

ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY

DAVID J. KEARS, Agency Director



R01088

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 30, 1993
StID # 1073

Mr. Kenneth W. Morris
Morris Property
Sacramento Street Tower
550 California St., Suite 720
San Francisco, CA 94104

**Re: Subsurface Investigation at 8304 Baldwin St., Oakland,
CA 94621, former Morris Equipment Yard**

Dear Mr. Morris:

Our office has received and reviewed the October 18, 1993 report from Artesian Environmental Consultants detailing the installation and sampling of a monitoring well at the above site. The analytical results indicate that low concentrations of diesel and motor oil are present in the soil and in the groundwater beneath this site. Our office agrees with the recommendation of your consultant, ie groundwater monitoring should continue for a minimum of four consecutive quarters. After this, our office will review the results and make recommendation for either further investigation or for site closure.

For your information, quarterly monitoring reports no longer need to be sent to the Water Board. All reports will be maintained solely at our County office.

You may contact me at (510) 271-4530 if you have any questions.

Sincerely,

Handwritten signature of Barney M. Chan in cursive.

Barney M. Chan
Hazardous Materials Specialist

cc: B. Mira, Artesian Environmental, 3175 Kerner Blvd., Suite E,
San Rafael, CA 94901
E. Howell, files

3-8304

ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY

DAVID J. KEARS, Agency Director



R01088

RAFAT A. SHAHID, ASST. AGENCY DIRECTOR

September 28, 1993
StID # 1073

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

Mr. Kenneth W. Morris
Morris Property
Sacramento Street Tower
550 California St., Suite 720
San Francisco, CA 94104

**Re: Implementation of Work Plan for the Installation of a
Monitoring Well at 8304 Baldwin St., Oakland CA 94621**

Dear Mr. Morris:

I was informed on September 27, 1993 by Mr. Thom Maney of Artesian Environmental that he intended to install a monitoring well at the above site in accordance with a previously approved work plan dated July 16, 1992. Upon file review, it was noted that the referenced work plan was conditionally approved and the conditions were stated in my September 2, 1992 letter.

To reiterate the noted conditions, they were:

1. You were to identify the neighboring sites cited by Mr. Andreas Godfrey which verified the assumed southwesterly groundwater gradient.
2. You were instructed to run TPH as motor oil in addition to TPHd, TPHg and BTEX.
3. You were requested to submit a site specific Health and Safety plan for the installation of the well.

After speaking with Mr. Maney, we have resolved the above items in the following fashion:

- a. After reviewing the file for 8401 Baldwin, our office concurs that a southwesterly gradient is a reasonable assumption. Please locate the well within ten feet of the former tank pit.
- b. TPH as motor oil will be run on the soil and groundwater samples. Please note, as is common, a soil sample should be taken from the well boring for screening and potential chemical analysis at a rate of one per every five feet or change in lithology and at the capillary fringe. The capillary zone sample must be analyzed in the laboratory as well as any sample which exhibits significant values through screening.

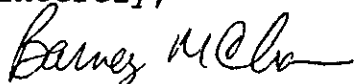
Mr. Kenneth Morris
StID # 1073
8304 Baldwin St.
September 28, 1993
Page 2.

c. A Health and Safety plan will be available at the site for review on the day of monitoring well installation.

I understand, the monitoring well installation is tentatively scheduled for Thursday, September 30, 1993. Please inform me if your plans change.

You may contact me at (510) 271-4530 if you have any questions.

Sincerely,



Barney M. Chan
Hazardous Materials Specialist

cc: T. Maney, Artesian Environmental, 3175 Kerner Blvd., Suite E,
San Rafael, CA 94901
E. Howell, files

2wp8304

ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY

DAVID J. KEARS, Agency Director



R01088

RAFAT A. SHAHID, ASST. AGENCY DIRECTOR

August 6, 1993
StID # 1073

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

Mr. Kenneth W. Morris
Morris Property
18515 Watters Drive
Castro Valley, CA 94546

**Re: Request for Status of Subsurface Investigation for 8304
Baldwin St., Oakland CA 94621, former Morris Transportation**

Dear Mr. Morris:

In regards to the investigation of the diesel tank removal on 12/26/90 from the above location, our office last corresponded to you in my September 2, 1992 letter conditionally approving the July 16, 1992 work plan for monitoring well installation provided by Mr. John Warda. Since this time, our office has yet to hear whether this work has occurred and if so, whether groundwater monitoring is occurring on a quarterly basis.

Please be aware that Title 23 of the California Code of Regulations, Chapter 16, Section 2652 11 (d) requires that until the investigation and cleanup are complete, the owner or operator shall submit reports to the local agency every three months, or at a more frequent interval as specified by the local agency. In addition, the California Health and Safety Code, Chapter 6.7, Section 25298(c) (4) states that no person shall close an underground tank system unless the person demonstrates to the appropriate agency that the site has been investigated to determine if there were any present or past releases, and if so, that the appropriate corrective actions were taken. Civil penalty of up to \$5000/day per each tank which is improperly closed exist.

