

ALAMEDA COUNTY  
HEALTH CARE SERVICES

AGENCY  
DAVID J. KEARS, Agency Director



01-10-03

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

January 9, 2003

Linda Champion  
9441 Laguna Lake Way  
Elk Grove, CA 95758

Dear Ms. Champion:

Subject: Fuel Leak Case No. RO0000133, City of Paris Cleaners, 3516 Adeline Street, Oakland, CA

Alameda County Environmental Health (ACEH) staff has reviewed the "Groundwater Testing Report - 1<sup>st</sup> Quarter 2002," dated April 25, 2002, prepared by Well Test, Inc. We request that you address the following technical comments and send us the technical reports requested below.

**TECHNICAL COMMENTS**

- 1) Risk Evaluation - During the most recent groundwater sampling event on March 22, 2002, Total Petroleum Hydrocarbons as Stoddard Solvent (TPH-SS) were detected as high as 11,000 ug/l, found in monitoring well MW-1. These were the first samples since 1997. The California Regional Water Quality Control Board San Francisco Bay Region's (CRWQCB-SF) Tier 1 RBSL's for TPH-Gasoline (TPH-G) where groundwater is not a current or potential drinking water resource of 5,000 ug/l was exceeded. Therefore, the TPH-SS concentrations must be reduced to the CRWQCB-SF Tier 1 RBSL or higher if a site specific risk evaluation can show that it will not be detrimental to human health or the environment. Or perform a site specific risk evaluation which shows that the TPH-SS concentrations found will not be detrimental to human health or the environment.
- 2) Groundwater Monitoring - In addition to TPH-SS, other contaminants detected on March 22, 2002 were Methyl tert-Butyl Ether (MTBE) at up to 31 ug/l, 1,2-Dichlorobenzene (1,2-DCB) at up to 0.61 ug/l, and naphthalene at up to 130 ug/l. Benzene, Toluene, Ethyl Benzene, Xylene (BTEX), were not detected in any of the samples collected. Since the TPH-SS concentration was high, continue groundwater monitoring and sampling for TPH-SS.

Ms. Champion  
January 9, 2003  
Page 2 of 2

### TECHNICAL REPORT REQUEST

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

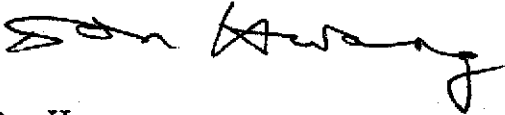
March 6, 2003 –

- a) 3<sup>rd</sup> Quarter Groundwater Monitoring Report
- b) Workplan to reduce TPH-SS groundwater concentrations to the CRWQCB-SF Tier 1 RBSL or higher if a site specific risk evaluation can show that it will not be detrimental to human health or the environment or a workplan to perform a site specific risk evaluation which shows that the TPH-SS found will not be detrimental to human health or the environment.
- c) 4<sup>th</sup> Quarter Groundwater Monitoring Report

April 31, 2003 – 1<sup>st</sup> Quarter Groundwater Monitoring 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. If you have any questions, please call me at 510-567-6746.

Sincerely,



Don Hwang  
Hazardous Materials Specialist  
Local Oversight Program

C: Bill Dugan, Well Test, Inc., 1180 Delmas Ave., San Jose, CA 95125

file

ALAMEDA COUNTY  
HEALTH CARE SERVICES

AGENCY  
DAVID J. KEARS, Agency Director



03-14-02

March 13, 2002

Linda Champion  
9441 Laguna Lake Way  
Elk Grove, CA 95758

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

Dear Ms. Champion:

Subject: Fuel Leak Case No. RO0000133, City of Paris Cleaners, 3516 Adeline Street, Oakland, CA

Alameda County Environmental Health (ACEH) staff has reviewed the "Reply to ACHCA 3/11/01 Letter," dated September 17, 2001, prepared by Well Test, Inc. We request that you address the following technical comments, perform the proposed work, and send us the technical reports requested below.

#### TECHNICAL COMMENTS

1. Industrial Well Sampling and Destruction – We are currently evaluating this site for case closure. We are agreeable with your consultant's desire to destroy the onsite industrial well. Well destruction permits may be obtained from the Water Resources Section of the Alameda County Public Works Agency, at 510-670-5554, 510-782-1939 FAX. Please submit a copy of the well destruction permit and a Report of Well Destruction according to the schedule below.

