closure.

If you have any questions, please contact me at 510-567-6700, ext. 6761.

Sincerely,

A handwritten signature in cursive script, appearing to read 'Jennifer Eberle'.

Jennifer Eberle
Hazardous Materials Specialist

cc: David Ralph, City of Oakland, OEDE, 1333 Broadway, #900,
Oakland CA 94612
Fernando Velez, Subsurface Consultants, Inc., 171-12th St.,
Suite 201, Oakland CA 94607
Kevin Graves, RWQCB
Ed Howell/file

je 3623-C

ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY

DAVID J. KEARS, Agency Director



R01059

RAFAT A. SHAHID, ASST. AGENCY DIRECTOR

June 9, 1994
STID 3623

Donnell Choy
Deputy City Attorney
Oakland City Attorney Office
505-14th St., 12th Floor
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: 1330 Martin Luther King Jr. Way at 14th St., Oakland CA
94612

Dear Mr., Choy,

We are in receipt of the Quarterly Groundwater Monitoring, Gasoline Contamination Report for the above site, dated 4/22/94, prepared by Subsurface Consultants Inc. (SCI). This report documents groundwater sampling conducted on 2/2/94 in wells 11, 31, 39, 42, and 43. This report also proposes to sample wells 58, 39, 42, and EW-1 in future sampling events. This proposal is acceptable; it was discussed in a telephone conversation between myself and Jim Bowers of SCI on 4/20/94.

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

Sincerely,

Jennifer Eberle
Hazardous Materials Specialist

cc: David Ralph, City of Oakland, OEDE, 1333 Broadway, #900,
Oakland CA 94612
Andrew Clark-Clough, City of Oakland, Environmental
Affairs, 1333 Broadway, #330, Oakland CA 94612
Jim Bowers, Subsurface Consultants, Inc., 171-12th St.,
Suite 201, Oakland CA 94607
Kevin Graves, RWQCB
Ed Howell/file

je 3623-A

ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY

DAVID J. KEARS, Agency Director



SITE: 1330 Martin Luther King Jr
Way, Oakland.

R01059

RAFAT A. SHAHID, ASST. AGENCY DIRECTOR

June 2, 1994
STID 3623

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

Donnell Choy
Deputy City Attorney
Oakland City Attorney Office
505-14th St., 12th Floor
Oakland CA 94612

RE: 13th and Jefferson Streets, Oakland CA 94612

Dear Mr. Choy,

We are in receipt of the "Request for Site Closure, Hydrocarbon and Lead Contamination Sites, 13th and Jefferson Streets, Oakland California," prepared by Subsurface Consultants, Inc. (SCI), dated 4/15/94. As we discussed by phone today, we cannot grant case closure for this site because it is the same parcel of land as the ongoing groundwater monitoring at 14th St. and Martin Luther King Way. If these two areas were subdivided, then we could begin the case closure process.

Upon review of the above named report, this office concurs that **no further cleanup or monitoring work is warranted for the site at 13th St. and Jefferson St., as shown on the attached map.** This map is Plate 1 of SCI's 4/15/94 "Request for Site Closure, Hydrocarbon and Lead Contamination Sites, 13th and Jefferson Streets, Oakland California." Please understand that this statement is different from a Remedial Actions Completion Certification, aka a "closure letter," which is signed by our Assistant Agency Director (currently Rafat Shahid).

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

Sincerely,

A handwritten signature in cursive script, appearing to read 'Jennifer Eberle'.

Jennifer Eberle
Hazardous Materials Specialist

cc: David Ralph, City of Oakland, OEDE, 1333 Broadway, #900,
Oakland CA 94612
Andrew Clark-Clough, City of Oakland, Environmental
Affairs, 1333 Broadway, #330, Oakland CA 94612
Jim Bowers, Subsurface Consultants, Inc., 171-12th St.,
Suite 201, Oakland CA 94607
Kevin Graves, RWQCB
Ed Howell/file

attachment
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ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY

DAVID J. KEARS, Agency Director



R01059

RAFAT A. SHAHID, ASST. AGENCY DIRECTOR

May 4, 1993
STID 3623

Lois Parr
Oakland Redevelopment Agency
1333 Broadway, Suite 900
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: 1330 Martin Luther King Way
Oakland CA 94612

Dear Ms. Parr,

We are in receipt of the "Request to Modify Groundwater Monitoring Program, Gasoline Contamination," letter report prepared by Subsurface Consultants, Inc. (SCI), dated 4/19/93. This document requests the termination of groundwater monitoring and sampling for wells 45 and 58. The basis for this request is non-detectable concentrations in these wells for the past nine quarterly monitoring events. The other wells will continue to be monitored and sampled on a quarterly basis for TVH and BTEX. Soil vapor extraction and groundwater treatment are ongoing.

This request is found to be acceptable. The next quarterly monitoring/sampling event is slated for 5/11/93. I trust this letter will arrive in a timely fashion, so you can organize the 5/11/93 quarterly event.

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

Sincerely,

Jennifer Eberle
Hazardous Materials Specialist

cc: James Bowers, Subsurface Consultants, Inc., 171-12th St.,
Suite 201, Oakland CA 94607
Rich Hiatt, RWQCB
Ed Howell/File

je 3623-B

ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY



DAVID J. KEARS, Agency Director

R01059

RAFAT A. SHAHID, ASST. AGENCY DIRECTOR

March 17, 1993
STID 3623

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

Lois Parr
Oakland Redevelopment Agency
1333 Broadway, Suite 900
Oakland CA 94612

RE: 13th and Jefferson Sts.
1330 Martin Luther King Way
Oakland CA 94612

Dear Ms. Parr,

We are in receipt of the "Quarterly Groundwater Monitoring for the Floor Drain Sump, 13th and Jefferson Streets" report prepared by Subsurface Consultants, Inc. (SCI), dated 3/8/93. This report documents the sampling on 2/3/93 of MW 48 and MW 54. Page 3 of the report states that "chloroform was present in Well 48 at a concentration of 1.1 ug/l." However, Table 3 indicates that 1.1 ug/l chloroform was present in MW 54. The laboratory data for this sampling was omitted from the report. We would appreciate the timely submittal of this data, which should clear up the discrepancy regarding the chloroform. This is the first round of quarterly sampling where MW 47 and MW 59 were deleted from the matrix.

We are also in receipt of the "Quarterly Groundwater Monitoring for Gasoline Contamination, 1330 Martin Luther King Jr. Way" report prepared by SCI, dated 3/11/93. This report documents the sampling on 2/16/93 of MWs 11, 31, 39, 42, 43, 45, and 58. Contaminant concentrations have consistently been decreasing, with the exception of MW 42, which has seen a significant increase this quarter in TPH-g (6,730 ppb) and benzene (386 ppb), and MW 43, which has seen an increase in benzene (12.5 ppb).

It is my understanding that the quarterly sampling programs will continue at both of these locations. If you have any questions, please contact me at 510-271-4530.