Please provide a written update with all technical reports, along with a schedule for next quarter's actions to our office within **30 days or by September 10, 1993.**

You may contact me at (510) 271-4530 if you have any questions.

Sincerely,

Barney M. Chan
Hazardous Material Specialist

cc: G. Jensen, Alameda County District Attorney Office
E. Howell, files

ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY

DAVID J. KEARS, Agency Director



RO 1088

RAFAT A. SHAHID, ASST. AGENCY DIRECTOR

August 6, 1993
StID # 1073

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

Mr. Kenneth W. Morris
Morris Property
18515 Watters Drive
Castro Valley, CA 94546

**Re: Request for Status of Subsurface Investigation for 8304
Baldwin St., Oakland CA 94621, former Morris Transportation**

Dear Mr. Morris:

In regards to the investigation of the diesel tank removal on 12/26/90 from the above location, our office last corresponded to you in my September 2, 1992 letter conditionally approving the July 16, 1992 work plan for monitoring well installation provided by Mr. John Warda. Since this time, our office has yet to hear whether this work has occurred and if so, whether groundwater monitoring is occurring on a quarterly basis.

Please be aware that Title 23 of the California Code of Regulations, Chapter 16, Section 2652 11 (d) requires that until the investigation and cleanup are complete, the owner or operator shall submit reports to the local agency every three months, or at a more frequent interval as specified by the local agency. In addition, the California Health and Safety Code, Chapter 6.7, Section 25298(c) (4) states that no person shall close an underground tank system unless the person demonstrates to the appropriate agency that the site has been investigated to determine if there were any present or past releases, and if so, that the appropriate corrective actions were taken. Civil penalty of up to \$5000/day per each tank which is improperly closed exist.

Please provide a written update with all technical reports, along with a schedule for next quarter's actions to our office **within 30 days or by September 10, 1993.**

You may contact me at (510) 271-4530 if you have any questions.

Sincerely,

Barney M. Chan
Hazardous Material Specialist

cc: G. Jensen, Alameda County District Attorney Office
E. Howell, files

ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY



DAVID J. KEARS, Agency Director

September 2, 1992
STID # 1073

R01088

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

Mr. Kenneth W. Morris
Morris Property
Sacramento Street Tower
550 California St., Suite 720
San Francisco, CA 94104

Re: Approval for Work Plan for 8304 Baldwin St., Oakland CA
94621, Former Morris Equipment Yard

Dear Mr. Morris:

Our office has received and reviewed the July 16, 1992 work plan for the installation of a monitoring well at the above referenced site as provided by Mr. John Warda. The work plan is acceptable and may proceed immediately with the following conditions:

1. Identify those neighboring sites used for inferred gradient which Mr. Andreas Godfrey cited in the referenced June 3, 1992 conversation. The County is aware of only one additional site at 8401 Baldwin.
2. Please run Total Petroleum Hydrocarbons as motor oil, TPHmo, on all soil and groundwater samples in addition to TPHd, TPHg and BTEX (benzene, toluene, ethylbenzene and xylenes). You may recall TPHmo was found in initial soil samples taken at the time of the tank removal.
3. Provide a site specific Health and Safety plan for the installation of the well and verify that all workers have received the required OSHA training per 29 CFR 1910.120.

Please provide the requested information and inform this office within three working days prior to the installation of the well.

You may contact me at (510) 271-4350 should you have any questions.

Sincerely,

A handwritten signature in cursive script that reads "Barney M. Chan".

Barney M. Chan
Hazardous Materials Specialist

cc: M. Thomson, Alameda County District Attorney Office
R. Hiett, RWQCB
E. Howell, files
WP-8304Bal

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



R01088

RAFAT A. SHAHID, Assistant Agency Director

June 5, 1992
STID # 1073

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

Morris Transportation
Attn: Mr. Kenneth Morris
18515 Watters Drive
Castro Valley, CA 94546

Re: Request for Extension of Deadline for Work Plan for
8304 Baldwin St., Oakland CA 94621

Dear Mr. Morris:

I have received your request for a 60 day extension for the
submittal of a work plan for the groundwater investigation at the
above site. The County recognizes the need to receive proposals
for this work but also recognizes that you were initially
informed of this requirement to submit a work plan in a March 14,
1991 certified letter from our office. With this in mind, you
are given a forty-five (45) day extension to provide our office
with an acceptable work plan. This work plan should be received
by July 20, 1992.

Again, you should consider this a formal request for technical
reports pursuant to the California Water Code Section 13267 (b).
Failure to submit such documents may subject you to civil
liabilities and/or possible referral of this case to the District
Attorney Office for enforcement.

You may contact me at (510) 271-4320 should you have any
questions regarding this letter.

Sincerely,

A handwritten signature in cursive script that reads "Barney M. Chan". The signature is written in dark ink and is positioned above the typed name.