Additionally, we request that groundwater sampling and analysis be performed on this well prior to destruction. Please analyze the groundwater sample for Total Petroleum Hydrocarbons as Stoddard Solvent (TPH-SS); Benzene, Toluene, Ethyl Benzene, Xylene (BTEX), and Methyl tert-Butyl Ether (MTBE) by EPA Method 8260; Volatile Halocarbons by EPA Method 8010; and Semi-Volatile Organics by EPA Method 8270. Report the results of your work in the Groundwater Monitoring Report requested below.

2. Groundwater Monitoring – We note that the groundwater monitoring has not occurred since 1997 at which time concentrations for some of the contaminants of concern were increasing. We request that you perform an additional groundwater monitoring event to assist with our evaluation of this site. Please measure depth to water and collect and analyze groundwater samples from all monitoring wells for TPH-SS, BTEX, and MTBE by EPA Method 8260. We request that you redevelop your monitoring wells prior to sampling. Report the results of your work in the Groundwater Monitoring Report requested below.

#### TECHNICAL REPORT REQUEST

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

April 30, 2002 – Groundwater Monitoring Report

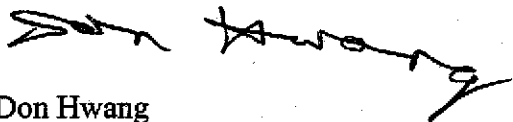
30 days after well destruction – Report of Well Destruction

Ms. Champion  
March 13, 2002  
Page 2 of 2

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.

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

Sincerely,

A handwritten signature in black ink, appearing to read "Don Hwang", written in a cursive style.

Don Hwang  
Hazardous Materials Specialist  
Local Oversight Program

C: Bill Dugan, Well Test, Inc., 1180 Delmas Ave., San Jose, CA 95125

file

ALAMEDA COUNTY  
HEALTH CARE SERVICES

AGENCY  
DAVID J. KEARS, Agency Director



05-14-01

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

May 11, 2001

Linda Champion  
9441 Laguna Lake Way  
Elk Grove, CA 95758

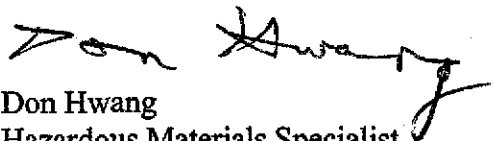
Dear Ms. Champion:

Subject: City of Paris Cleaners, 3516 Adeline St., Oakland, CA 94608  
RO0000133

A review of the concentrations of Total Petroleum Hydrocarbons-Stoddard Solvent (TPH-SS) found in the groundwater at the aforementioned site showed that the grab groundwater sample, W- EB1-18, collected from boring EB-1 on March 19, 1998 had a concentration of TPH-SS of 270,000 ug/l. Groundwater from monitoring wells MW-1 and MW-2 which were within 15 feet of boring EB-1 had a maximum concentration of TPH-SS of 42,000 ug/l during their sampling period which was from November 18, 1992 to November 14, 1997 and concentrations of TPH-SS of 10,000 ug/l and 130 ug/l, respectively, for the last monitoring event on November 14, 1997. Please explain why there is such a difference in the groundwater concentrations of TPH-SS collected from boring EB-1 on March 19, 1998 compared to those from monitoring wells MW-1 and MW-2 from November 18, 1992 to November 14, 1997.

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

Sincerely,



Don Hwang  
Hazardous Materials Specialist

C: Chuck Headlee, RWQCB

Bill Dugan, Dugan Associates, 1180 Delmas Ave., San Jose, CA 95125

File

ALAMEDA COUNTY  
HEALTH CARE SERVICES

AGENCY  
DAVID J. KEARS, Agency Director



03-08-01

20133

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

March 6, 2001

Linda Champion  
9441 Laguna Lake Way  
Elk Grove, CA 95758

Dear Ms. Champion:

Subject: City of Paris Cleaners, 3516 Adeline St., Oakland, CA 94608  
Std 819

The onsite industrial well needs to be decommissioned. This may be done when the groundwater monitoring wells are decommissioned. Do not destroy the groundwater monitoring wells until notified to do so by this agency.

