

ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY



DAVID J. KEARS, Agency Director

RO# 1152

October 24, 1996
STID 3738

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

Douglas and Shar Salter
Summit Realty Interests
1551 Larimer St., #1302
Denver CO 80202

RE: vacant lot, 901 Jefferson St., Oakland CA 94607

Dear Mr. and Mrs. Salter,

This office is in the process of closing this case. The RWQCB has already signed off on the Case Closure Summary. Although there are residual amounts of groundwater contamination (18,000 ppb TPHg, 320 ppb benzene, 120 ppb toluene, 530 ppb xylenes and 260 ppb ethylbenzene), a site-specific risk assessment was performed, and results indicated that there is no significant threat to human health via the residential scenario. Therefore, the monitoring wells will be destroyed. **This letter is being sent to inform Zone 7 of the status of this case.**

Please contact me by telephone at least 2 business days in advance of the well destruction so that I may be present onsite, if my schedule allows. You are also requested to provide a brief letter report documenting the well destruction. As soon as that report is received, a Remedial Action Completion Certificate (aka final closure letter) will be written, signed by our Director, and sent to you. If you have any questions, please contact me at 510-567-6761.

Sincerely,

Jennifer Eberle
Hazardous Materials Specialist

cc: Doug Lovell, Streamborn, PO Box 9504, Berkeley CA 94709-0504
Attn: Wyman Hong, Alameda County Flood Control District, Zone 7, Water Agency
5997 Parkside Dr., Pleasanton CA 94588
Jennifer Eberle/file

je.3738zone.7



January 3, 1996
STID 3738

Douglas and Shar Salter
Summit Realty Interests
1551 Larimer St., #1302
Denver CO 80202

DEPARTMENT OF ENVIRONMENTAL HEALTH
Environmental Protection Division
1131 Harbor Bay Parkway, #250
Alameda, CA 94502-6577
(510) 567-6700

RE: vacant lot, 901 Jefferson St., Oakland CA 94607

Dear Mr. and Mrs. Salter,

I am in receipt of your cover letter dated 12/11/95, and the accompanying two reports, received in this office on 12/15/95:

- 1) "Results of Pilot-Scale Treatability Testing of Insitu Bioremediation Plus Proposed Full-Scale Insitu Bioremediation Treatment," dated 10/9/95 and
- 2) "Well Installation and Groundwater Monitoring," dated 8/28/95.

The "Well Installation" report documents the installation of PTW-1, the well used for dosing of nutrients and hydrogen peroxide.

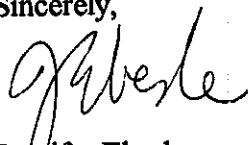
The "Full-Scale Insitu Bioremediation Treatment" proposal involves the installation of an additional 3 groundwater monitoring wells, for a total of 7 "dosing wells." This proposal has been reviewed, and is acceptable with the following understandings, as discussed today via telecon with Doug Lovell of Streamborn:

- a) A minimum of one soil sample per each new borehole will be submitted for analysis (for TPHg and BTEX).
- b) Well MW-19 should be analyzed during every sampling event, since it has the highest concentrations. The frequency of sampling events and the selection of wells will be determined by Streamborn. The wells in the northeast corner of the site should be the focus. It is my understanding that not all wells will be sampled every quarter, due to cost restraints.


During a telecon with Kevin Graves of the RWQCB today, he indicated that Waste Discharge Requirements would be waived for the full scale bioremediation. If you have any questions, please contact me at 510-567-6761.

January 3, 1996
STID 3738
Douglas and Shar Salter
page 2 of 2

Sincerely,



Jennifer Eberle
Hazardous Materials Specialist

cc: Kevin Graves, RWQCB
Doug Lovell, Streamborn, PO Box 9504, Berkeley CA 94709-0504
 Acting Chief/file

je.3738-A

ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY

DAVID J. KEARS, Agency Director



RO1152

RAFAT A. SHAHID, ASST. AGENCY DIRECTOR

September 1, 1994
STID 3738

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

Douglas and Shar Salter
Summit Realty Interests
1424 Larimer St., #207
Denver CO 80202

RE: vacant lot, 901 Jefferson St., Oakland CA 94607

Dear Mr. and Mrs. Salter,

I am in receipt of two reports from Streamborn: "Data Submittal - Groundwater Monitoring," dated 2/2/94; and "Bench-Scale Treatability Testing Results and Proposed Pilot-Scale Testing Insitu Bioremediation," dated 4/15/94. These reports were received in this office on 6/15/94.

The "Data Submittal - Groundwater Monitoring," dated 2/2/94 documented groundwater monitoring and sampling performed on 12/15/93. Groundwater concentrations did not change significantly since the previous groundwater monitoring event. Approximately 1/3" of free product was observed in MW-19.

