

ALAMEDA COUNTY  
HEALTH CARE SERVICES

AGENCY  
DAVID J. KEARS, Agency Director



RO# 1181

StID 3766

March 24, 1997

Mr. Eric Hollingsworth  
CHOC Inc  
c/o WSB Electric  
3032 Market Street  
Oakland, CA 94608

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

RE: Well Decommission at 3032 Market Street, Oakland, CA

Dear Mr. Hollingsworth:

This office and the San Francisco RWQCB have reviewed the case closure summary for the above referenced site and concur that no further action related to the underground tank release is required at this time. Before a remedial action completion letter is sent, the onsite monitoring wells (MW-1 through MW-4) should be decommissioned, if they will no longer be monitored. Please notify this office upon completion of well destruction so a closure letter can be issued.

Well destruction permits may be obtained from Alameda County Flood Control and Water Conservation, Zone 7. They can be reached at (510) 484-2600.

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

Sincerely,

eva chu  
Hazardous Materials Specialist

ALAMEDA COUNTY  
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



RO# 1181

Alameda County CC4580  
Environmental Health Services  
1131 Harbor Bay Pkwy., #250  
Alameda CA 94502-6577  
(510)567-6700 FAX(510)337-9335

May 7, 1996, STID 3766

Gary A. Jung  
C.H.O.C. Inc.  
16662 Columbia Dr.  
Castro Valley, CA 94552

Re: 3032 Market St., Oakland, CA 94608

Dear Gary A. Jung:

This office has received and reviewed Quarterly Groundwater Monitoring Reports dated January 1996 and April 15, 1996 by ACC Environmental Consultants for the above site. The following are comments concerning this site:

1. This office concurs with the conclusions on pg. 7 of the April report except that MW-1, 3 & 4 should be sampled. MW-1 & 4 are both down gradient of the remaining contamination based on the measured variation in gradient.
2. This Department agrees that the site is a low risk groundwater case and that sampling in September 1996 (biannual) is appropriate. We will also be looking at this case as a candidate for case closure, as you have also requested. Currently, the benzene found seems to exceed the Tier I ASTM look-up table so that a more site specific rationale is necessary for closure.

If you have any questions please call me at (510) 567-6782.

Sincerely,

Thomas F. Peacock, Manager  
Division of Environmental Protection

c: Gordon Coleman, Acting Chief - File  
Misty Kaltreider, ACC Environmental Consultants, 1000  
Atlantic Ave., Suite 110, Alameda, CA 94501  
Kenneth M. Williams, W.S.B. Electric, 3032 Market St.,  
Oakland, CA 94608

ALAMEDA COUNTY  
HEALTH CARE SERVICES

AGENCY  
DAVID J. KEARS, Agency Director



RO# 1181

ARNOLD PERKINS, DIRECTOR  
RAFAT A. SHAHID, DEPUTY DIRECTOR

January 5, 1996  
STID 3766

Gary A. Jung  
C.H.O.C. Inc.  
16662 Columbia Dr.  
Castro Valley, CA 94552

ALAMEDA COUNTY ENVIRONMENTAL HLTH  
ENVIRONMENTAL PROTECTION DIVISION  
1130 HARBOR BAY PARKWAY, STE 250  
ALAMEDA, CA 94502-6577  
CC: 451

Re: 3032 Market St., Oakland, CA 94608

Dear Gary A. Jung:

This office has received and reviewed a Quarterly Groundwater Monitoring Report dated October 1995 by ACC Environmental Consultants for the above site. The following are comments concerning this site:

1. This office concurs with the recommendations on page 6 of the QMR addressing water conditions around MW-3 and suspending sampling of MW-1 and MW-2 pending discovery and analysis of those conditions.
2. The contamination found around MW-3 does seem to be decreasing with regards to TPHg and benzene although TPHd is somewhat stable.

If you have any questions please call this office at (510) 567-6782.