The concentration of Total Petroleum Hydrocarbons-Stoddard Solvent (TPH+SS) collected during the latest monitoring event on November 14, 1997 from monitoring well, MW-1, 10,000 ug/l exceeded the California Regional Water Quality Control Board's ceiling value of 5,000 ug/l for TPH. Nevertheless, the plume was demonstrated to not have significantly migrated offsite, a check of the Oakland Watershed map did not find any culverts, and a database search for wells identified the onsite industrial well.

I will be reviewing this case for possible closure. If you have any questions, I can be reached at (510) 567-6746.

Sincerely,

A handwritten signature in black ink that reads "Don Hwang".

Don Hwang  
Hazardous Materials Specialist

C: Bill Dugan, Dugan Associates, 1180 Delmas Ave., San Jose, CA 95125

u  
file

ALAMEDA COUNTY  
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



Sent 12/3/99  
Including cc's

00133

December 03, 1999

Linda Champion  
9441 Laguna Lake Way  
Elk Grove, CA 95758

STID: 819

Claim#:002192

Re: Workplan for City of Paris Cleaners, located at 3516 Adeline Street, Oakland, CA

ENVIRONMENTAL HEALTH SERVICES

ENVIRONMENTAL PROTECTION

1131 Harbor Bay Parkway

Alameda, CA 94502-6577

(510) 567-6700

(510) 337-9432

Dear Ms. Champion,

This office has reviewed the November 23, 1999 workplan, prepared by Dugan Associates, for additional investigations at the above site. This workplan is acceptable to this office.

Per the workplan, it is our understanding that Tasks 1-8 will be completed within 3 weeks of this letter (i.e., by December 24, 1999); Tasks 9-12 will be completed within 2 weeks from the submittal of the well sampling report; and Task 13 will be completed at a client directed timeline once the variables of the well location and sealing constraints are known. Please be reminded that all the above tasks must be completed before this site can be considered for closure.

Thank you for your cooperation. If you have any questions or comments, please contact Tom Peacock at (510) 567-6782 and he will direct you to the new caseworker.

Sincerely,

Juliet Shin, R.G.  
Hazardous Materials Specialist

Cc: William Dugan  
Dugan Associates  
1180 Delmas Avenue  
San Jose, CA 95125

ALAMEDA COUNTY  
HEALTH CARE SERVICES



AGENCY  
DAVID J. KEARS, Agency Director

R0133

ENVIRONMENTAL HEALTH SERVICES

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

September 24, 1999

Linda Champion  
9441 Laguna Lake Way  
Elk Grove, CA 95758

STID: 819

Claim #: 002192

Re: City of Paris Cleaners, 3516 Adeline Street, Oakland, CA 94608

Dear Ms. Champion,

Per our earlier conversations, I, Juliet Shin, have been designated as the new Alameda County Hazardous Materials Specialist to oversee investigations at the above site. Based on my review of the case files, four stoddard solvent underground storage tanks (USTs) were formerly located at the above site (one 250-gallon; one 750-gallon; and two 1,000-gallon USTs). These USTs were removed from the site in October 1990 and October 1991. Six soil samples collected from below the 750-gallon and two 1,000-gallon USTs were analyzed for Total Petroleum Hydrocarbons as gasoline (TPHg) and benzene, toluene, ethylbenzene, and total xylenes (BTEX). Analysis of these samples identified up to 1,000 parts per million (ppm) TPHg, 0.054ppm toluene, 0.4ppm ethylbenzene, and 19ppm total xylenes. One soil sample was collected from below the 250-gallon UST and analyzed for TPH as diesel (TPHd) and BTEX. Analysis of this sample identified 130ppm TPHd, 0.42ppm toluene, 0.27ppm ethylbenzene, and 1.5ppm total xylenes.

On August 30, 1991, 44 cubic yards of soil was overexcavated from around the former USTs. Subsequently, on January 17, 1992, an additional 15 cubic yards of soil was overexcavated from this area. Four soil samples, (N1-9; S1-9; E1-7; and W1-9) were collected from the excavation boundaries and analyzed for TPH as Stoddard Solvent (TPHss), TPHd, and BTEX. Analysis of these soil samples identified up to 140ppm TPHss, 110ppm TPHd, 0.022ppm toluene, and 0.41ppm total xylenes. All the excavated soil was bioremediated on site and used as backfill.

