

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



V 202926

20278

RAFAT A. SHAHID, DIRECTOR

DEPARTMENT OF ENVIRONMENTAL HEALTH
1131 Harbor Bay Parkway
Alameda, CA 94502-6577
(510) 567-6777

StID 4618

October 17, 1995

Mr. James Hardy
Wingfield Venture Fund
125 North Park Avenue
Hinsdale, IL 60521

RE: Mill Springs Park Apartments (MSP), 1809 Railroad Avenue,
Livermore 94550

Dear Mr. Hardy:

I have completed review of Earth Tech's October 1995 Final LNAPL Assessment and Groundwater Characterization Evaluation Report and Amendment No. 1 to that report for the above referenced site. Recent investigations at MSP and adjacent upgradient sites have demonstrated that the recent detection of LNAPL and dissolved gasoline constituents in groundwater beneath the MSP site is not related to the prior detection and remediation of soil containing No. 6 fuel oil at the MSP site. It also showed that the MSP site has been impacted by the migration of gasoline contaminated groundwater from an off-site source.

As stated in my letter of April 18, 1995, this office and the SF-RWQCB will not alter the case closure granted on December 24, 1993. The present and future owners of MSP will not be held responsible of any future costs associated with the investigation, characterization, or remediation of the gasoline plume from off-site. However, the owner of MSP should remain cooperative, where practical, with investigations which may be required of the responsible parties of that plume. Therefore, at this time, the monitoring well (MW-1) onsite should not be closed. When it has been determined that the monitoring well does not provide data needed for subsequent investigations, it may then be decommissioned.

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

eva chu
Hazardous Materials Specialist

cc: Mark Milani, Earth Tech, 2030 Addison St, Suite 500,
Berkeley, CA 94704
files (millspr.4)

ALAMEDA COUNTY
HEALTH CARE SERVICES



AGENCY
DAVID J. KEARS, Agency Director

202926
RAFAT A. SHAHID, Assistant Agency Director

StID 4618

October 13, 1995

Mr. Jim Hardy
Wingfield Venture Fund
121 E Maple Street
Hinsdale, IL 60521

Alameda County CC4580
Environmental Protection Division
1131 Harbor Bay Pkwy., #250
Alameda CA 94502-6577
(510) 567-6700

**Subject: Additional Funds to Complete Case Review of Mill Springs
Park Apartment, 1809 Railroad Ave, Livermore 94550**

Dear Mr. Hardy:

As you know, this office is reviewing reports and overseeing investigations at the above referenced site to determine if the case should be re-opened after significant levels of hydrocarbons have been detected in groundwater recently. However, the initial deposit of \$200.00 has been depleted. To date, since April 17, 1995, approximately 23 hours have been spend in this project. At a rate of \$90/hour, please remit an additional \$2,500.00 to reinstate your account and fund this Office's oversight tasks on your project. Please bare in mind, any and all monies remaining in your account after the completion of the project will be refunded to you.

Please contact me at (510) 567-6762 with any comments on this letter.

Sincerely,

eva chu
Hazardous Materials Specialist

cc: files

ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY

DAVID J. KEARS, Agency Director



R02768

✓ R02926 (Not a case)

RAFAT A. SHAHID, ASST. AGENCY DIRECTOR

DEPARTMENT OF ENVIRONMENTAL HEALTH

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

StID 4618

July 7, 1995

Mr. Mark Milani
Earth Tech
2030 Addison St, Suite 500
Berkeley, CA 94704

RE: Workplan Approval for Mill Springs Park Apartments, 1809
Railroad Ave, Livermore, CA 94550

Dear Mr. Milani:

I have completed review of Earth Tech's June 9, 1995 Air Monitoring Workplan, and June 29, 1995 Workplan to Support Coordinated Approach to LNAPL Characterization for the above referenced site.

The proposal to characterize the extent and source of LNAPL in the vicinity of the site by advancing borings by the end of N Street, along the Groth property line, and possibly along Railroad Ave (downgradient from well MW-1) to measure LNAPL thickness and collect grab groundwater samples is acceptable.

In addition, the proposal to perform air sampling for BTEX at five locations is acceptable. It was recommended that air monitoring stations AMS-3 and AMS-1 be moved to Buildings 3 and 5, respectively. Air sampling should be performed several times a month, at various time of day (morning, midday, night), and at various temperature fluctuations.

