

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



out
8-30-06

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ENVIRONMENTAL HEALTH SERVICES
ENVIRONMENTAL PROTECTION
1131 Harbor Bay Parkway, Suite 250
Alameda, CA 94502-8577
(510) 567-6700
FAX (510) 337-9335

August 29, 2006

Hillary & Lillie Lockett
4102 Lusk St.
Oakland, CA 94608

Dear Mr. & Mrs. Lockett:

Subject: Fuel Leak Case No. RO0000027; Grove St. Wash Rack,
3884 Martin Luther King Junior Way, Oakland, CA 94609

Alameda County Environmental Health staff has reviewed "Report of Soil and Groundwater Investigation" dated March 10, 2006 by John Carver Consulting (JCC). This report also incorporated data from "Environmental Investigation" dated September 17, 2004 by URS. Onsite soil and groundwater sampling was conducted to a depth of 14 feet below existing grade. "Present plans call for the site itself along with the adjacent vacant parcel to be developed with a multiple story apartment building with a basement level. The planned excavation for the basement will remove all contaminated soil within the site boundaries down to 12 feet below existing grade" and "can be expanded to include the impacted soil below the sidewalk area. In areas where screening levels are exceeded at the 12 foot levels, the excavation could be deepened to remove such impacted soil." We request that you address the following technical comments, and send us the technical reports requested below.

TECHNICAL COMMENTS

- 1) Source Characterization - Up to 220 mg/kg Total Petroleum Hydrocarbons-Gasoline (TPH-G) and 3.2 mg/kg benzene were detected onsite at 14 feet below ground surface (bgs) (collected 2004 by URS). Thus, the source area has not been vertically delineated. We understand that you propose to excavate the contaminated soil. We request that you propose additional borings to delineate the vertical extent of soil contamination in the source area or collect clearance samples to show that impacted soil has been removed after soil excavation in the Work Plan requested below.
- 2) Soil to be Excavated - Please describe how the contaminated soil and groundwater will be stored, characterized, and disposed in the Work Plan requested below. The onsite soil excavation may be addressed prior to offsite investigation tasks.
- 3) Site Characterization - Up to 79,800 ug/l TPH-G and 17,600 ug/l benzene were detected onsite (both collected February 21, 2006 by JCC). Thus, the plume needs to be further defined. Please propose sampling to define the lateral and

vertical extent of groundwater contamination in the Work Plan requested below.

- 4) Preferential Pathway Survey – We request that you perform a preferential pathway study that details the potential migration pathways and potential conduits (wells, utilities, pipelines, etc.) for horizontal and vertical migration that may be present in the vicinity of the site.
 - a) Utility Survey - Please submit map(s) and cross-sections showing the location and depth of all utility lines and trenches (including sewers, storm drains, pipelines, trench backfill, etc.) within and near the site and plume area(s). Evaluate the probability of the contaminant plumes encountering preferential pathways and conduits that could spread the contamination, particularly in the vertical direction to deeper water aquifers. Please submit with the Work Plan requested below.
 - b) Well Survey – Locate wells within a quarter mile radius of the site. Show the location of the wells and the site on a map and tabulate well construction details for each well. Please submit with the Work Plan requested below.
- 5) "Environmental Investigation" dated September 17, 2004 by URS - Please provide.

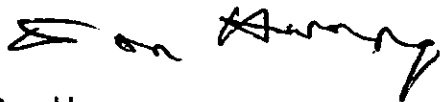
TECHNICAL REPORT REQUEST

Please submit technical reports to Alameda County Environmental Health (Attention: Don Hwang) by:

October 29, 2006 - Workplan, "Environmental Investigation"

If you have any questions, call me at (510) 567-6746.

Sincerely,



Don Hwang
Hazardous Materials Specialist
Local Oversight Program

C: John Carver, John Carver Consulting, 670 Vernon Street #401 Oakland, CA 94610
Donna Drogos
File

ALAMEDA COUNTY
HEALTH CARE SERVICES



SENT 02-03-06

AGENCY
DAVID J. KEARS, Agency Director

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

February 2, 2006

Neil Carter
2847 Arguello Drive
Burlingame, CA 94010

Dear Mr. Carter,

Subject: Fuel Leak Case No. RO0000027, Grove St. Wash Rack,
3884 Martin Luther King Way, Oakland, California

Alameda County Environmental Health (ACEH) staff has reviewed "Work Plan for Subsurface Investigation" dated October 12, 2005, prepared by John Carver Consulting. We approve of the Work Plan with the condition that the technical comment is adhered to. We request that you address the following technical comment, perform the proposed work, and send us the technical reports requested below.