In October 1992, three monitoring wells, MW-1 through MW-3, were installed at the site. Two soil samples were collected from each of the three well locations and analyzed for TPHss, TPHd, and BTEX. Analysis of these soil samples identified up to 210ppm TPHss, 0.026ppm benzene, 0.55ppm toluene, 0.13ppm ethylbenzene, and 0.36ppm total xylenes. Although Table 1 of Uriah Environmental Services' March 31, 1993 report states that the soil samples were analyzed for chlorobenzene and 1,3 dichlorobenzene, this office has no laboratory analytical results indicating that these analysis were ever conducted.

Groundwater samples have been collected from the three on-site monitoring wells off and on between October 1992 and November 1997, and have been analyzed for TPHss, TPHd, TPHg, the fuel oxygenate Methyl Tertiary Butyl Ether (MTBE), and BTEX. Historical groundwater analytical results have identified only low levels of MTBE and BTEX. Any concentrations identified under the TPHg analysis have always been identified by the lab as uncharacteristic of gasoline, and is probably the result of the presence of the heavier TPHss hydrocarbons. Elevated



Linda Champion  
Re: 3516 Adeline  
September 24, 1999  
Page 2 of 3

levels of TPHss, (with levels as high as 21,000 parts per billion (ppb)), were consistently identified in all three on-site monitoring wells between 1992 and 1997.

Based on the elevated levels of TPHss observed in all three monitoring wells, six additional exploratory borings (EB-1 through EB-6) were emplaced both on site and across 35<sup>th</sup> Street in March 1998 to delineate the extent of the contaminant plume. Three soil samples and one "grab" groundwater sample were collected from each of the boring locations, and analyzed for TPHss, MTBE, and BTEX. Soil samples collected from EB-1, located on site, identified up to 340ppm TPHss, 0.02ppm benzene, and 1.8ppm total xylenes. Soil samples collected from the other borings did not identify any contamination. Analysis of the "grab" groundwater samples identified groundwater contamination in Borings EB-1 and EB-5, with 270,000ppb TPHss, 93ppb toluene, 66ppb ethylbenzene, and 1,700ppb total xylenes being identified in Boring EB-1 and 780ppb being identified in Boring EB-5.

Based on the results of the above plume delineation work, it appears that the elevated concentrations of TPHss have not significantly migrated off site. According to the resources available to this office, and the opinions of the San Francisco Bay-Regional Water Quality Control Board (RWQCB), TPHss consists of heavier hydrocarbons that do not readily volatilize or migrate, and the levels currently being identified below the site do not appear to be posing a risk to human health or the environment. However, there are two issues of concern remaining at the site:

- In July 1999, this office conducted a database search of the area and identified an industrial well on the property. After contacting the California Department of Water Resources (DWR), it was confirmed that an industrial well is documented as existing on the site (please refer to attached copy of DWR information). This well appears to be drawing water from 42- to 97-feet below ground surface. Due to the fact that this well was built to draw water from the shallower aquifer, lying above the regional Yerba Buena aquitard, this office finds no reason to be concerned about potential cross-contamination between this aquifer and the deeper aquifer underlying the regional aquitard. However, in order to assure that the industrial well will not be made accessible to any "sensitive receptors" in the future, this office is requesting that the industrial well be located and properly destroyed under permit to assure that this well will no longer be used.
- Due to the fact that dry cleaners have historically been associated with using halogenated volatiles (VOCs), such as perchloroethene, and semivolatile organics (SVOCs), this office is requiring that the next round of groundwater samples be analyzed for VOCs and SVOCs to confirm that there has been no release of these constituents from past operations. Analysis for VOCs and SVOCs should be conducted using EPA Methods 8010 and 8270.

If the industrial well is adequately addressed to assure no future exposure to "sensitive receptors", and no VOC or SVOC concentrations are identified in the monitoring wells, the site can be considered for closure. However, the closure will require that any future excavation or

Ms. Leah Champion  
RE: 3516 Adeline St., Oakland, CA 94608  
November 17, 1993  
Page 2 of 3

- 3) Monitoring well sampling frequency must occur every quarter, the maximum sampling interval allowed when ground water contamination is present. Only one sampling event was performed in the 3 wells which occurred in November 18, 1992. The wells must be sampled for the following target compounds: TPH as stoddard solvent, TPH diesel, benzene, toluene, ethyl benzene, and xylene. After four consecutive quarters of non-detectable levels have been achieved, the frequency of sampling events will be evaluated and/or a recommendation for signoff/case closure will be determined.
- 4) Chlorobenzenes and dichlorobenzenes were detected (23 ppm to 740 ppm) in the soil samples collected from the borings. These results were communicated verbally from the laboratory as stated in the March 31, 1993 report. The presence of these compounds both in the soil and underlying groundwater must be determined. Verification of the source must also be investigated.
- 5) Please submit a time schedule for all phases of the investigation and remediation activities at the site.