Field work should commence within 30 days of the date of this letter, or by **August 8, 1995**. Please notify me at least 72 hours prior to the start of field activities. If you have any questions, I can be reached at (510) 567-6762.

eva chu
Hazardous Materials Specialist

cc: Jim Hardy, Wingfield Venture Fund, 121 E Maple Street,
Hinsdale, IL 60521
files (millspr.2)

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



R02768
✓ R02926 (Not a case)
RAFAT A. SHAHID, Assistant Agency Director

StID 4618

April 18, 1995

Mr. Mark Milani
Earth Tech
2030 Addison St, Suite 500
Berkeley, CA 94704

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

RE: Mill Springs Park Apartments, 1809 Railroad Ave, Livermore

Dear Mr. Milani:

This office is in receipt of Earth Tech's April 1995 LNAPL Assessment Report, and a deposit of \$200.00 for the review of the case file for the above referenced site. Upon review of the files, past activities included remedial action to remove soil contaminated with #6 fuel oil and oil and grease. It appears the recent detection of gasoline constituents in free phase in the onsite monitoring well may be from an offsite source.

Case closure was granted by the SF-RWQCB on December 24, 1993, after the onsite well was sampled for two years without detecting elevated levels of TPH or BTEX. A maximum of 4.5 ppb benzene was detected in the past.

At this time, this case will not be re-opened. A potential upgradient source of the gasoline release has been identified. This office will require the responsible party of the site upgradient from Mill Springs Park Apartments to fully delineate the extent of their plume and to assess if their plume has impacted your client's site.

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

eva chu
Hazardous Materials Specialist

cc: Jim Hardy, Wingfield Venture Fund, 121 E Maple Street,
Hinsdale, IL 60521
John Rutherford, Desert Petroleum, P.O.Box 1601, Oxnard.
CA 93032
files

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



SITE: 1809 Railroad Ave,
Livermore, CA

✓ R02926 (SLIC)
R02768 (LOP)

DEPARTMENT OF ENVIRONMENTAL HEALTH
Hazardous Materials Program
80 Swan Way, Rm. 200
Oakland, CA 94621
(415) 271-4320

April 24, 1989

Mr. Larry Malcolm
Barnett-Range Corporation
P. O. Box 8189
Stockton, CA 95208-1489

SUBJ: MILL SPRINGS PARK APARTMENT SITE

Dear Mr. Malcolm:

We have reviewed the reports submitted by Aqua Resources, Inc. regarding the above-mentioned site. The site was formerly the location of railroad tracks used by Southern Pacific Railroad. The site contained underground fuel tanks and vaults containing mostly fuel oil No. 6. The tanks have since been removed and the soils tested for PCBs, metals, total oil and grease, and benzene, toluene, xylene, and ethylbenzene.

The soils in the vicinity of the tanks showed 0.1 - 2.0% total oils and greases which would be expected of fuel oils. The contaminated soils were used on site as a subbase for paved areas in conformance with Regional Water Quality Control Guidelines (RWQCB). Results of data submitted to the RWQCB indicated no toxicity based on a standard fish toxicity test, PCB analyses and heavy metal analyses. Based on these results, the RWQCB allowed an exemption to their on-site disposal regulations.

A monitoring well has been installed on the property to determine if there would be any effect of the oils on the groundwater. The well is to be analyzed for TPH (EPA Method 530), BTX & E, and TOG (503E) and results submitted to this office quarterly. The well is not to be destroyed without approval from this office.

Based on the above information submitted to this office, no further remediation is needed at this time. Please be aware that this does not free present or future landowners from responsibilities related to future cleanup of this site in the event that new information indicates a pollutant problem on the site or originating from the site.

✓ R02926

R02768

Mr. Larry Malcom
RE: Mill Springs Park Apt.
April 24, 1989
Page 2 of 2

If you have any questions on this matter, please contact Lowell Miller of this office at 415/271-4320.

Sincerely,

Rafat A. Shahid

Rafat A. Shahid, Chief
Hazardous Materials Division

RAS:LM

cc: Howard Hatayama, DHS
Lisa McCann, RWQCB

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Director



Hazardous Materials Division
80 Swain Way, Room 200 SITE: 1809 Railroad Ave.
Oakland, Ca 94621

RO 0768 (WP)
RO 0926 (SUC)

Telephone Number: (415) 271-4320

September 22, 1988

Mr. Larry Malcolm
Barnett-Range Corporation
P. O. Box 8189
Stockton, CA 95208-1489

SUBJECT: MILL SPRINGS APARTMENT SITE, SOUTH L & P STS., LIVERMORE

Dear Mr. Malcolm:

We have received the report issued by Aqua Resources Inc. dated 9/12/88 concerning the subject site. The site has been found to contain underground pipes and is apparently contaminated with fuel oil, lead, and arsenic in certain areas.