Barney M. Chan
Hazardous Materials Specialist

cc: M. Thomson, Alameda County District Attorney Office
R. Hiett, RWQCB
S. Balestrieri, Balestrieri Associates, 326 Ardenale Dr.,
Daly City, CA 94015
2-8304Baldwin

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



R01088

RAFAT A. SHAHID, Assistant Agency Director

April 29, 1992
STID# 1073

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

Morris Transportation
Attn: Mr. Kenneth Morris
8300 Baldwin St.
Oakland CA 94621

Re: Request for Work Plan for Subsurface Investigation
at 8304 Baldwin St., Oakland CA 94621

Dear Mr. Morris:

Our office has received the April 9, 1991 letter from Mr. Steven Balestrieri outlining the resampling of soil and water samples around the excavation pit at the above referenced site. As you may recall, soil and water samples taken immediately after the tank removal, performed in December of 1990, indicated contamination of total petroleum hydrocarbons as diesel, TPHd, and benzene, toluene, ethylbenzene and xylenes, (BTEX). It appears that after overexcavation of the pit, low to non-detectable concentrations of TPHd and BTEX were found in the confirmatory water and soil samples.

Please be advised in accordance to the "Tri-Regional Board Guidelines, August 10, 1990", a soil and groundwater investigation is required given the initial soil and groundwater concentrations found in the original samples. The groundwater investigation requires the installation of a minimum of one monitoring well within ten feet and in the confirmed down-gradient location relative to the former tank excavation pit. Even though subsurface sources of contamination may have been removed, the extent of groundwater contamination has not yet been determined. The grab water resampling, taken to illustrate groundwater impact, cannot serve as evidence to state that there is no groundwater impact.

You are therefore requested to submit a work plan within thirty (30) days which addresses this groundwater issue. Since this work plan will include items which will require geologic or engineering evaluations, it should be signed by a registered or certified professional in accordance to the Business and Professions Code.

You should consider this a formal request for technical reports pursuant to the California Water Code Section 13267 (b). Any extensions of agreed upon deadlines must be confirmed in writing by either this Division or the RWQCB. Failure to submit such documents may subject you to civil liabilities and/or possible referral of this case for enforcement.

Mr. Ken Morris
8304 Baldwin St.
STID #1073
April 29, 1992
Page 2.

You may contact me at (510) 271-4320 should you have any questions regarding this letter.

Sincerely,



Barney M. Chan
Hazardous Materials Specialist

cc: M. Thomsom, Alameda County District Attorney Office
R. Hiett, RWQCB
S. Balestrieri, Balestrieri Associates, 326 Ardenale Dr.,
Daly City, CA 94015

WP-8304Baldwin

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



R01088

Certified Mail # P 062 127 975
March 14, 1991

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

Mr. Ken Morris
Morris Transportation
8304 Baldwin St.
Oakland CA 94621

Subject: Unauthorized Release at Underground Tank Removal
Morris Transportation
8304 Baldwin St., Oakland CA 94621

Dear Mr. Morris:

Alameda County Environmental Health, Hazardous Materials Division has been informed of soil results from the underground tank removal performed at the above referenced site on December 26, 1990. These analytical results were provided to our agency by Mr. Fred Davis of Polymatrix Associates in a report sent to you dated February 24, 1991. These results state that the sample from the west end contained 340 ppm Total Petroleum Hydrocarbons as diesel and 620 ppm Total Petroleum Hydrocarbons as motor fuel. The east end sample contained 440 ppm Total Petroleum Hydrocarbons as motor oil. In addition, soil samples representing the stockpiled soils from the excavation pit showed similar concentrations of these fuel constituents. The groundwater sample showed detectable benzene, toluene and diesel at 0.7 ppb, 0.7ppb and 0.90ppm respectively.

We have also received an Underground Storage Tank Unauthorized Release (Leak)/ Contamination Site Report filled out by Mr. Fred Davis.

Because of these above stated results your site is considered to have experienced an unauthorized release of petroleum hydrocarbons which has impacted the soil and the groundwater, the extent of which must be assessed and remediated.

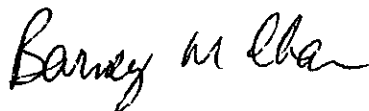
You are therefore requested to submit a work plan within thirty (30) days which addresses these issues. Enclosed please find a copy of a "typical" workplan to use as guidance.

Mr. Ken Morris
March 14, 1991
Page 2.

All proposals, reports and analytical results pertaining to this investigation and remediation must be sent to our office and the Regional Water Quality Control Board (RWQCB) to the attention of Mr. Lester Feldman. Their address is : 2101 Webster St. 4th Floor, Oakland, CA 94612. Please be aware that this is a formal request for technical reports pursuant to the California Water Code Section 13267 (b). Any extensions of agreed upon time deadlines must be confirmed in writing by either this Division or the RWQCB.

Please contact me at 271-4320 should you have any questions regarding this letter.

Sincerely,



Barney M. Chan
Hazardous Materials Specialist

cc: Gil Jensen, Alameda County District Attorney, Consumer and
Environmental Protection Division
Lester Feldman, RWQCB
H.Hatayama, DOHS
Fred Davis, Polymatrix Associates
Edgar Howell, Chief, Hazardous Materials Division