The "Bench-Scale Treatability Testing Results and Proposed Pilot-Scale Testing Insitu Bioremediation," dated 4/15/94 indicates that bioremediation may effectively remediate the petroleum hydrocarbon contamination in groundwater.

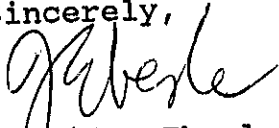
Please note that you'll need approval from EBMUD or the RWQCB to discharge any water to the sewer or the storm drain, respectively. This was discussed during our meeting on 7/23/94, when Doug Lovell of Streamborn was also present.

The need for a letter from the RWQCB for the pilot-scale test was discussed between Kevin Graves from the RWQCB and myself on 9/1/94. Mr. Graves will not recommend enforcement for the pilot-scale test; no letter is needed from the RWQCB. Therefore, **this office accepts the Proposed Pilot-Scale Testing Insitu Bioremediation," dated 4/15/94, prepared by Streamborn.** Please notify me at least 2 business days ahead of the planned field work.

September 1, 1994
STID 3738
Douglas and Shar Salter
page 2 of 2

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

Sincerely,



Jennifer Eberle
Hazardous Materials Specialist

cc: Doug Lovell, Streamborn, PO Box 9504, Berkeley CA 94709-
0504
Kevin Graves, RWQCB
Ed Howell/file

je 3738

ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY



DAVID J. KEARS, Agency Director

RAFAT A. SHAHID, ASST. AGENCY DIRECTOR

R02924 (SUC)

✓ R01152 (WP)

Certified Mailer # P 113 815 333
December 28, 1992

STID 3738

Douglas Salter
1551 Larimer St. #1302
Denver CO 80202

RE: 901 Jefferson St.
Oakland CA 94607

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

Dear Mr. Salter,

As you are likely aware, soil containing up to 1,500 ppm TPH as gasoline, and groundwater containing up to 26,000 ppb TPH as gasoline and 7,500 ppb benzene was found in the northeast corner of the site (Jefferson St. and 10th St.) in August 1989. A historical records search revealed that "gasoline and oil were dispensed on the site. . . the source of contaminants is a leak from an underground tank located near or under the northeast corner of the site, or possibly offsite to the northeast. . . a tank may be located under the sidewalk near the corner of the site" (Woodward-Clyde Consultants, June 1990). (It is my understanding that property owners are responsible for tanks beneath their sidewalks.) Subsequent groundwater monitoring (February 1991) revealed the presence of 13,000 ppb TPH as gasoline and 7,500 ppb benzene. That was the last time groundwater was monitored and sampled.

You may recall that we spoke on the telephone on 5/5/92 regarding the status of the above referenced site. At that time, you wanted to postpone site remediation due to the possible construction of a sports arena. This construction would undoubtedly remove most, if not all, of the contaminated soil. During telephone conversations between myself and the City of Oakland in early December 1992, I learned that the City has no plans to acquire the site.

During a telephone conversation between myself and Bill Copeland of Woodward-Clyde Consultants (WCC) on 12/1/92, I learned that WCC made a proposal last summer (1992) to continue groundwater monitoring and begin soil vapor recovery. Since this work was not implemented, it appears that your response to the proposal was unfavorable.

Douglas Salter
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December 28, 1992
page 2 of 2

Therefore, this agency requests that you resume quarterly groundwater sampling within 30 days or by January 28, 1993. The sampling matrix should include TPH as gasoline and BTEX. Please submit a quarterly report with sampling results within 30 days of the sampling date. You will also need to submit a remediation workplan if the groundwater concentrations so warrant. This will be the case if the concentrations are similar to the last round of sampling.

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

Sincerely,



Jennifer Eberle
Hazardous Materials Specialist

cc: George Ford/Bill Copeland, Woodward-Clyde Consultants, 500-
12th St., Suite 100, Oakland CA 94607-4104
Rich Hiett, RWQCB
Ed Howell/File

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ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY

DAVID J. KEARS, Agency Director



R01152

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 2, 1992

Dear Sir:

The attached "Notice of Reimbursement" is not a bill. It is required by our contract with the State Water Resources Control Board that we send this letter to all responsible parties involved in a leaking petroleum underground tank site. You fall into the following category:

You (or your contractor/consultant) deposited funds for us to use to oversee the tank removal followed by the cleanup. Your case has been transferred to the Alameda County Local Oversight Program. This will involve your being billed **after** the work has been accomplished. It is directed to all responsible parties as the law requires all operators and owners to be notified.

We will continue to work with you to resolve the site remediation in progress.

If you still have any question please call this office at 271-4530 and ask for the specialist noted in the attached notice.

Sincerely,

Thomas F. Peacock, Supervising HMS
Hazardous Material Division