In order for Alameda County to approve the closure of the site under Title 23 regulations, we need the following information:

1. A completed closure form as issued by the Alameda County Department of Environmental Health, Hazardous Materials Div.
2. Further delineation of the vertical and horizontal extent of the oil contamination.
3. Plans for the disposal of the stockpiled oil contaminated material which currently exceed 1,000 ppm oil and grease.
4. The location and type of the monitoring well(s) to be installed, copies of appropriate permits for their construction, parameters to be monitored, and provision for their security from vandalism and destruction.
5. The identification of the type of fuel oil suspected to be causing the contamination problem, its sulfur content by chemical analysis, and other physical and chemical characteristics typical of this type of fuel oil.

Mill Springs Apartment Site
South L & P Sts., Livermore
September 22, 1988
Page 2 of 2

Insofar as this project is anticipated to outrun your \$300.00 initial deposit, we are requesting an additional deposit of \$300 to cover future time requirements by this department. Make your check payable to Alameda County, and specify the name, address and zip code of the site in your correspondence.

If you have any questions concerning this matter, please contact Lowell Miller, Senior Hazardous Materials Specialist at 271-4320.

Sincerely,

Rafat A. Shahid

Rafat A. Shahid, Chief
Hazardous Materials Division

RAS:LM:mam

cc: RWQCB
DOHS
Eric Carlson, Livermore Fire Department

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Director



Hazardous Materials Division
80 Swan Way Room 200 SITE: 1809 Railroad Ave.
Oakland, CA 94621

RO2768 (LOP)
RO2926 (SUC)

Telephone Number: (415) 271-4320

August 23, 1988

Barentt-Range Corporation
P. O. Box 8189
Stockton, CA 95208-1489
Attn: Neal Wilbert, Vice-President

SUBJECT: "MILLS SPRING VALLEY APARTMENT SITE" BETWEEN
SOUTH "L" STREET AND SOUTH "P" STREET, LIVERMORE

Dear Mr. Wilbert:

At the request of the City of Livermore Fire Department, Lizabeth Rose of the Alameda County Department of Environmental Health, Hazardous Materials Division, conducted an inspection of the subject site. The inspection revealed an area of obviously contaminated soil, underground piping with material which appeared to be bunker oil and a vault-like structure filled with unknown material. Also noted were several stockpiles of soil and a metal disposal container with soil and other debris stored inside.

The above conditions represent violations of the California Health and Safety Code (H & SC) and the California Administrative Code (CAC), Title 22 noted below:

- 1) Section 26189.5 (H & SC) forbids the on-site disposal of hazardous waste.
- 2) Section 66508 (CAC) requires hazardous waste containers to be labelled.
- 3) Section 25298 (H & SC) requires closure procedures for underground storage tanks (i.e. vault).

When violations are found and corrections are needed, Section 66328(d), Title 22, CAC requires the owner to submit a written plan of correction, which states the action to be taken and the expected dates of completion. Please submit to this office your plan of correction for the above violations within 30 days of the receipt

Barentt-Range Corporation
P. O. Box 8189
Stockton, CA 95208-1489
Attn: Neal Wilbert
August 23, 1988
Page 2 of 2

R02768 (LOP)
R02926 (SUC)

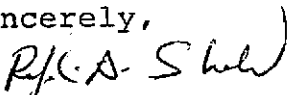
of this letter. Your plan of correction must include but shall not be limited to the following:

- 1) Preliminary Assessment
 - site history
 - results of initial work done
 - proposal for the delineation of the site's contamination
- 2) Site Investigation
 - site geology and hydrogeology
 - definition of lateral and vertical extent of contamination including soil and groundwater
 - evaluation of mitigation alternatives
 - site safety plan
- 3) Final Remediation Plan
 - plans for the removal of soil and/or groundwater contaminants, if necessary
 - details and time frame for implementing the various remedial phases

It is our understanding that you have already contracted with Aqua Resources, Inc. for environmental consulting services and that many of the above items of concern may already be addressed. We also understand that the discovery of contamination revealed during initial grading for the planned apartment complex has curtailed your current construction plans. This office will attempt to review your plan of correction in a timely manner, and will inform you of any changes or additions required for approval.

Please submit a deposit of \$300.00 for Health Agency costs which are assessed at \$53 per hour. Should you have any questions, please contact Lizabeth Rose, Hazardous Materials Specialist at 271-4320.

Sincerely,


Rafat A. Shahid, Chief
Hazardous Materials Division

cc: Gil Jensen, Alameda County District Attorney, Consumer and
Environmental Protection Division
Dwight Hoenig, DOHS
Eric Carlson, Fire Marshall, City of Livermore Fire Dept.
Mark Milani, Project Manager, Aqua Resources, Inc.