TECHNICAL COMMENT

- 1) Boring Soil Sampling – Soil samples shall be collected at a minimum of every 5 ft., including at changes of lithology, at the soil/groundwater interface, and at areas of obvious contamination. Please modify your proposal for boring soil sampling.

TECHNICAL REPORT REQUEST

Please submit technical reports to Alameda County Environmental Health (Attention: Don Hwang), according to the following schedule:

- April 2, 2006 – Soil, Groundwater Investigation Report

These reports are being requested pursuant to the Regional Water Quality Control Board's (Regional Board) authority under Section 13267 of the California Water Code.

ELECTRONIC SUBMITTAL OF REPORTS

The Alameda County Environmental Cleanup Oversight Programs (LOP and SLIC) requires submission of all reports in electronic form to the county's ftp site. Paper copies of reports will no longer be accepted. The electronic copy replaces the paper copy and will be used for all public information requests, regulatory review, and compliance/enforcement activities. Instructions for submission of electronic documents

Mr. Carter
February 2, 2006
Page 2 of 2

to the Alameda County Environmental Cleanup Oversight Program ftp site are provided on the attached "Electronic Report Upload (ftp) Instructions." Please do not submit reports as attachments to electronic mail.

Submission of reports to the Alameda County ftp site is an addition to existing requirements for electronic submittal of information to the State Water Resources Control Board (SWRCB) Geotracker website. Submission of reports to the Geotracker website does not fulfill the requirement to submit documents to the Alameda County ftp site. In September 2004, the SWRCB adopted regulations that require electronic submittal of information for groundwater cleanup programs. For several years, responsible parties for cleanup of leaks from underground storage tanks (USTs) have been required to submit groundwater analytical data, surveyed locations of monitor wells, and other data to the Geotracker database over the Internet. Beginning July 1, 2005, electronic submittal of a complete copy of all necessary reports was required in Geotracker (in PDF format). Please visit the SWRCB website for more information on these requirements (http://www.swrcb.ca.gov/ust/cleanup/electronic_reporting).

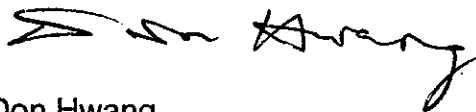
In order to facilitate electronic correspondence, we request that you provide up to date electronic mail addresses for all responsible and interested parties. Please provide current electronic mail addresses and notify us of future changes to electronic mail addresses by sending an electronic mail message to me at don.hwang@acgov.org.

PERJURY STATEMENT

All work plans, technical reports, or technical documents submitted to ACEH must be accompanied by a cover letter from the responsible party that states, at a minimum, the following: "I declare, under penalty of perjury, that the information and/or recommendations contained in the attached document or report is true and correct to the best of my knowledge." This letter must be signed by an officer or legally authorized representative of your company. Please include a cover letter satisfying these requirements with all future reports and technical documents submitted for this fuel leak case.

If you have any questions, I may be reached at (510) 567-6746.

Sincerely,



Don Hwang
Hazardous Materials Specialist
Local Oversight Program

C: John Carver, John Carver Consulting, 670 Vernon Street #401 Oakland, CA 94610
Donna Drogos
File

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



SENT 8-1-2000

2027

StID 4371

July 31, 2000

Mrs. Lillie Luckett
P.O. Box 2973
Oakland, CA 94609

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

RE: Work Plan for 3884 Martin Luther King Jr. Way, Oakland, CA

Dear Mrs. Luckett:

In May 10, 1995, I sent you a letter (see attachment) requesting that a Preliminary Site Assessment (PSA) proposal be prepared that will delineate the extent of soil and possible groundwater contamination, due to the release from the former underground storage tanks, at the above referenced site. To date, this office is not in receipt of the required PSA.

This letter is a reminder that the PSA is due within 90 days of the date of this letter, or by **November 1, 2000**.