Sincerely,

Jennifer Eberle
Hazardous Materials Specialist

cc: James Bowers, Subsurface Consultants, Inc., 171-12th St.,
Suite 201, Oakland CA 94607
Rich Hiatt, RWQCB
Ed Howell/File

je

ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY

DAVID J. KEARS, Agency Director



SITE: 1330 Martin Luther King
Jr. Way, Oakland

R01059

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

January 26, 1992

STID 3623

Lois Parr
Oakland Redevelopment Agency
1333 Broadway, Suite 900
Oakland CA 94612

RE: 13th and Jefferson Sts.
Oakland CA 94612

Dear Ms. Parr,

Thank you for the "Request to Modify Groundwater Monitoring Program, Floor Drain Sump" letter report prepared by Subsurface Consultants, Inc. (SCI), dated 1/21/93. This request involves the cessation of VOC analysis for monitoring wells 47, 54, and 59. We agree with deleting wells 47 and 59 from the sampling matrix. However, well 54 should continue to be analyzed for VOCs both due to the lapse in sampling events between 6/13/91 and 11/3/92, and the fact that chloroform was detected during the 6/13/91 sampling event.

We also want to acknowledge receipt of the "Well Destruction Report, Monitoring Well 49," letter report prepared by SCI, dated 1/11/93. This letter documented the destruction of well 49 on 12/18/92 due to construction activities associated with the City Center Garage West project.

We have also received the "Quarterly Groundwater Monitoring, Gasoline Contamination" letter report by SCI, dated 1/8/93. This report documented the monitoring and sampling of wells 11, 31, 39, 42, 43, 45, and 58 on 11/16/92. Wells 11, 31, 42, and 43 had detectable levels of petroleum hydrocarbons. These results indicated a general decline in concentrations of contaminants.

We are also in receipt of the "Quarterly Groundwater Monitoring and Request for Reduction in Analytical Testing, Previous Gasoline Release" letter report by SCI, dated 6/24/92. This report documented the monitoring and sampling of wells on 4/17/92. We accept the request to delete TPH-gasoline and BTEX from the sampling matrix due to a consistent history of non-detectable concentrations in these wells.

Lois Parr
STID 3623
January 26, 1993
page 2 of 2

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

Sincerely,



Jennifer Eberle
Hazardous Materials Specialist

cc: Julie Carver, City of Oakland Office of Public Works,
Environmental Affairs Division, 1333 Broadway, Suite
800, Oakland CA 94612
Jim Bowers, Subsurface Consultants, Inc., 171-12th St.,
Suite 201, Oakland CA 94607
Rich Hiett, RWQCB
Ed Howell/File

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ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



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

May 28, 1991

Mr. Mark Tortorich
Project Manager
U.S. General Services Agency
525 Market Street
San Francisco, CA 94612

**Re: Site Remediation at future Oakland Federal Building site
12th & Jefferson Streets, Oakland, CA 94612**

Dear Mr. Tortorich:

Alameda County Environmental Health Department, Hazardous Materials Division has received and reviewed documentation, dated April 26, 1991 from Woodward Clyde Consultants (WCC) outlining the most recent petroleum hydrocarbon contamination located along the 12th Street side of the above property. Soil excavation occurred to remove contaminated soils however due to physical constraints some contamination still remains. The future work section of the above report proposes that a monitoring well be installed within 10 feet downgradient of the remaining TPH-bearing soil in order to evaluate whether groundwater has been impacted. The installation of a well in this location is acceptable. You are requested to submit a diagram specifying the location of the well in relation to the remaining contamination.

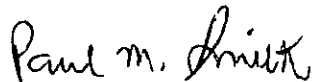
Additionally, initial sampling associated with an former UST located along the 14th Street side of the property revealed contamination of Total Oil and Grease (TOG) as high as 2700 ppm TOG and TPH diesel as high as 700 ppm. Over excavation of the contaminated area confirmed nondetectable (ND) levels of each of the above constituents. WCC proposed no further investigation of the groundwater beneath this location due to the fact that ND levels in soil had been attained and also that the installation of a groundwater monitoring well would seriously impede the construction plans for the proposed facility above this location.

After consultation with the RWQCB you are required to collect a hydropunch sample within 10 feet downgradient of the former fuel heating oil tank in order to measure water quality at this location. Water quality data from groundwater monitoring well MW 52 and also the newly proposed 12th Street well should be provided to this office on a quarterly basis.

Mr. Mark Tortorich
May 28, 1991
Page 2 of 2

You are requested to submit a work plan outlining the above specified objectives within 45 days of the receipt of this letter. Should you have any questions concerning the contents of this letter please do not hesitate to contact me at 415/271-4320.

Sincerely,



Paul M. Smith
Hazardous Materials Specialist

cc:

Lois Parr, Redevelopment Agency, City of Oakland
George Ford/Bill Copeland, Woodward-Clyde Consultants
Lester Feldman, SFRWQCB
Howard Hatayama, DHS
Gil Jensen, Alameda County District Attorney's Office of
Consumer and Environmental Protection
Rafat A. Shahid, Assistant Agency Director, Alameda County
Environmental Health Department

15

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



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

Certified Mailer #P 062 127 958

February 5, 1990

Ms. Lois Parr
Redevelopment Agency City of Oakland
1333 Broadway Ave., 9th Floor
Oakland, CA 94612

Re: Site Remediation at future Oakland Federal Building site
12th & Jefferson Streets, Oakland, CA 94612

Dear Ms. Parr:

It has recently come to the attention of this agency through the submission of an underground tank closure plan by Mr. William Copeland of Woodward Clyde consultants that site remediation has been an ongoing matter at the above site.

During subsequent conversations with Bill Copeland and George Ford it became apparent that extensive soil containing petroleum and lead contamination has previously been excavated from this site. After witnessing the removal of the underground storage tank recently discovered along the 14th Street side of the property it became apparent that there is some additional contamination associated with this former tank site which needs to be addressed.

Our office will be the lead agency overseeing both the soil and groundwater remediation of this site. The Regional Water Quality Control Board (RWQCB) is currently unable to oversee the large number of cases within Alameda County and has delegated the handling of this case to our Division. We will be in contact with the RWQCB in order to provide you with guidance concerning the RWQCB's remediation requirements. However, please be aware that you are responsible for diligent actions to protect waters of the state.

You are requested to submit any documentation concerning previous or future environmental site assessment or remediation for review to both this office and to the Regional Water Quality Control Board (RWQCB). We have recently received a report dated July 1990 prepared by Woodward-Clyde Consultants.

In a phone conversation with Bill Copeland on 1/29/91 it was verbally agreed that further excavation would occur to remove contaminated soil from beneath the tank located along the 14th Street side of the property. It was further agreed that all soil removed from this area would be stockpiled and properly characterized prior to disposal. Sampling was to occur once subsurface contamination was excavated to confirm a non-detectable result for the presence of Total Petroleum Hydrocarbons as diesel, and Benzene, Toluene, Xylene, and Ethyl benzene, and for the presence of Total Oil and Grease.

Ms. Parr
February 5, 1991
Page 2 of 2

You are requested to follow up the above work with a written report describing and documenting the tank closure process.

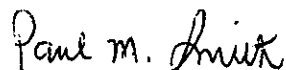
A review of our records indicates that no initial deposit was submitted to this office when initial remedial activity was initiated on the above site. However, recently funds were submitted by your consultant, Woodward Clyde, for the overview of the underground storage tanks. The funds submitted for the review of these closure proceedings will also be used for the review of the recently received report and of any additional information furnished to this department.