Sincerely,

Thomas F. Peacock, Manager  
Division of Environmental Protection

c: Gordon Coleman, Acting Chief - File  
Misty Kaltreider, ACC Environmental Consultants, 1000  
Atlantic Ave., Suite 110, Alameda, CA 94501  
Kenneth M. Williams, W.S.B. Electric, 3032 Market St.,  
Oakland, CA 94608

ALAMEDA COUNTY  
HEALTH CARE SERVICES  
AGENCY

DAVID J. KEARS, Agency Director



Ro 1181

RAFAT A. SHAHID, DIRECTOR

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

September 18, 1995  
STID 3766

Gary A. Jung  
C.H.O.C. Inc.  
16662 Columbia Dr.  
Castro Valley, CA 94552

Re: 3032 Market St., Oakland, CA 94608

Dear Gary A. Jung:

This office has received and reviewed a Quarterly Groundwater Monitoring Report dated June 1995 by ACC Environmental Consultants for the above site. The following are comments concerning this site:

1. This office concurs with the recommendations on page 5 of the QMR for continued groundwater monitoring.
2. Perhaps you could propose some type of remediation such as OHC to help decrease levels of contamination found in MW-3 as none of the other wells have any contamination.
3. It also seems appropriate for you to ask to decrease the monitoring frequency and/or number of wells to be sampled.

If you have any questions please call this office at (510) 567-6782.

Sincerely,

Thomas F. Peacock, Manager  
Division of Environmental Protection

c: George Young, Acting Chief - File  
Misty Kaltreider, ACC Environmental Consultants, 1000  
Atlantic Ave., Suite 110, Alameda, CA 94501  
Kenneth M. Williams, W.S.B. Electric, 3032 Market St.,  
Oakland, CA 94608

ALAMEDA COUNTY  
HEALTH CARE SERVICES  
AGENCY

DAVID J. KEARS, Agency Director



Roll 81

RAFAT A. SHAHID, DIRECTOR

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

June 6, 1995  
STID 3766

Gary A. Jung  
C.H.O.C. Inc.  
16662 Columbia Dr.  
Castro Valley, CA 94552

Re: 3032 Market St., Oakland, CA 94608

Dear Gary A. Jung:

This office has received and reviewed a Quarterly Groundwater Monitoring Report and an Additional Subsurface Investigation Report, both dated April 1995 by ACC Environmental Consultants for the above site. The following are comments concerning this site:

1. This office concurs with the recommendations on page 4 of the QMR for continued groundwater monitoring.
2. It is good news to see that the additional well, which is downgradient, does not appear to have any soil or groundwater contamination.

If you have any questions please call this office at (510) 567-6782.

Sincerely,

Thomas F. Peacock, Supervising HMS  
Division of Environmental Protection

c: Mee Ling Tung, Acting Chief - File  
Misty Kaltreider, ACC Environmental Consultants, 1000  
Atlantic Ave., Suite 110, Alameda, CA 94501  
Kenneth M. Williams, W.S.B. Electric, 3032 Market St.,  
Oakland, CA 94608

ALAMEDA COUNTY  
HEALTH CARE SERVICES  
AGENCY

DAVID J. KEARS, Agency Director



R01181

RAFAT A. SHAHID, ASST. AGENCY DIRECTOR

DEPARTMENT OF ENVIRONMENTAL HEALTH  
State Water Resources Control Board  
Division of Clean Water Programs  
UST Local Oversight Program

March 20, 1995  
STID 3766

Kenneth M. Williams  
W.S.B. Electric  
3032 Market St.  
Oakland, CA 94608

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

Re: 3032 Market St., Oakland, CA 94608

Dear Kenneth Williams:

This office has received and reviewed a Quarterly Groundwater Monitoring Report dated December 1994 by ACC Environmental Consultants for the above site. The following are comments concerning this site:

1. This office does not concur with the recommendations on page 4 as they do not involve expanding the groundwater investigation.
2. The last letter you received from this office pointed out that there was **no down-gradient monitoring well** from MW-3, the well with the highest contamination. Therefore the extent of contamination is not defined. The other 2 wells are at best cross gradient. The levels of contamination have risen in the last quarter from 2,500 ppb TPHg to 6,500 and from 19 ppb benzene to 79, which are significant levels.

You are required to submit to this office, within 60 days, a workplan for further investigation to define the extent of contamination, especially in the western direction, toward San Pablo Ave. You should at least show the rate of groundwater movement and why additional monitoring wells should not be installed. Since you are in the Cleanup Fund, it is imperative that you proceed at the direction of this agency.

If you have any questions please call this office at (510) 567-6782.