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

Sincerely,

eva chu
Hazardous Materials Specialist

enclosure

ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY

DAVID J. KEARS, Agency Director



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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

StID 4371

May 10, 1995

Mrs. Lillie Lockett
4102 Lusk Street
Oakland, CA 94608

RE: PSA for 3884 Martin Luther King Jr. Way, Oakland 94609

Dear Mrs. Lockett:

When three underground storage tanks (USTs) were removed, soil samples collected in native soil beneath the USTs were heavily stained green with strong petroleum odors. Holes were noted in the tanks. Laboratory analysis detected up to 140 parts per million total petroleum hydrocarbons as gasoline (ppm TPH-G), .610, .969, 1.3, and 9.7 ppm benzene, toluene, ethyl-benzene, and xylenes, respectively. Clearly, an unauthorized release of fuel products has occurred at this site.

At this time, additional investigations are required to determine the lateral and vertical extent, and severity, of soil and ground water contamination. Such an investigation shall be in the form of a **Preliminary Site Assessment**, or PSA. The information gathered by the PSA will be used to determine an appropriate course of action to remediate the site, if deemed necessary. The PSA must be conducted in accordance with the RWQCB Staff Recommendations for the Initial Evaluation and Investigation of Underground Tanks, and Article 11 of Title 23, California Code of Regulations. The major elements of such an investigation are summarized in the attached Appendix A.

The PSA proposal is due **within 45 days** of the date of this letter. Once the proposal is approved, field work should commence within 60 days: A report must be submitted within 45 days after the completion of this phase of work at the site. Subsequent reports are to be submitted quarterly until this site qualifies for RWQCB "sign off." All reports and proposals must be submitted under seal of a California Registered Geologist, Certified Engineering Geologist, or Registered Civil Engineer.

In order to proceed with this site investigation, you should obtain the professional services of a reputable environmental consultant. Your responsibility is to have the consultant submit for review a proposal outlining planned activities for this phase of the investigation. And, if you have not already, you should contact the State Water Resources Control Board, UST Cleanup Fund, at (916) 227-4307, for an application package.

Lillie Lockett
re: 3884 MLK Way, Oakland
May 10, 1995

Page 2

Please be advised that this is a formal request for technical reports pursuant to Title 23, CCR, Section 2722(c). Any extensions of the stated deadlines, or modifications of the required tasks, must be confirmed in writing by this agency.

Should you have any questions about the content of this letter, please contact me at (510) 567-6762.

Sincerely,



eva chu
Hazardous Materials Specialist

enclosure

cc: files

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY

DAVID J. ALANS, Agency Director



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R027

RAFAT A. SHAHID, Assistant Agency Director

December 28, 1993

CERTIFIED MAILER #: P 386 338 269

H & L Lockett
3884 Martin L King Way
Oakland, 94609
UGTID:4371

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

**Re: FIVE-YEAR PERMITS FOR OPERATION OF UNDERGROUND STORAGE TANK(S)
3884 Martin L King Way Oakland, 94609**

Dear Owner/Operator:

According to our records your facility referenced above has not received a five-year permit to operate UST's. In order to obtain a permit you must complete the following items marked below and return them within 30 DAYS. The necessary forms are enclosed. You may complete a "Consolidated Underground Tank Management Plan" which will assist you in preparing a monitoring plan, site plot plan and spill response plan for your tank(s). If supplemental information or forms are required, please submit it to this office with the completed questionnaire and application forms:

- ___ 1. An accurate and complete plot plan.
- ___ 2. A written spill response plan. (enclosed)
- ___ 3. A written tank monitoring plan. (enclosed)
- ___ 4. Results of precision tank test(s), (initial and annual).
- ___ 5. Results of precision pipeline leak detector tests (initial and annual).
- ___ 6. Complete UST PERMIT FORM A-one per facility. (enclosed)
- ___ 7. Complete UST PERMIT FORM B-one per tank. (enclosed)
- ___ 8. Complete UST PERMIT FORM C-one per tank if information is available. (enclosed)
- ___ 9. Letter stating how the tank is to be maintained during one year closure.

Be advised that Title 23 of the California Code of Regulation prohibits the operation of "ANY" UST without a permit. If our records are in error, you must contact this office immediately TO AVOID POSSIBLE ENFORCEMENT ACTION. Please feel free to contact this office at (510) 271-4320; to answer any questions which may arise in completing the mandatory five-year permit process. Be prepared to provide your zip code to speak with the Hazmat Specialist handling your case.

Sincerely,

Brian M. Oliva for

Brian Oliva
HazMat Specialist

c: Edgar Howell, Chief, Hazardous Materials Div. (files)