Please provide the requested documentation to this office addressing previously addressed contamination, within 10 days of the receipt of this letter, and for future proposed work as soon as it becomes available.

Perhaps at some time in the future it would be possible to meet with you, your consultant, and any other interested parties to discuss the status of the remediation at the above site.

If you have any questions concerning the above requests please contact me at 415/271-4320.

Sincerely,



Paul M. Smith
Hazardous Materials Specialist

cc:

George Ford/Bill Copeland, Woodward Clyde Consultants
Lester Feldman, SFRWQCB
Howard Hatayama, DHS
Mark Tortorich, USGSA
Gil Jensen, Alameda County District Attorney's Office of
Consumer and Environmental Protection
Rafat A. Shahid, Assistant Agency Director, Alameda County
Environmental Health Department
Files

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



SITE: 1330 Martin L. King Jr. Way
Oakland.

R01059

Certified Mailer #: P 062 128 078

DEPARTMENT OF ENVIRONMENTAL HEALTH
Hazardous Materials Program
80 Swan Way, Rm. 200
Oakland, CA 94621
(415) 271-4320

September 12, 1989

Ms. Lois Parr
Oakland Redevelopment Agency
1417 Clay Street, 2nd Floor
Oakland, CA 94612

Re: Investigation and Remediation of the 13th and Jefferson Streets
Site in Oakland, California

Dear Ms. Parr:

We have reviewed the Gasoline Contamination Assessment report prepared by Subsurface Consultants, Inc. for 13th and Jefferson Streets in Oakland and dated August 22, 1989. While this report documents the investigation of hydrocarbon contaminated soil, we await documentation of the following items:

- a) the removal of the lead and PNA contaminated soil;
- b) the removal of the contaminated soil beneath the sump;
- c) the permitting or abandonment plans for the 215 foot deep well (see item 5 of our June 29, 1989 letter);
- d) plans for handling of the well discovered during PNA and lead contaminated soil excavation;
- e) the removal of the three underground tanks from beneath the Jefferson Street sidewalk on August 23, 1989; and
- [f) the removal of hydrocarbon contaminated soil, as proposed in the Subsurface Consultants, Inc. document dated August 28, 1989 and approved in our letter dated September 11, 1989.]

The report(s) documenting this work must include figures and analytical results for all samples taken, chain of custody records, copies of manifests (for disposal of soil, sludge, tank, liquid, etc.) geological cross sections, and concentration profiles for the contaminant plumes. Slotted screen depths must be noted on well logs. Any soil odors must be noted on boring logs.

Page 2 of 6
Ms. Lois Parr
Jefferson Street Contamination
September 12, 1989

Your consultant has proposed additional groundwater contamination assessment work for the 13th and Jefferson site area. A workplan for this ground water contamination must be submitted to our office within 60 days of the soil excavation noted in item f) above. The workplan must address the following items:

1. Definition of the horizontal and vertical extent of the ground water pollution plume, both on and off site.

- A. Additional monitoring wells are needed to determine the extent and magnitude of the dissolved product plume. One monitoring well must be installed within 10 feet of the former tank (or presumed former tank) locations in the down-gradient direction.
- B. Monitoring wells shall be designed and constructed to be consistent with the SFRWQCB guidelines and to permit entrance of any free product into the wells. Filter pack and slot sizes for all wells should be based on particle analysis (ASTM D-422) from each stratigraphic unit in at least one boring on the site and on the types of ground water contaminants present. The well screen must be situated to intercept any floating product from both the highest and lowest ground water levels. All wells shall be surveyed to mean sea level (MSL) to an established benchmark to 0.01 foot.
- C. Free product thicknesses and water levels must be measured and wells must be sampled.

Measure free product thicknesses and water levels in all wells weekly for one month and then as part of every sampling event. Free product measurements must be made with an optical probe or other device which has been shown to be of equivalent accuracy. A ground water gradient map shall be developed for every water level data set. If the gradient fluctuates, water level measurements must continue to be made monthly until a gradient pattern is established. Fluctuations in ground water levels due to tidal action should also be documented.

For three consecutive months, monitoring wells shall be sampled monthly for dissolved constituents; free product thickness and water level measurements must be made in all wells before any purging or sampling activities are begun.

Page 3 of 6
Ms. Lois Parr
Jefferson Street Contamination
September 12, 1989

After three consecutive months of sampling, sampling may be conducted as needed for remediation purposes but must be done at least quarterly for all monitoring wells.

- D. Ground water samples are to be analyzed by a California State Certified Laboratory for the contaminants found in site soils (PCB, TPH, TOG, PNA, metals, methylene chloride, xylenes, and any other appropriate constituents per Attachment 1).
- E. Groundwater levels and quality must be monitored for a minimum of one year, even if no remediation is needed.

2. Interpretation of hydrogeologic data.

- A. Water level contour maps showing ground water gradient direction, and free and dissolved product plume definition maps of each contaminant constituent should be prepared routinely and submitted with other sampling results.
- B. The hydrogeologic characteristics of the aquifer must be described. An estimate of vertical transmissivity, based on a laboratory permeability test or a pump test, is required for any unit identified as a clay. Identification of the clay should be verified by particle analysis (ASTM D-422).
- C. Geologic cross-sections should be prepared as specified in Attachment 2 using appropriate boring logs.
- D. The cross sections, ground water gradients (horizontal and vertical), and any tidal effects should be interpreted to explain pollution migration patterns.

3. Determination of the potential short- and long- term impact of the pollution plume on the beneficial uses of ground and surface water in the area.

- A. Beneficial uses of ground and surface water in the area which might be impacted by this site must be identified. Evaluation of the actual or potential short and long term impacts of this site on these beneficial uses is also required. Examples of beneficial uses include irrigation water supply, ground water recharge, fresh water habitat, wildlife habitat, contact and non-contact recreation, and fish migration.

Page 4 of 6
Ms. Lois Parr
Jefferson Street Contamination
September 12, 1989

4. Reporting

- A. Monthly reports must be submitted for the monthly ground water sampling events. These reports should include, at a minimum, results of water level and water quality sampling, gradient determination and gradient maps, and contamination plume maps.
- B. Quarterly reports must be submitted following the beginning of quarterly ground water sampling. These reports should describe the status of the investigation and cleanup and should include the following:
- * Details and results of all work performed during the quarter (e.g. records of field observations and data, boring and well construction logs, water level data, chain-of-custody forms, laboratory-originated analytical results for all samples collected, tabulations of soil and ground water contaminant concentrations, tabulations of free product thicknesses, etc.)
 - * Status of ground water contamination characterization
 - * Interpretation of the results (e.g. water level contour maps showing ground water gradient direction, free and dissolved product plume definition maps, tidal effects, cross sections, etc.)
 - * Plans or recommendations for additional investigative work or remediation
 - * Copies of TSDF to Generator manifests for any hazardous wastes hauled off site
- C. All reports and proposals must be signed by a California-Certified Engineering Geologist, California-Registered Geologist or a California-Registered Civil Engineer (see page 2, 2 June 1988 SFRWQCB document). A statement of qualifications for each lead professional should be included in all workplans and reports.
- D. Each technical report should be submitted with a cover letter from the Oakland Redevelopment Agency. The letter must be signed by a principal executive officer or by an authorized representative of that person.

