

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



201134

Alameda County Environmental Health Div.
Mail Code: 430-4580
Environmental Protection Services
1131 Harbor Bay Parkway, Room 250
Alameda CA 94502-6577

August 15, 1996
STID 3697

Jim Bickley
Westburne Supply
PO Box 65013
Anaheim CA 92805

RE: P.E. O'Hare site, 309-4th St., Oakland CA 94607

Dear Mr. Poirier,

I am in receipt of the "Work Plan for Final Sampling and Monitoring Well Destruction," prepared by William Dubovsky Environmental (WDE), dated 7/10/96. This workplan involves the drilling of 2 soil borings to a depth of 12'bgs. Two soil samples will be collected from a depth of 12'bgs as shown on Figure 3. The 3 existing monitoring wells will be destroyed at the same time, under permit from Zone 7. **This workplan is acceptable for implementation.**

Please contact me by telephone at least 2 business days in advance of field activities. I can be reached at 510-567-6761.

Sincerely,

Jennifer Eberle
Hazardous Materials Specialist

cc: William Dubovsky Environmental, 3931 Luneman Rd., Placerville CA 95667
Acting Chief/file

je.3697-B

**ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY**

DAVID J. KEARS, Agency Director



R01134

RAFAT A. SHAHID, DIRECTOR

July 6, 1995
STID 3697

DEPARTMENT OF ENVIRONMENTAL HEALTH
State Water Resources Control Board
Division of Clean Water Programs
UST Local Oversight Program
1131 Harbor Bay Parkway
Alameda, CA 94502-6577
(510) 567-6700

Serge Poirier
Westburne Supply
PO Box 65013
Anaheim CA 92805

RE: P.E. O'Hare site, 309-4th St., Oakland CA 94607

Dear Mr. Poirier,

Since my last letter to you dated 8/30/94, the following documents have been received in this office:

- 1) "Soil Stockpile Disposal," prepared by William Dubovsky Environmental (WDE), dated September 1994
- 2) "Groundwater Sampling Report, Period Ending March 31, 1995," prepared by WDE, dated 4/6/95

The September 1994 report documents the off-site disposal on 9/9/94 of 54 cubic yards of stockpiled soil.

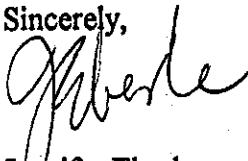
It appears that groundwater is now being sampled annually, as was presented to you as being acceptable, in my last letter dated 8/30/94. Groundwater was reportedly sampled on 3/16/94 and subsequently on 3/14/95.

The option of risk assessment was previously presented to you in my letter dated 8/30/94. Since then, a risk assessment guidance document has been issued by the American Society for Testing and Materials (ASTM). This document is officially known as the Emergency Standard Guide (ES 38-94) for Risk-Based Corrective Action (RBCA) Applied at Petroleum Release Sites. This guidance uses three tiers of RBCA. The first tier is simply a table with conservative risk-based screening levels. I compared your residual soil concentrations with those in Tier 1. However, the residual soil concentrations exceed those of Tier 1. Tiers 2 and 3 are more site-specific, take into account factors such as depth to soil contamination, but they require calculations. Therefore, you have the option to hire a qualified consultant to complete the ASTM Tier 2 (and Tier 3 if necessary) calculations, and present the findings. Again, the other option is to continue annual groundwater sampling and monitoring for an undetermined length of time.

Please let me know what you decide. I can be reached at 510-567-6761.

July 6, 1995
STID 3697
Serge Poirier
page 2 of 2

Sincerely,



Jennifer Eberle
Hazardous Materials Specialist

cc: William Dubovsky Environmental, 3931 Luneman Rd., Placerville CA 95667
Jun Makishima/file

je.3697-A

ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY

DAVID J. KEARS, Agency Director



Roll 34

RAFAT A. SHAHID, ASST. AGENCY DIRECTOR

DEPARTMENT OF ENVIRONMENTAL HEALTH

August 30, 1994
STID 3697

Serge Poirier
Westburne Supply
PO Box 65013
Anaheim CA 92805

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

RE: PE O'Hare site, 309-4th St., Oakland CA 94607

Dear Mr. Poirier,

This letter serves to document our telephone conversation today. John Crarvich is no longer with Westburne Supply, and you are the new contact person. We discussed the ongoing environmental investigation at the above-referenced site. There have been seven quarters of groundwater monitoring and sampling. Results have been consistently low or Non-Detectable (ND) concentrations of groundwater contaminants. However, significant concentrations of soil contamination was left in place [18,000 parts per million (ppm) Total Petroleum Hydrocarbons as gasoline (TPH-g); and 63 ppm benzene]. Due to these residual concentrations, we cannot close this case. The groundwater wells should serve to monitor leaching of soil contaminants into the groundwater. Your options are 1) do long-term groundwater monitoring, although at a reduced frequency (annual is acceptable), or 2) conduct a risk assessment to determine the threat from leaving the residual soil concentration in place.