Response to all the items mentioned above must be provided to this office no later than January 18, 1994.

Until cleanup is complete, you will need to submit reports to this office every three months (or at a more frequent interval, if specified at any time by this agency). In addition, the following items must be incorporated in your future reports or workplans:

- a cover letter from the responsible party or tank owner stating the accuracy of the report and whether he/she concurs with the conclusions and recommendations in the report or workplan
- site map delineating contamination contours for soil and groundwater based on recent data should be included and the status of the investigation and cleanup must be identified
- proposed continuing or next phase of investigation / cleanup activities must be included to inform this department of the responsible party or tank owner's intention
- any changes in the groundwater flow direction and gradient based on the measured data since the last sampling event must be explained

Linda Champion  
Re: 3516 Adeline St.  
September 24, 1999  
Page 3 of 3

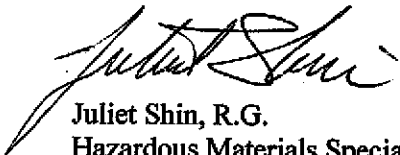
construction work involving contact with the groundwater will require the preparation of a Health & Safety Plan; and that any future pumping and discharge of groundwater into the sewers during any excavation/construction work will require that you contact RWQCB and/or the local sanitary sewer district to determine whether a discharge permit is required.

A workplan to address the two remaining issues should be submitted to this office within 60 days of the date of this letter (i.e., November 19, 1999). Please be reminded to obtain a pre-approval for the cost of the workplan from the State Trust Fund.

Lastly, Mr. Don Rotocil has recently been named as an additional Responsible Party (RP) for investigations at the site, purely because California regulations require the current property owner to be listed as an RP. However, it is the understanding of this office and the State Trust Fund that you are currently the Primary RP for addressing investigations at the site.

Thank you for your cooperation. If you have any questions or comments, please contact me at (510) 5676-6763.

Sincerely,



Juliet Shin, R.G.  
Hazardous Materials Specialist

**ATTACHMENT**

Mr. Don Rotocil  
2200 Browning Street  
Berkeley, CA 94702

Ms. Leah Champion  
P.O. Box 489  
Moss Beach, CA 94038

Leroy Griffith  
Oakland Hazardous Materials  
505 14<sup>th</sup> Street, Ste 702  
Oakland, CA 94612

ALAMEDA COUNTY  
HEALTH CARE SERVICES



AGENCY  
DAVID J. KEARS, Agency Director

R0133

July 15, 1999

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

STID 819

Linda Champion  
9441 Laguna Lake Way  
Elk Grove, California 95758

RE: City of Paris Cleaners, 3516 Adeline Street, Oakland, CA 94608

**LANDOWNER NOTIFICATION AND PARTICIPATION REQUIREMENTS**

Dear Ms. Champion:

This letter is to inform you of new legislative requirements pertaining to cleanup and closure of sites where an unauthorized release of hazardous substance, including petroleum, has occurred from an underground storage tank (UST). Section 25297.15(a) of Ch. 6.7 of the Health & Safety Code requires the primary or active responsible party to notify all current record owners of fee title to the site of: 1) a site cleanup proposal, 2) a site closure proposal, 3) a local agency intention to make a determination that no further action is required, and 4) a local agency intention to issue a closure letter. Section 25297.15(b) requires the local agency to take all reasonable steps to accommodate responsible landowners' participation in the cleanup or site closure process and to consider their input and recommendations.

For purposes of implementing these sections, you have been identified as the primary or active responsible party. Please provide to this agency, within twenty (20) calendar days of receipt of this notice, a complete mailing list of all current record owners of fee title to the site. You may use the enclosed "list of landowners" form (sample letter 2) as a template to comply with this requirement. If the list of current record owners of fee title to the site changes, you must notify the local agency of the change within 20 calendar days from when you are notified of the change.