Page 5 of 6
Ms. Lois Parr
Jefferson Street Contamination
September 12, 1989

5. Site Safety Plan.

Our office will be the lead agency overseeing the investigation of this site. The San Francisco Bay Regional Water Quality Control Board (SFRWQCB) is currently unable to oversee the large number of underground tank cases within Alameda County and has delegated the handling of this case to our Division. We will be in contact with the SFRWQCB in order to provide you with guidance concerning the SFRWQCB's investigation requirements.

All work must be performed according to the following SFRWQCB documents:

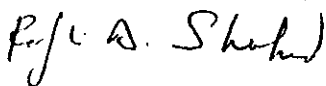
- * Regional Board Staff Recommendations for Initial Evaluation and Investigation of Underground Tanks, 2 June 1988, revised 18 May, 1989 (2 June 1988 SFRWQCB document);
- * Appendix A for above, 1 July 1988, revised 3 April 1989; and

Copies of these documents can be obtained by calling the SFRWQCB data management group at 464-1269.

Enclosed is an "Underground Storage Tank Unauthorized Release (Leak)/Contamination Site Report" form which must be completed and returned within five working days. Please send the entire completed form to our office.

We appreciate the thorough and professional work your consultant has done to date on this site. We look forward to working with your consultant in the coming months as site assessment and remediation continues. If you have any questions concerning this site, please contact Katherine Chesick, Hazardous Materials Specialist, at (415) 271-4320.

Sincerely,



Rafat A. Shahid, Chief,
Hazardous Materials Division

RAS:kac

attachments

Page 6 of 6
Ms. Lois Parr
Jefferson Street Contamination
September 12, 1989

- cc: James P. Bowers, Subsurface Consultants, Inc.
- Donnel Choy, City of Oakland
- John Esposito, Bramalea Pacific
- Tim Brown, Crosby, Heafey, Roach & May
- Lester Feldman, Regional Water Quality Control Board,
San Francisco Bay Region
- Howard Hatayama, State Department of Health Services
- Gil Jensen, Alameda County District Attorney, Consumer and
Environmental Protection Division
- Katherine Chesick, Alameda County Hazardous Materials Division
Files

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



SITE: 1330 Martin L. King Jr. way
Oakland

R01059

Certified Mailer #: P 062 128 077

September 11, 1989

Ms. Lois Parr
Oakland Redevelopment Agency
1417 Clay Street, 2nd Floor
Oakland, CA 94612

DEPARTMENT OF ENVIRONMENTAL HEALTH
Hazardous Materials Program
80 Swan Way, Rm. 200
Oakland, CA 94621
(415) 271-4320

Re: Review of Remediation Plan for Gasoline Contaminated Soils,
13th and Jefferson, Oakland

Dear Ms. Parr:

We have reviewed the Subsurface Consultants, Inc. Remediation Plan for Excavation and Aeration of Gasoline Contaminated Soils at 13th and Jefferson Streets in Oakland, dated August 28, 1989. This plan is acceptable to us provided the following items are incorporated:

- 1) An assessment is done of the effect the remaining contaminant concentrations will have on ground water quality. While we accept the proposed plan to excavate soil to a depth of 27 feet, generally removing soil having greater than 100 ppm total volatile hydrocarbons, we recommend excavation of as much of the contaminated soil as possible. Any remaining contaminant concentrations must not pose a threat to ground water quality.
- 2) Sufficient soil samples are collected to document the remaining soil contamination.
- 3) All contaminated soil is hauled off to a permitted landfill, even if the soil is aerated or bioremediated to reduce contaminant levels. Soil which is contaminated when excavated may not be put back into the ground under any conditions. This requirement is a recent new policy of the Regional Water Quality Control Board (RWQCB). Please note that remediation of contaminated soil may still be economically advisable since some Class III landfills have indicated they will accept soil contaminated with less than 100 ppm total petroleum hydrocarbons. A list of these landfills may be obtained from the RWQCB (464-1269). Please contact Tom Callahan, Lester Feldman or Dyan Whyte at the RWQCB should these landfills not accept such soil.
- 4) The revised Bay Area Air Quality Management District Rule 40 (February 1989) is followed during soil excavation and aeration. Please inform the BAAQMD of your soil aeration schedule.

Page 2 of 2
Ms. Lois Parr
Jefferson Street Contamination
September 11, 1989

- 5) A copy of the Remediation Plan is sent to the RWQCB. Please note that per our June 29, 1989 letter, all proposals, reports and analytical results pertaining to the investigation and remediation of the Jefferson Street contamination must be sent to both the RWQCB and our office.

Should you have any questions, please contact Katherine Chesick, Hazardous Materials Specialist, at (415) 271-4320.

Sincerely,

Rafat A. Shahid

Rafat A. Shahid, Chief,
Hazardous Materials Division

RAS:kac

cc: James P. Bowers, Subsurface Consultants, Inc.
Donnel Choy, City of Oakland
John Esposito, Bramalea Pacific
Tim Brown, Crosby, Heafey, Roach & May
Lester Feldman, Regional Water Quality Control Board
Howard Hatayama, State Department of Health Services
Gil Jensen, Alameda County District Attorney, Consumer and
Environmental Protection Division
Katherine Chesick, Alameda County Hazardous Materials Division
Files

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



SITE: 1330 Martin Luther King
Jr. Way, Oakland
(City of Oakland)

R01059

Certified Mailer #: P 062 128 052

August 16, 1989

Ms. Lois Parr
Oakland Redevelopment Agency
1417 Clay Street, 2nd Floor
Oakland, CA 94612

DEPARTMENT OF ENVIRONMENTAL HEALTH
Hazardous Materials Program
80 Swan Way, Rm. 200
Oakland, CA 94621
(415) 271-4320

**** NOTICE OF VIOLATION ****

Re: Remediation Requirements for the Eastern Half of the Block
bounded by 13th Street, 14th Street, Jefferson Street, and
Martin Luther King Jr. Way in Oakland

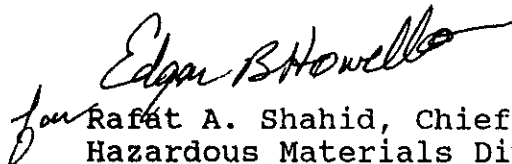
Dear Ms. Parr:

Per our letter to you dated June 29, 1989 you were to have submitted a work plan addressing the contamination, potential for underground tanks, and the 215 foot deep well on the eastern half of the block bounded by 13th Street, 14th Street, Jefferson Street, and Martin Luther King Jr. Way. This plan was due in our office by July 29, 1989. While we have discussed the site with your consultant, Subsurface Consultants, Inc., we have not received the required plan or written documentation of proposed activities. We therefore are issuing a notice of violation and require that this plan or a document which presents a schedule for plan submittal be submitted to our office for review within 25 days of the date of this letter.

A copy of our June 29, 1989 letter is attached for your convenience.

Should you have any questions, please contact Katherine Chesick, Hazardous Materials Specialist, at (415) 271-4320.