At this point, we agreed to start an annual groundwater monitoring and sampling program. The last event was March 1994. **The next groundwater monitoring and sampling event should be scheduled for March 1995. Please submit the report to this office within 45 days of the next sampling event.**

Soil is still stockpiled onsite from the October 1992 excavation work. This soil was reportedly sampled and analyzed, as per a telephone conversation between myself and Bill Dubovsky on 8/29/94. **Please submit the results from the soil stockpile sampling, as well as the chain of custody form, and a map indicating soil sampling locations, within 30 days, or by September 30, 1994.** A determination will be made as to how to dispose of the soil stockpile upon receipt of these documents. **Please include a cover letter from your office with these documents.**

August 30, 1994
STID 3697
Serge Poirier
page 2 of 2

If you have any questions, I can be reached at 510-567-6700.

Sincerely,



Jennifer Eberle
Hazardous Materials Specialist

cc: Bill Dubovsky, 3931 Luneman Rd., Placerville CA 95667
Ed Howell/file

je 3697

ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY

DAVID J. KEARS, Agency Director



Roll 34

RAFAT A. SHAHID, ASST. AGENCY DIRECTOR

DEPARTMENT OF ENVIRONMENTAL HEALTH
State Water Resources Control Board
Division of Clean Water Programs
UST Local Oversight Program
80 Swan Way, Rm 200
Oakland, CA 94621
(510) 271-4530

September 1, 1992

STID 3697

John Crvarich
Westburne Supply
PO Box 65013
Anaheim CA 92815-8513

Re: P.E. O'Hair
309-4th St.
Oakland CA 94607

We have received and reviewed the "Work Plan for Additional Excavation and Monitoring Well Installation," prepared by William Dubovsky Environmental, dated 8/17/92. The work plan proposes re-excavation of the former tank pit, confirmatory soil samples, three soil borings around the former tank pit, development of the three borings into groundwater monitoring wells, and quarterly groundwater monitoring/sampling.

The work plan is hereby approved on the following conditions:

1. Soil samples for the three borings will be screened in the field for hydrocarbon vapors. If such vapors are detected, the soil sample will be analyzed for TPH-g and BTEX as per the Tri-Regional Board Staff Recommendations for Preliminary Evaluation and Investigation of Underground Tank Sites.
2. "For construction of the monitoring well within 10 feet (downgradient) of the contaminant source, all samples collected are to be analyzed in the laboratory for the appropriate constituents," as per page 11 of the Tri-Regional Board Staff Recommendations for Preliminary Evaluation and Investigation of Underground Tank Sites.
2. Monitoring wells will be surveyed with respect to mean sea level.

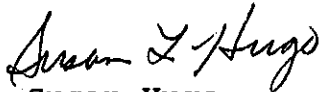
All proposals, reports, and analytical results pertaining to this investigation and remediation must be sent both to our office and to:

Rich Hiett
RWQCB, San Francisco Bay Region
2101 Webster St., Suite 500
Oakland CA 94612

John Crvarich
STID 3697
Page 2 of 2
September 1, 1992

If you have any questions, please contact Jennifer Eberle at 510-271-4320.

Sincerely,



Susan Hugo
Senior Hazardous Materials Specialist

cc: Mike O'Hair, 309-4th St., Oakland CA 94607
Mike Dubovsky, 3931 Luneman Rd., Placerville CA 95667
Rich Hiett, RWQCB
Ed Howell/Files

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ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



R01134

RAFAT A. SHAHID, Assistant Agency Director

March 23, 1992

STID #3697

P.E. O'Hair
840 Brannan St.
San Francisco CA 94103
Attn: Donald O'Hair

RE: P.E. O'Hair
309-4th St.
Oakland CA 94607

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

Dear Mr. O'Hair,

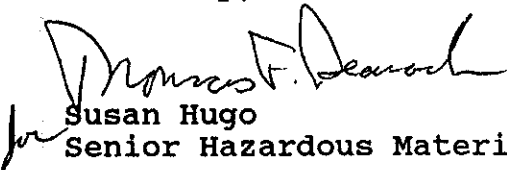
The case file for the above referenced site has recently been reviewed by our staff. An underground gasoline storage tank was removed from this site in 1988. High concentrations of Total Petroleum Hydrocarbons as gasoline (TPH-g), benzene, toluene, ethylbenzene, and xylenes (BTEX) were found in the soils sampled from beneath the tank on 8/22/88. High concentrations of TPH-g, ethylbenzene and xylenes were again found in the soils sampled from the tank pit and stockpiled soils on 1/22/90.

Guidelines established by the San Francisco Bay Regional Water Quality Control Board require that a groundwater monitoring program be established whenever soil hydrocarbon contamination reaching or exceeding 100 parts per million (ppm) is detected.

Please submit a workplan delineating groundwater investigation for this site. This work must be performed under the direction of a registered engineer/geologist and all boring logs and data reports must be submitted to this office for review. The groundwater investigation must include a minimum of 3 exploratory wells to identify groundwater gradient. Once the gradient is determined, you must install one groundwater monitoring well within 10 feet downgradient of the tank excavation. Groundwater must be sampled for TPH-g and BTEX for at least 4 quarters. Additional sampling may be necessary.

If you have any questions, please contact Jennifer Eberle, Hazardous Materials Specialist, at 510-271-4320.

Sincerely,


for Susan Hugo

Senior Hazardous Materials Specialist

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