Sincerely,

Thomas F. Peacock, Supervising HMS  
Hazardous Material Division

cc: Gordon Coleman, Acting Chief - File  
Misty Kaltreider, ACC Env. Consultants., 1000 Atlantic  
Ave., Suite 110, Alameda, CA 94501

ALAMEDA COUNTY  
HEALTH CARE SERVICES  
AGENCY

DAVID J. KEARS, Agency Director



R01181

RAFAT A. SHAHID, ASST. AGENCY DIRECTOR

DEPARTMENT OF ENVIRONMENTAL HEALTH  
State Water Resources Control Board  
Division of Clean Water Programs  
UST Local Oversight Program

December 20, 1994  
STID 3766

Kenneth M. Williams  
W.S.B. Electric  
3032 Market St.  
Oakland, CA 94608

ALAMEDA COUNTY CC4580  
DEPT. OF ENVIRONMENTAL HEALTH  
ENVIRONMENTAL PROTECTION DIVISION  
1131 HARBOR BAY PKWY., #250  
ALAMEDA CA 94502-6577

Re: 3032 Market St., Oakland, CA 94608

Dear Kenneth Williams:

This office has received and reviewed a Quarterly Groundwater Monitoring Report dated October 1994 by ACC Environmental Consultants for the above site. The following are comments concerning this site:

1. This office concurs with the recommendations on page 3, which are to discontinue quarterly sampling for TOG.
2. As figure 2 and 3 clearly show the well with the highest contamination is MW-3. There is no well down gradient from MW-3 therefore the extent of contamination is not defined. The levels of contamination are 2,500 ppb TPHg and 19 ppb benzene, which are significant levels.

You are required to submit to this office, within 60 days, a workplan for further investigation to define the extent of contamination, especially in the western direction, toward San Pablo Ave.

If you have any questions please call this office at (510) 567-6782. Notice that our office has moved.

Sincerely,

A handwritten signature in cursive script that reads "Thomas F. Peacock".

Thomas F. Peacock, Supervising HMS  
Hazardous Material Division

cc: Edgar B. Howell, Chief - File  
Chris Palmer, ACC Env. Consultants., 1000 Atlantic Ave.,  
Suite 110, Alameda, CA 94501

ALAMEDA COUNTY  
HEALTH CARE SERVICES  
AGENCY

DAVID J. KEARS, Agency Director



R01181

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 6, 1994  
STID 3766

Kenneth M. Williams  
W.S.B. Electric  
3032 Market St.  
Oakland, CA 94608

Re: 3032 Market St., Oakland, CA 94608

Dear Kenneth Williams:

This office has received and reviewed soil samples from overexcavation of the tank pit from the above site, done on 12/21/93. It appears from the sample results that the soil contamination has been removed. As mentioned in the letter from this office dated September 17, 1993 you are required to conduct a groundwater investigation. Please contact this office if you are planning to implement the Workplan for Initial Subsurface Investigation submitted by Ramos Environmental Engineering dated March 12, 1993. The following comment are to be considered:

The plan is acceptable to this office. Please contact this office at least 2 days prior to the field work commencing.

Enclosed is a workplan format as requested by Jamie Hargrave.

If you have any questions please call this office at (510) 271-4530.

Sincerely,

A handwritten signature in cursive script, appearing to read 'Thomas F. Peacock'.

Thomas F. Peacock, Supervising HMS  
Hazardous Material Division

cc: Edgar B. Howell, Chief - File  
W.A. Craig, Inc., P.O. Box 448, Napa, CA 94559-0448  
w/enclosure



ALAMEDA COUNTY  
HEALTH CARE SERVICES  
AGENCY

DAVID J. KEARS, Agency Director



R01181

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 17, 1993  
STID 3766

Kenneth M. Williams  
W.S.B. Electric  
3032 Market St.  
Oakland, CA 94608

Re: 3032 Market St., Oakland, CA 94608

Dear Kenneth Williams:

This office has received and reviewed a soil samples from two additional underground tanks that were removed from the above site. Since there is certainly contamination found at both removal locations at this site (for a total of 5 tanks) you are required to conduct a soil and groundwater investigation. Please contact this office if you are planning to implement the Workplan for Initial Subsurface Investigation submitted by Ramos Environmental Engineering dated March 12, 1993. The following comments are to be considered:

1. The plan is acceptable to this office. Please contact this office at least 2 days prior to the field work commencing. Your plan should be submitted within 60 days.
2. It may be necessary to amend the workplan due to the additional contamination found at the tank removal which was done on August 25, 1993.