If you are the sole landowner, please indicate that on the landowner list form. The following notice requirements do not apply to responsible parties who are the sole landowner for the site.

LANDOWNER NOTIFICATION

Re: 3516 Adeline; Oakland

July 15, 1999

Page 2 of 2

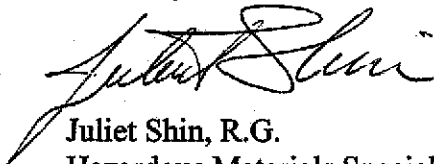
In accordance with Section 25297.15(a) of Ch. 6.7 of the Health & Safety Code, you must certify to the local agency that all current record owners of fee title to the site have been informed of the proposed action before the local agency may do any of the following:

- 1) consider a cleanup proposal (corrective action plan)
- 2) consider a site closure proposal
- 3) make a determination that no further action is required
- 4) issue a closure letter

You may use the enclosed "notice of proposed action" form (sample letter 3) as a template to comply with this requirement. Before approving a cleanup proposal or site closure proposal, determining that no further action is required, or issuing a closure letter, the local agency will take all reasonable steps necessary to accommodate landowner participation in the cleanup and site closure process and will consider all input and recommendations from any landowner.

Please call me at (510) 567-6763 should you have any questions about the content of this letter.

Sincerely,



Juliet Shin, R.G.  
Hazardous Materials Specialist

Attachments

ALAMEDA COUNTY  
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



20133

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

July 17, 1996

STID# 819

Ms. Linda Champion  
9441 Laguna Lake Way  
Elk Grove, California 95758

**RE: Soil and Groundwater Investigation at the Former City of  
Paris Cleaners - 3516 Adeline Street, Oakland, CA 94608**

Dear Ms. Champion:

The Alameda County Department of Environmental Health, Environmental Protection Division has reviewed the letter proposal (June 24, 1996) prepared by Dugan Associates for the above referenced site. The proposed work to (i) measure water levels in the three wells, (ii) sample the three wells and analyze for TPH stoddard solvent, TPH diesel, TPH gasoline, BTEX and MTBE for two quarterly monitoring periods is acceptable.

The groundwater data collected during these monitoring periods will be used to evaluate if further work will be required or the site can be recommended for case closure.

All reports and proposals must be submitted under seal of a California Registered Geologist or Registered Civil Engineer with a statement of qualifications for each lead professionals involved with the project.

Additionally, please notify this office 72 hours in advance of any field work at the site.

If you have any questions concerning this letter, please contact me at (510) 567-6780.

Sincerely,

Susan L. Hugo  
Senior Hazardous Materials Specialist

c: Mee Ling Tung, Director, Environmental Health  
Gordon Coleman, Acting Chief, Environmental Protection / files  
Kevin Graves, San Francisco RWQCB  
Steve Marquez, SWRCB, P.O. Box 944212, Sacramento, CA 94244  
Bill Dugan, Dugan Associates, 1023 B Martin Ave, Santa Clara, 95050

ALAMEDA COUNTY  
HEALTH CARE SERVICES  
AGENCY

DAVID J. KEARS, Agency Director



R0133

RAFAT A. SHAHID, DIRECTOR

June 22, 1995  
STID# 819

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

Ms. Leah Champion  
P.O. Box 489  
Moss Beach, California 94038

**RE: Soil and Groundwater Investigation / Remediation - Former  
City of Paris Cleaners - 3516 Adeline St., Oakland, CA 94608**

Dear Ms. Champion:

The Alameda County Department of Environmental Health, Environmental Protection Division has completed review of the Quarterly Monitoring Report (February 8, 1995) prepared by BT Associates for the referenced site and received by this office on May 8, 1995.

Based on this review, the following issues must be addressed regarding the soil and groundwater investigation at the subject site:

