

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



RAFAT A. SHAHID, Assistant Agency Director

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

September 1, 1994

Dennis Klimmek
Kemper Real Estate Management
3470 Mount Diablo Boulevard, Suite A-200
Lafayette, CA - 94549

Reference: San Leandro Airport Park, 700 Block of Whitney
Street, San Leandro, CA *701-754*

Dear Mr. Klimmek:

I am in receipt of the workplan dated May 12, 1994 for the above referenced property. The workplan and other reports submitted to this Department has been reviewed and evaluated to determine the extent of groundwater and soil investigation/remediation needed on the referenced property.

A phase I environmental assessment of the above referenced property was conducted by McClaren Hart in November 1990. This assessment had identified areas in the property based on past use that would need further investigation. The report identified 16 businesses, 8 of which revealed chemical usage in the past.

In December 1990, ERM-West implemented a soil and groundwater sampling program to investigate the potentially contaminated areas identified by McClaren Hart in the phase I assesement. Seven soil borings were installed in the areas suspected as being contaminated. Metals, VOC's (volatile organics) and oil and grease were detected in the sample collected from the surface stain near location B-1 at concentrations ranging from ND to 45,000 ppm for oil and grease (O & G), upto 1600 ppb for 1,2 dichloroethene (1,2 DCE), and upto 200 ppb for trichloroethene (TCE). Groundwater samples from location B-1 and B-2 indicated significant concentrations of VOC's. Borings B-5, B-6 and B-7 detected 190 ppb, 1000 ppb and 44 ppb of cis 1,2 DCE respectively. Also TCE (990 ppb at B-6) and vinyl chloride (260 ppb at B-2) were detected in some of the borings. This phase II assessment revealed the possiblity of a release in the area of the former underground waste oil tank.

A soil and groundwater investigation was performed by Mittelhauser Corporation in January 1992. This investigation revealed that highest concentrations of 1,2 DCE in water (2200 ppb to 4600 ppb) and soil (94 ppb to 99 ppb) were detected in MW-3. Vinyl chloride and 1, 2 DCE were detected in lower concentrations in the groundwater samples collected from MW-1 (36 ppb of 1,2 DCE, and 1000 ppb of 1,1 DCE). No soil or groundwater contamination was found at MW-4 location. This investigation

again confirmed the results indicated by the previous study that the former waste oil tank is the most probable source for the contamination found on the referenced property.

Additional investigation performed by Mittelhauser in October 1992 included the installation of 2 monitoring wells, MW-5 and MW-6 and drilling of one exploratory boring. The soil and groundwater samples revealed that the occurrence of VOC's in water around the waste oil tank corresponded to the distribution of VOC's in soil

Groundwater monitoring has been conducted on the referenced property since October 1991 at quarterly intervals. Cis and trans 1,2 DCE, 1,1 DCE, TCE, and vinyl chloride have been consistently identified in the groundwater samples collected from monitoring wells MW-1, MW-3, MW-5, and LF-1.

Based on the above findings the following concerns have been identified by this Department:

1. Although previous investigation conducted over the past 3 years have consistently identified significant soil and groundwater contamination around the waste oil tank, no efforts have been taken to remediate the soil and groundwater.
2. Since it appears that previous investigations have already defined the extent of soil contamination on the property, this Department is not clear on the purpose of the investigation defined in the workplan dated May 12, 1994.
3. An additional monitoring well is needed downgradient to MW-1 to adequately characterize the extent of the groundwater plume.
4. This Department does not have information on investigations conducted on the property by Levine Fricke.

Due to the above concerns, a workplan should be submitted to this office within 60 days addressing the above listed issues. No field work should be conducted on the property prior to the approval of the workplan. Also, submit any reports on work done on the referenced property by Levine Fricke. If you have any question, call me.

Sincerely,



Madhulla Logan
Hazardous Material Specialist

CC: Roger W. Papler, Mittelhauser Corporation
files



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Kemper Real Estate Management Company

3470 Mt. Diablo Boulevard, Suite A100, P.O. Box 1459, Lafayette, California 94549 • 510/283-8280

November 24, 1993

Mr. Robert Weston
Hazardous Materials Specialist
Alameda County Department of Environmental Health
80 Swan Way, Room 200
Oakland, California 94621

Subject: Response to Comments - San Leandro Airport Park, 700 Block of Whitney Street, San Leandro, California

Dear Mr. Weston:

This letter is in response to your letter dated October 26, 1993, which discussed three specific issues relating to the ongoing investigation of San Leandro Airport Park. For convenience, this letter restates each of your comments along with our responses.

Comment No. 1: This Department concurs with Mittelhauser Corporation's (Mittelhauser) recommendation that wells MW-2, MW-4, and MW-6 be taken out of the quarterly sampling schedule. Because these wells may be of value in the future for gradient calculations or sampling points it is recommended that they be maintained.