If you have any questions please call this office at (510) 271-4530.

Sincerely,

A handwritten signature in cursive script that reads "Thomas F. Peacock".

Thomas F. Peacock, Supervising HMS  
Hazardous Material Division

cc: Edgar Howell, Chief - File  
Clyde Chapman, Ramos Environmental Engineering, 1515  
South River Rd., West Sacramento, CA 95691  
W.A. Craig, Inc., P.O. Box 448, Napa, CA 94559-0448

ALAMEDA COUNTY  
HEALTH CARE SERVICES  
AGENCY

DAVID J. KEARS, Agency Director



R01181

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

March 23, 1993  
STID 3766

Kenneth M. Williams  
W.S.B. Electric  
3032 Market St.  
Oakland, CA 94608

Re: 3032 Market St., Oakland, CA 94608

Dear Kenneth Williams:

This office has received and reviewed a Workplan for Initial Subsurface Investigation submitted by Ramos Environmental Engineering dated March 12, 1993 and subsequent to the underground storage tank removals performed at the above referenced site on October 30, 1989. The following comment is to be considered:

1. The plan is acceptable to this office. Please contact this office at least 2 days prior to the field work commencing.

If you have any questions please call this office at (510) 271-4530.

Sincerely,

Thomas F. Peacock, Supervising HMS  
Hazardous Material Division

cc: R. Hiett, RWQCB  
Edgar Howell, Chief - File  
Clyde Chapman, Ramos Environmental Engineering, 1515  
South River Rd., West Sacramento, CA 95691

ALAMEDA COUNTY  
HEALTH CARE SERVICES  
AGENCY

DAVID J. KEARS, Agency Director



Roll 81

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

August 31, 1992  
STID 3766

Kenneth M. Williams  
W.S.B. Electric  
3032 Market St.  
Oakland, CA 94608

Re: 3032 Market St., Oakland, CA 94608

Dear Kenneth Williams:

This office has reviewed reports of the underground storage tank removals performed at the above referenced site on October 30, 1989 and subsequent soil and water analysis. The last report was by Miller Environmental dated November 10, 1989. The following comments are to be considered:

1. During the removal there was substantial water in the tank pit. The water had petroleum floating on it. Water sampled at the time was analyzed and contained up to 73 mg/l of gasoline.
2. This office has no record of the aeration or disposal of contaminated soils which were removed from the tank pit. Please submit manifests of disposal for any contaminated and/or aerated soils which were disposed off site. Include laboratory analysis which confirms the effectiveness of the aeration.
3. An Underground Tank Leak Report was never filed as required. The proper form is attached. It must be completed and sent back to our office as soon as possible.
4. It is clear that the elevated petroleum hydrocarbon levels in groundwater (as mentioned above) and soils (up to 670 mg/kg. of TPHd and 120 mg/kg. TPHg) at the above site require a soil and groundwater investigation.

I have enclosed the document, Workplan for Initial Subsurface Investigation, a guidance document published by the Regional Water Quality Control Board (RWQCB). Please be advised this office is working in conjunction with the RWQCB to oversee the remediation of hydrocarbon contaminated sites such as these. The RWQCB is the agency entrusted to protect the waters of the state.

Please submit a workplan as described in the above document to

3032 Market St., Oakland, 94608  
STID 3766  
August 31, 1992  
Page 2 of 2

this office within thirty (30) days of this letter.

**You should consider this a formal request for technical reports pursuant to the California Water Code Section 13267 (b). All workplans, analytical results or reports should be sent to our office and to that of the RWQCB to the attention of Mr. Rich Hiatt. Their address is 2101 Webster St., Fourth Floor, Oakland CA 94612. Be aware that failure to submit the requested documents may subject you civil liabilities.**

If you have any questions please call this office at (510) 271-4530.

Sincerely,



Thomas F. Peacock, Supervising HMS  
Hazardous Material Division

cc: R. Hiatt, RWQCB  
Edgar Howell, Chief - File  
Enclosures