Sincerely,


Rafat A. Shahid, Chief,
Hazardous Materials Division

Page 2 of 2
Ms. Lois Parr
Jefferson Street Contamination
August 16, 1989

RAS:kac

attachment

cc: James P. Bowers, Subsurface Consultants, Inc.
Donnel Choy, City of Oakland
John Esposito, Bramalea Pacific
Tim Brown, Crosby, Heafey, Roach & May
Lester Feldman, Regional Water Quality Control Board
Howard Hatayama, State Department of Health Services
Gil Jensen, Alameda County District Attorney, Consumer and
Environmental Protection Division
Katherine Chesick, Alameda County Hazardous Materials Division
Files

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



R01059

DEPARTMENT OF ENVIRONMENTAL HEALTH
Hazardous Materials Program
80 Swan Way, Rm. 200
Oakland, CA 94621
(415) 271-4320

Certified Mailer #: p 062 128 053

August 16, 1989

Ms. Lois Parr
Oakland Redevelopment Agency
1417 Clay Street, 2nd Floor
Oakland, CA 94612

**** NOTICE OF VIOLATION ****

Re: Remediation Requirements for Underground Gasoline Storage Tank
Related Contamination at 1330 Martin Luther King Jr. Way,
Oakland

Dear Ms. Parr:

Per our letter to you dated June 27, 1989 you were to have submitted a work plan addressing the remediation of underground storage tank related contamination at 1330 Martin Luther King Jr. Way in Oakland. This plan was due in our office by July 27, 1989. To date, we have not received this plan. We therefore are issuing a notice of violation and require that this plan or other written document which presents a schedule for plan submittal be submitted to our office for review within 25 days of the date of this letter.

A copy of our June 27, 1989 letter is attached for your convenience.

Should you have any questions, please contact Katherine Chesick, Hazardous Materials Specialist, at (415) 271-4320.

Sincerely,

for Rafat A. Shahid, Chief,
Hazardous Materials Division

Page 2 of 2
Ms. Lois Parr
1330 Martin Luther King Jr. Way
August 16, 1989

RAS:kac

attachment

cc: James P. Bowers, Subsurface Consultants, Inc.
Donnel Choy, City of Oakland
John Esposito, Bramalea Pacific
Tim Brown, Crosby, Heafey, Roach & May
Lester Feldman, Regional Water Quality Control Board
Howard Hatayama, State Department of Health Services
Gil Jensen, Alameda County District Attorney, Consumer and
Environmental Protection Division
Katherine Chesick, Alameda County Hazardous Materials Division
Files

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



City of Oakland
1330 Martin Luther King
Jr. Way, Oakland

R01059

Certified Mailer #:p 833 981 468

June 29, 1989

Ms. Lois Parr
Oakland Redevelopment Agency
1417 Clay Street, 2nd Floor
Oakland, CA 94612

DEPARTMENT OF ENVIRONMENTAL HEALTH
Hazardous Materials Program
80 Swan Way, Rm. 200
Oakland, CA 94621
(415) 271-4320

Subject: Remediation Requirements for the Eastern Half of the Block bounded by 13th Street, 14th Street, Jefferson Street and Martin Luther King Jr. Way in Oakland

Dear Ms. Parr:

We have received and reviewed the following documents prepared by Subsurface Consultants, Inc. concerning the environmental assessment of the block bounded by 13th Street, 14th Street, Jefferson Street, and Martin Luther King Jr. Way in Oakland:

Preliminary Environmental Assessment, Block Bounded by 13th & 14th Streets, Martin Luther King Jr. Way, and Jefferson Street, Oakland, September 14, 1988

Acid Soil Conditions in Soils Near Basement Floor Drain Inlet, Block Bounded by Martin Luther King Jr. Way, Jefferson, 13th and 14th Streets, Oakland, November 30, 1988

Report, PNA and Lead Contaminated Soil and Sump Remediation, 13th and Jefferson Streets, Oakland, January 16, 1989

Remediation Plan, Lead and PNA Contaminated Soil and Sump Removal, 13th and Jefferson Streets, Oakland, May 12, 1989

These reports present a use history for the site, acknowledge the existence of contamination related to a former underground storage tank in the northwestern site corner, and document the existence of the following soil contaminants in the southeastern site corner:

- * total lead up to 1,300 mg/kg (test pit 10, 2 feet below ground surface, January 16, 1989 report);
- * phenanthrene, a polynuclear aromatic hydrocarbon (PNA), up to 1,200 mg/kg (boring 33, 2 feet below ground surface, January 16, 1989 report; 1,100 mg/kg pyrene and fluoranthene also detected in the same sample); and
- * gasoline up to 2310 mg/kg (boring 24, 27.5 feet below ground surface, September 14, 1989 report).

Page 2 of 3
Ms. Lois Parr
Jefferson Street Contamination
June 29, 1989

Underground tank pipelines (see September 14, 1988 document, page 4) and possibly as many as three underground storage tanks also exist in this same area. The reports also document the existence of a 215 foot deep well and a sump containing PCB-, heavy metal-, and organic chemical- contaminated black oily sludge in the southeastern site corner.

Based on this information, we require preparation of a work plan which, at a minimum, addresses the items listed below. Please submit this plan within 30 days of the date of this letter.

- 1) Remediation of the lead and PNA contaminated soil and removal of the sump and associated sludge found in the southeastern site corner. This may be performed per Subsurface Consultants, Inc. proposal of May 12, 1989 and our responding letter dated June 16, 1989. Please submit the report referenced by Subsurface Consultants, Inc. (see Subsurface Consultants, Inc. September 14, 1988 report, page 17) which contains the analytical results of the sump sludge.
- 2) A site survey done by geophysical, excavation or other means to locate any remaining underground storage tanks.
- 3) Removal of any remaining underground storage tanks and any tank piping found as a result of item 2). Any tank removals must follow proper underground tank closure procedures as set forth by this office and by the Oakland Fire Department.
- 4) Determination of the vertical and lateral extent of the gasoline contaminated soil located in the southeastern site corner. If no underground tanks are found as a result of item 2), the source for the gasoline contamination must be identified.
- 5) Abandonment of the 215 foot deep well according to Alameda County Flood Control and Water Conservation District, Zone 7 (ACFC Zone 7) and Regional Water Quality Control Board (RWQCB) requirements OR permitting of the well for continued use through ACFC Zone 7. Please note that if the well is to be preserved for continued use, it must be protected during site remediation and construction activities.

Note: requirements for remediation of the northwestern site corner have already been set forth in our letter to you dated June 27, 1989.

Page 3 of 3
Ms. Lois Parr
Jefferson Street Contamination
June 29, 1989

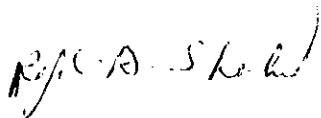
All proposals, reports and analytical results pertaining to this investigation and remediation must be sent to our office and to Scott Hugenberger and Lester Feldman. Documents for Mr. Hugenberger and Mr. Feldman may be sent to the following address:

Regional Water Quality Control Board
1111 Jackson Street
Oakland, California 94607
(415) 464-1255

To cover our costs for remediation review, please submit a check, payable to Alameda County, for \$600.

Should you have any questions concerning this letter, please contact Katherine Chesick, Hazardous Materials Specialist, at (415) 271-4320.