Response: Wells MW-2, MW-4 and MW-6 will continue to be monitored and maintained, and beginning in the fourth quarter of 1993, the wells will be removed from sampling.

Comment No. 2: According to Mittelhauser's July 21, 1993 report of quarterly sampling, underground storage tanks exist at a property east of the Whitney Street property. Report on information Mittelhauser has regarding the contents and/or disposition of these tanks. Is it possible that the contents represent a source of contamination to the Whitney Street site?

Response: Two underground fuel tanks (one gasoline, one diesel) were identified near the Ranch Pak Eggs site. The initial site investigation report dated January 1991 by ERM-West Inc. presents information on borings B-3 and B-4, which were installed to test for gasoline and diesel. Low levels of diesel (230 ppb) were detected in groundwater from B-3. B-4

was reported as non-detect. It is possible that diesel is entering the Airport Park Property from an offsite source.

Monitoring well MW-2 was installed downgradient of these tanks, and Mittelhauser's January 1992 Phase II investigation did not detect diesel or gasoline. Subsequent testing for chlorinated solvents have shown non-detect results from this area.

Comment No. 3: Please address the possibility that the Whitney Street contamination has moved off the Kemper Real estate property in the direction of MW-1 and Edison Lane. Describe the actions necessary to define the horizontal and lateral extent of that contamination.

Response: As you know, the downgradient extent of solvent migration has not been determined for this site. Should it be necessary to determine the lateral extent, it would be necessary to conduct a phased boring program progressing in the downgradient direction of Edison Street.

You should know that the ongoing investigation of the source area for these solvents has revealed information which indicates that the actual source may not be on the Airport Business Park, but may be related to a discharge on an adjacent property. Kemper is currently pursuing access agreements with the adjacent property owner which will allow us to further investigate this finding.

We will keep you apprised of our efforts in this regard and anticipate a report in February, 1994.

Sincerely,



Dennis Khimmek
Vice President/General Counsel

DK/sab

cc: Thomas Clark, Esq.
Dwight Hoenig
Tom Sheaff

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



RAFAT A. SHAHID, Assistant Agency Director

October 26, 1993

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

Mr. Dennis Klimmek
Kemper Real Estate Management Co.
3470 Mt. Diablo Blvd.
Suite 200A
Lafayette, CA 94549

Subject: Monitoring and Sampling Results, 700 Block of Whitney Street, San Leandro, CA 94577

Dear Mr. Klimmek:

This Department has completed review of the October 19, 1993 Mittelhauser Corporation, "Monitoring and Sampling Report Third Quarter 1993", for the subject site. The following comments are to be considered:

1. This Department concurs with Mittelhauser's recommendation that wells MW-2, MW-4, and MW-6 be taken out of the quarterly sampling schedule. Because these wells may be of value in the future for gradient calculations or sampling points it is recommended that they be maintained.
2. According to Mittelhauser's July 21, 1993 report of quarterly sampling, underground storage tanks exist at a property east of the Whitney Street property. Report on information Mittelhauser has regarding the contents and/or disposition of these tanks. Is it possible that the contents represent a source of contamination to the Whitney Street site?
3. Please address the possibility that the Whitney Street contamination has moved off the Kemper Real Estate property in the direction of MW-1 and Edison Lane. Describe actions necessary to define the horizontal and lateral extent of that contamination.

Please contact me if you have comments or questions on this matter at 510-271-4325.

Sincerely,

Robert Weston
Hazardous Materials Specialist

cc: David Blunt, Mittelhauser Corp.

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



RAFAT A. SHAHID, Assistant Agency Director

June 15, 1993

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

Mr. Dennis Klimmek
Vice President/General Counsel
Kemper Real Estate Management Company
3470 Mt. Diablo Boulevard, Suite A100
P.O. Box 1459
Lafayette, CA 94549

RE: San Leandro Airport Business Park

Dear Mr. Klimmek:

As you are aware this Department is currently involved in the oversight of the subsurface investigation underway at the 700 block of Whitney Street, also called San Leandro Airport Business Park.

The Department requires that responsible parties remit a deposit to cover costs associated with our oversight of site investigations and remediations, associated with underground storage tank sites. Such deposits are authorized by Section 3-141.6 of the Alameda County Ordinance Code, and placed into a site-specific account from which funds are drawn at the current rate of \$75.00 per hour as time is dedicated to the project. Funds remaining in the account upon completion of a project will be refunded. Conversely, should these funds be depleted before project completion, additional funds will be requested.

Please remit your deposit in the sum of \$483.00, made payable to: "Treasurer, Alameda County", to establish an account for the aforementioned work. Thank you in advance for your cooperation in this matter.

Sincerely,

A handwritten signature in cursive script that reads "Robert Weston".

Robert Weston
Hazardous Materials Specialist