Sincerely,



Rafat A. Shahid, Chief,
Hazardous Materials Division

RAS:kac

cc: James P. Bowers, Subsurface Consultants, Inc.
Donnel Choy, City of Oakland
John Esposito, Bramalea Pacific
Tim Brown, Crosby, Heafey, Roach & May
Lester Feldman, Regional Water Quality Control Board
Scott Hugenberger, Regional Water Quality Control Board
Howard Hatayama, State Department of Health Services
Gil Jensen, Alameda County District Attorney, Consumer and
Environmental Protection Division
Katherine Chesick, Alameda County Hazardous Materials Division
Files

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



R01059

DEPARTMENT OF ENVIRONMENTAL HEALTH
Hazardous Materials Program
80 Swan Way, Rm. 200
Oakland, CA 94621
(415) 271-4320

Certified Mailer #: P 833 981 463

June 27, 1989

Ms. Lois Parr
Oakland Redevelopment Agency
1417 Clay Street, 2nd Floor
Oakland, CA 94612

Subject: Remediation Requirements for Underground Gasoline Storage
Tank Related Contamination at 1330 Martin Luther King Jr.
Way, Oakland

Dear Ms. Parr:

We have received and reviewed the following documents prepared by
Subsurface Consultants, Inc. concerning contamination at 1330
Martin Luther King Jr. Way in Oakland:

Progress Report 1, Underground Fuel Tank Leak Assessment, 1330
Martin Luther King Jr. Way, Oakland, July 29, 1988

Remediation Concepts, Underground Fuel Tank Leakage, 1330
Martin Luther King Jr. Way, Oakland, September 9, 1988

Remediation Plan - Phase 1, Soil Excavation and Aeration 1330
Martin Luther King Jr. Way, Oakland, September 23, 1988

These reports document the removal of a 550 gallon underground
gasoline storage tank, the identification of soil contamination of
up to 7,660 ppm total volatile hydrocarbons (gasoline), the
identification of ground water contamination of up to 90 mg/l total
petroleum hydrocarbons (gasoline), and the measurement of up to
13.5 inches of free product on the ground water (Well 16). The
soil contamination extends off site across Martin Luther King Jr.
Way where it appears to be concentrated in a sandy zone 20 to 28
feet below ground surface. The dissolved product plume has moved
off site to the northwest. The extent of this contamination, not
determined to date, must be assessed and remediated.

To complete contaminant assessment and begin remediation, we
require that you submit a work plan which, at a minimum, addresses
the items listed below and presents a timetable for their
completion. Please submit this work plan within 30 days of the
date of this letter.

Page 2 of 7
Ms. Lois Parr
1330 Martin Luther King Jr. Way
June 27, 1989

Items to Address:

- 1. Immediate initiation of free product removal.**
- 2. Determination of the vertical and lateral extent of soil contamination.**

The investigative work done to date does not adequately define the horizontal or vertical extent of soil contamination. The extent of soil contamination - especially north of the former gasoline tank, south of the former tank at a depth of approximately 21 feet, and at depths greater than 28.5 feet - must be investigated.

- A. Additional soil samples must be collected. Consult the September 1985 RWQCB document and the LUFT manual for soil sampling protocols. During drilling of all boreholes and monitoring wells, undisturbed soil samples are to be collected at a minimum of every five feet in the unsaturated zone and at any changes in lithology for logging and analytical purposes. Borings and wells are to be permitted through Alameda County Flood Control and Water Conservation District, Zone 7. Borings and wells shall be logged from undisturbed soil samples. Logs shall include observed soil odors; blow counts shall be expressed in blows per 6 inches of drive.

- B. Soil samples are to be analyzed by a California State Certified Laboratory for the appropriate constituents (see Attachment 1).

- 3. Definition of the horizontal and vertical extent of the ground water pollution plume, both on and off site.**

The extent of the floating product plume and the dissolved constituent plume has not been defined.

- A. Additional monitoring wells are required to determine the extent and magnitude of the free product and dissolved product plumes.
- B. Monitoring and extraction wells should be designed and constructed to be consistent with the September 1985 RWQCB document and to permit entrance of free product into the wells. Filter pack and slot sizes for all wells should be based on particle analysis (ASTM D-422) from each stratigraphic unit in at least one boring on the site and on the type of groundwater contaminant present. Both new and existing wells shall be surveyed to mean sea level.

- C. Measure free product weekly for the first month following well installation. For the first three months following well installation, monitoring wells shall be sampled monthly for free product and dissolved constituents. After three consecutive months of sampling, sampling may be conducted as needed for remediation purposes but must be done at least quarterly for all monitoring wells. Before each sampling event is begun, free product thicknesses and water levels shall be measured in all wells. A ground water gradient map shall be developed for every water level data set. If the gradient fluctuates, water level measurements must continue to be made monthly until a gradient pattern is established. Floating product measurements shall be performed using an optical probe or other device which has been shown to be of equivalent accuracy.
- D. Ground water samples are to be analyzed by a California State Certified Laboratory for the appropriate constituents (see Attachment 1, Table 2, 2 June 1988 RWQCB document).

4. Interpretation of hydrogeologic data.

- A. Water level records, water level contour maps, ground water gradient determinations, and free and dissolved product plume definition maps of each contaminant constituent should be prepared routinely and submitted with other sampling results. Fluctuations in groundwater levels due to tidal action should also be documented.
- B. The hydrogeologic characteristics of the aquifer must be described. An estimate of vertical transmissivity, based on a laboratory permeability test or a pump test, is required for any unit identified as a clay. Identification of the clay should be verified by particle analysis (ASTM D-422).
- C. Geologic cross-sections should be prepared as specified in Attachment 2 using appropriate boring logs.
- D. The cross sections, ground water gradients (horizontal and vertical), and any tidal effects should be interpreted to explain pollution migration patterns.

5. Determination of the potential short- and long- term impact of the pollution plume on the beneficial uses of ground and surface water in the area.

Page 4 of 7
Ms. Lois Parr
1330 Martin Luther King Jr. Way
June 27, 1989

- A. Beneficial uses of ground and surface water in the area which might be impacted by this site must be identified. Evaluation of the actual or potential short and long term impacts of this site on these beneficial uses is also required. Examples of beneficial uses include irrigation water supply, ground water recharge, fresh water habitat, wildlife habitat, contact and non contact recreation, and fish migration.

6. Development of a remediation plan.

- A. A remediation plan for the site shall be developed. This plan is to include a time schedule for remediation plan implementation and, at a minimum, must address the following issues:
- i) Removal of all free product by an appropriate remediation system. Specific information on the system must be submitted. Manual bailing of fuel product is not acceptable as a recovery system. Actual amounts of free product removed must be monitored and tabulated.
 - ii) Remediation of any contaminated soils and dissolved constituents such that beneficial uses of the ground and surface waters are restored or protected as required by the State Water Resources Control Board's Resolution No. 68-16, "Policy With Respect to Maintaining High Quality of Waters in California".
 - iii) Design of a remedial action system which is based on appropriate review of hydrogeologic and water quality data and on evaluation of mitigation alternatives. Aquifer test data (pump- and/or slug-testing) should be used to determine aquifer characteristics and the probable capture zone(s) of extraction system(s). The overall effectiveness of the remediation system should be verified by an appropriate monitoring program.
- B. Mitigation involving on-site treatment of hazardous wastes requires a variance from the State of California Department of Health Services (DHS). Such a variance may be applied for at either the DHS regional office in Emeryville (Permitting Section) or the DHS office in Sacramento (Alternative Technology Section, (ATS)). In the event on-site treatment is considered, we recommend that you and your consultant contact or meet with ATS to discuss the type of remediation most appropriate for the

Page 5 of 7
Ms. Lois Parr
1330 Martin Luther King Jr. Way
June 27, 1989

site and to discuss the information needed in a variance application. The following people can be contacted at ATS with remediation and variance application questions: Mr. John Wesnousky, Mr. Tej Pahwa, and Mr. Ken Smarkel. They can be reached at (916) 324-1807. In the event on-site treatment is used, the DHS office issuing the on-site treatment variance will oversee only the treatment technology. The extent and degree of cleanup will still be overseen by our office and the RWQCB.

- C. Implementation of remedial plans for free product, polluted soils, and dissolved constituents may be appropriate prior to full definition of the extent of pollution. If remedial action is to be postponed pending further investigation, a rationale for this proposal should be provided.

7. Reporting

- A. Each technical report should be submitted with a cover letter from the Oakland Redevelopment Agency and received in this office by the established due date. The letter must be signed by an authorized representative of that agency.
- B. Monthly reports must be submitted for the next three months with the first report due on September 27, 1989. These reports should include, at a minimum, results of water level and water quality sampling, gradient determination and gradient maps, and contamination plume maps.
- C. Quarterly reports must be submitted beginning on February 27, 1990. These reports should describe the status of the investigation and cleanup and should include the following:
- * Details and results of all work performed during the quarter (e.g. water level records, clear records of field observations, chain-of-custody forms, boring logs, well construction logs, laboratory-originated analytical results for all samples collected, tabulations of soil and groundwater contaminant concentrations, tabulations of free product thicknesses, tabulation of amount of free product removed, etc.)
 - * Status of soil contamination remediation

- * Status of dissolved constituent remediation and free product removal (e.g. estimated starting date, daily flow records, and evaluation of remediation system performance)
- * Interpretation of the results (e.g. water level contour maps; ground water gradient determinations; free and dissolved product plume definition maps of each constituent; tidal effects, cross sections, etc.)
- * Plans for additional investigative work or remediation
- * Copies of TSDF to Generator manifests for any hazardous wastes hauled off site

D. All reports and proposals must be signed by a California-Certified Engineering Geologist, California-Registered Geologist or a California-Registered Civil Engineer (see page 2, 2 June 1988 RWQCB document). A statement of qualifications for each lead professional should be included in all reports. Initial tank removal and soil sampling does not require such expertise; however, borehole and monitoring well installation and logging, and impact assessments do require such a professional.

8. Site Safety Plan.

In addition to the above plan, please submit the following:

- 1) Copies of all TSDF to Generator Hazardous Waste Manifest generated for the site to date (e.g. for the hauling and disposal of the underground tank, the tank contents, any soil, etc.)
- 2) Chain of custody records for all soil and ground water samples collected to date for the tank-related contamination.

All work must be performed according to the Regional Board Staff Recommendations for Initial Evaluation and Investigation of Underground Tanks, 2 June 1988 (2 June 1988 RWQCB document) and the Guidelines for Addressing Fuel Leaks, September 1985 (September 1985 RWQCB document). Copies of these documents can be obtained by calling the RWQCB data management group at 464-1269. Please note the 2 June 1988 RWQCB document supercedes the September 1985 RWQCB document where the two documents differ.

Page 7 of 7
Ms. Lois Parr
1330 Martin Luther King Jr. Way
June 27, 1989

All proposals, reports and analytical results pertaining to this investigation and remediation must be sent to our office and to:

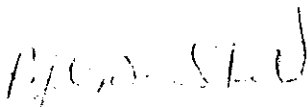
Scott Hugenberger
Toxics Cleanup, Underground Tank Section
Regional Water Quality Control Board
1111 Jackson Street
Oakland, California 94607
(415) 464-1255

Our office will be the lead agency overseeing both the soil and groundwater remediation of this site. The Regional Water Quality Control Board (RWQCB) is currently unable to oversee the large number of fuel cases within Alameda County and has delegated the handling of this case to our Division. We will be in contact with the RWQCB and will assist you in meeting RWQCB's remediation requirements. However, please be aware that you are responsible for diligent actions to protect waters of the State.

To cover our costs for remediation review, please submit a check, payable to Alameda County, for \$600.

Should you have any questions concerning this letter, please contact Katherine Chesick, Hazardous Materials Specialist, at (415) 271-4320.

Sincerely,


Rafat A. Shahid, Chief,
Hazardous Materials Division

RAS:kac

cc w/ attachments:

James P. Bowers, Subsurface Consultants, Inc.
Donnel Choy, City of Oakland
John Esposito, Bramalea Pacific
Tim Brown, Crosby, Heafey, Roach & May
Lester Feldman, Regional Water Quality Control Board
Scott Hugenberger, Regional Water Quality Control Board
Howard Hatayama, State Department of Health Services
Katherine Chesick, Alameda County Hazardous Materials Division
Files

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



R01059

Certified Mailer #: P 833 981 453

DEPARTMENT OF ENVIRONMENTAL HEALTH
Hazardous Materials Program
80 Swan Way, Rm. 200
Oakland, CA 94621
(415)271-4320

June 16, 1989

Ms. Lois Parr
City of Oakland
Office of Economic Development & Employment
1417 Clay Street, 2nd Floor
Oakland, Ca. 94612

Subject: Review of Plan for Remediation of Lead and Polynuclear
Aromatic Hydrocarbon (PNA) Contaminated Soil and for Sump
Removal at 1330 Martin Luther King Jr. Way, Oakland

Dear Ms. Parr:

We have reviewed the Remediation Plan for Lead and PNA Contaminated Soil and Sump Removal at 13th and Jefferson Streets (1330 Martin Luther King Jr. Way) in Oakland, dated May 12, 1989 and prepared by Subsurface Consultants, Inc. This plan is acceptable to us and may be carried out provided the following items are incorporated:

- 1) We are notified two working days in advance of lead and PNA contaminated soil excavation and sump removal;
- 2) We are notified two working days in advance of the collection of soil samples from the bottom and sides of the excavations;
- 3) Sufficient soil samples are collected from the bottom and sides of the excavations to confirm the removal of hazardous wastes. A soil sampling proposal may be submitted to us for review before work is begun; and
- 4) Copies of the TSDF to Generator hazardous waste manifests for hazardous materials transported offsite are submitted to our office.

Page 2 of 2
Ms. Lois Parr
1330 Martin Luther King Jr. Way, Oakland
June 16, 1989

If you have any questions, please contact Katherine Chesick,
Hazardous Materials Specialist, at 271-4320.

Sincerely,

Rafat A. Shahid

Rafat A. Shahid, Chief,
Hazardous Materials Division

RAS:kac

cc: James P. Bowers, Subsurface Consultants, Inc.
Donnel Choy, City of Oakland
John Esposito, Bramalea Pacific
Tim Brown, Crosby, Heafey, Roach & May
Lester Feldman, Regional Water Quality Control Board
Scott Hugenberger, Regional Water Quality Control Board
Howard Hatayama, State Department of Health Services
Gil Jensen, Alameda County District Attorney, Consumer and
Environmental Protection Division
Katherine Chesick, Alameda County Hazardous Materials Division
Files



Certified Mail # P 691 211 066

Telephone Number: (415) 271-4320

October 6, 1988

Mrs. Lois Parr
Oakland Redevelopment Agency
1417 Clay Street, 2nd Floor
Oakland, CA 94612

RE: Soil Excavation & Aeration at 1330 Martin Luther King, Jr. Way,
Oakland,

Dear Ms. Parr:

We have reviewed the Phase 1 Remediation Plan for soil excavation and aeration at 1330 Martin Luther King, Jr., Way, in Oakland. The plan is acceptable to us and may be carried out. We require notification of the excavation and aeration proceedings as they occur. Aeration and stockpile soil sampling must be conducted according to the Bay Area Air Quality Management District's regulations.

We will be sending a letter to you shortly outlining addition site cleanup requirements. These requirements will be developed by our office and the Regional Water Quality Control Board.

If you have any questions about these matters, please contact Katherine Chesick, Hazardous Materials Specialist, at 271-4320. We look forward to working with you.

Sincerely,

Rafat A. Shahid, Chief,
Hazardous Materials Program

RAS:KC:mnc

cc: James P. Bowers, Subsurface Consultants, Inc.
John Esposito, Bramalea Pacific
Tim Brown, Crosby, Heafey, Roach & May
Donnell Choy, Attorney
Lisa McCann, RWQCB-SF Region
Dwight Hoenig, DOHS
Gil Jensen, Alameda County District Attorney, Consumer &
Environmental Protection Agency

TABLE #2
REVISED 6 OCTOBER 1988

RECOMMENDED MINIMUM VERIFICATION ANALYSES FOR
UNDERGROUND TANK LEAKS

<u>HYDROCARBON LEAK</u>	<u>SOIL ANALYSIS</u>		<u>WATER ANALYSIS</u>	
<u>Unknown Fuel</u>	TPH G TPH D BTX&E	GCFID(5030) GCFID(3550) 8020 or 8240	TPH G TPH D BTX&E	GCFID(5030) GCFID(3510) 602 or 624
<u>Leaded Gas</u>	TPH G BTX&E ---Optional--- TEL EDB	GCFID(5030) 8020 or 8240 DHS-LUFT DHS-AB1803	TPH G BTX&E TEL EDB	GCFID(5030) 602 or 624 DHS-LUFT DHS-AB1803
<u>Unleaded Gas</u>	TPH G BTX&E	GCFID(5030) 8020 or 8240	TPH G BTX&E	GCFID(5030) 602 or 624
<u>Diesel</u>	TPH D BTX&E	GCFID(3550) 8020 or 8240	TPH D BTX&E	GCFID(3510) 602 or 624
<u>Jet Fuel</u>	TPH D BTX&E	GCFID(3550) 8020 or 8240	TPH D BTX&E	GCFID(3510) 602 or 624
<u>Kerosene</u>	TPH D BTX&E	GCFID(3550) 8020 or 8240	TPH D BTX&E	GCFID(3510) 602 or 624
<u>Fuel Oil</u>	TPH D BTX&E	GCFID (3550) 8020 or 8240	TPH D BTX&E	GCFID(3510) 602 or 624
<u>Chlorinated Solvents</u>	CL HC BTX&E	8010 or 8240 8020 or 8240	CL HC BTX&E	601 or 624 602 or 624
<u>Non Chlorinated Solvents</u>	TPH D BTX&E	GCFID(3550) 8020 or 8240	TPH D BTX&E	GCFID(3510) 602 or 624
<u>Waste Oil or Unknown</u>	TPH G TPH D O & G BTX&E CL HC	GCFID(5030) GCFID(3550) 503D&E 8020 or 8240 8010 or 8240	TPH G TPH D O & G BTX&E CL HC	GCFID(5030) GCFID(3510) 503A&E 602 or 624 601 or 624

---If any of the above detected, include:---

ICAP or AA TO DETECT METALS: Cd, Cr, Pb, Zn
METHOD 8270 FOR SOIL OR WATER TO DETECT:
PCB
PCP
PNA
CREOSOTE

Reference: Regional Board Staff Recommendations for Initial Evaluation and Investigation of Underground Tanks, 2 June 1988, SF Bay RWQCB

2 June 1988

EXPLANATION FOR TABLE #2: MINIMUM VERIFICATION ANALYSIS

TOTAL PETROLEUM HYDROCARBONS (TPH) as gasoline (G) and diesel (D) ranges (volatile and extractible, respectively) are to be analyzed and characterized by GC FID with a fused capillary column and prepared by EPA method 5030 for volatile hydrocarbons, or extracted by sonication using 3550 methodology for extractible hydrocarbons.

TETRAETHYLLEAD (TEL) may be analyzed as total lead. However, a confirming analysis must be completed using a soil sample at the same soil depth in another borehole, or for water, from an upgradient well that is not contaminated with hydrocarbons.

CHLORINATED HYDROCARBONS (CL HC) and BENZENE, TOLUENE, XYLENE AND ETHYLBENZENE (BTX&E) are analyzed in soil by EPA methods 8010 and 8020, respectively, (or 8240) and for water 601 and 602, respectively, (or 624).

OIL AND GREASE (O & G) may be used when heavy, straight chain hydrocarbons may be present. Infrared analysis by method 418.1 may also be acceptable for O & G if proper standards are used.

Notes:

- To avoid false positive detection of benzene, benzene-free solvents are to be used. Fused capillary columns are preferred to packed columns; a packed column may be used as a "first cut" with "dirty" samples or once the hydrocarbons have been characterized and proper QA/QC is followed.
- For DRINKING WATER SOURCES, EPA recommends that the 500 series for volatile organics be used in preference to the 600 series because the detection limits are lower and the QA/QC is better.
- For all analyses on Table #2, appropriate standards are to be used for the material stored in the tank. For instance, seasonally, there may be five different jet fuel mixtures to be considered.
- Other methodologies are continually being developed (such as cryogenic focusing), and as they are accepted by EPA or DHS, they also can be used.

GEOLOGIC CROSS SECTIONS**CROSS SECTION CONSTRUCTION**

The location of the cross section must be shown on a plan view map at the same scale as the cross section.

Cross section scale:

1. Horizontal scale should not exceed 1 in. = 200 ft.
2. Vertical exaggeration should not exceed 10X. The vertical scale should permit the depiction of a sandy zone 6 in. thick.

The ground surface should be represented accurately, after all the wells have surveyed elevations (top of casing and ground surface).

INFORMATION TO BE SHOWN ON CROSS SECTIONS**Stratigraphic and Structure Information:**

1. Sediment types present, including fill, should be accurately represented on the cross sections. The sediment types should be readily recognized from the boring logs. The explanation should be detailed. Formation boundaries may be shown if they are present.
2. Position of impoundments, tank excavations, or other contaminant sources should be shown.
3. The cross section should also accurately depict:
 - a) Position of wells and borings with identifying numbers.
 - b) Position of well screens and filter pack.
 - c) Position of encountered water, with dates if applicable.

Contaminant Information:

Using the first cross section, construct additional cross sections showing the areas of the following contaminants and the direction of contaminant movement:

- 1) Soil contamination
- 2) Free product (floating portion) - "floaters"; show each constituent separately
- 3) Dissolved contamination; show each constituent separately
- 4) Contaminants heavier than water (if present) - "sinkers"; show each constituent separately