- 1) It appears that the extent of the soil and groundwater contamination remains undefined. The three on-site monitoring wells exhibited elevated levels of TPH standard solvent in the range of 570 ppb to 1000 ppb during the last sampling on February 8, 1995. TPH as standard solvent has been found historically in all the wells except on two sampling events (3/28/94 & 8/2/94) conducted in MW-3. The groundwater investigation must be expanded to determine the lateral extent of the contamination. Soil borings and grab groundwater samples may be performed initially prior to placement of permanent wells. Please submit a work plan to delineate the extent of the contamination related to the former tanks.
- 2) Monitoring well **sampling frequency must occur every quarter**. The wells must be sampled for the following target compounds: TPH as standard solvent, TPH diesel, benzene, toluene, ethyl benzene, and xylene. After four consecutive quarters of non-detectable levels have been achieved, the frequency of sampling events will be evaluated and/or a recommendation for signoff/case closure will be determined.
- 3) Chlorobenzenes and dichlorobenzenes were detected (23 ppm to 740 ppm) in the soil samples collected from the borings. These results were communicated verbally from the laboratory as stated in the March 31, 1993 report. The presence of these compounds both in the soil and underlying groundwater must be determined. Verification of the source must also be investigated.

Ms. Leah Champion  
RE: 3516 Adeline Street, Oakland, CA 94608  
June 22, 1995  
Page 2 of 3

- 4) The proposed pilot study for groundwater extraction and interim remediation is acceptable to this office and can be initiated after the extent of the contamination has been fully characterized. Permits from other regulatory agencies must be followed.
- 5) Please submit a time schedule for all phases of the investigation and remediation activities at the site.

Response to all the items mentioned above must be provided to this office **no later than July 31, 1995.**

Until cleanup is complete, you will need to submit reports to this office every three months (or at a more frequent interval, if specified at any time by this agency). In addition, the following items must be incorporated in your future reports or workplans:

- a cover letter from the responsible party or tank owner stating the accuracy of the report and whether he/she concurs with the conclusions and recommendations in the report or workplan
- site map delineating contamination contours for soil and groundwater based on recent data should be included and the status of the investigation and cleanup must be identified
- proposed continuing or next phase of investigation / cleanup activities must be included to inform this department of the responsible party or tank owner's intention
- any changes in the groundwater flow direction and gradient based on the measured data since the last sampling event must be explained
- historical records of groundwater level in each well must be tabulated to indicate the fluctuation in water levels
- tabulate analytical results from all previous sampling events; provide laboratory reports (including quality control/quality assurance) and chain of custody documentation

All reports and proposals must be submitted under seal of a California Registered Geologist or Registered Civil Engineer with a statement of qualifications for each lead professionals involved with the project.

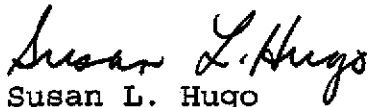


Ms. Leah Champion  
RE: 3516 Adeline Street, Oakland, CA 94608  
June 22, 1995  
Page 3 of 3

Additionally, please notify this office 72 hours in advance of any field work at the site.

If you have any questions concerning this letter, please contact me at (510) 567-6780.

Sincerely,



Susan L. Hugo  
Senior Hazardous Materials Specialist

cc: Rafat A. Shahid, Agency Director, Environmental Health  
Kevin Graves, San Francisco Bay RWQCB  
Jun Makishima, Acting Chief, Environmental Protection  
Division / files  
Bruce Tsutsui, BT Associates, 31 Nightowl Court,  
Richmond, CA 94803

ALAMEDA COUNTY  
HEALTH CARE SERVICES  
AGENCY

DAVID J. KEARS, Agency Director



R0133

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 17, 1993  
STID# 819

Ms. Leah Champion  
P.O. Box 489  
Moss Beach, California 94038

**RE: Status of the Soil and Groundwater Investigation/Remediation  
City of Paris Cleaners - 3516 Adeline St., Oakland, CA 94608**

Dear Ms. Champion:

The Alameda County Department of Environmental Health, Hazardous Materials Division has recently reviewed the files concerning the soil and groundwater investigation/remediation at the referenced site. Four underground storage tanks (solvents) were removed at the site ( two - 1000 gallon, one - 750 gallon and one -250 gallon) between October 4, 1990 and October 31, 1991. We are in receipt of the following reports:

- \* Analytical Results of soil samples collected during the tank removal in 10-4-90 by Superior Laboratory dated 11-2-90
- \* Workplan for Characterization and Remediation of Hydrocarbon Contaminated Soil (7/31/91) prepared by Uriah Inc.
- \* Interim Report Regarding the Assessment and Remediation (5/19/92) prepared by Uriah Inc.
- \* Installation, Development and Sampling of Three Monitoring Wells (3/31/92) prepared by Uriah Inc.

Based upon the review process of all the reports submitted to this office for the referenced site, the following issues needed clarification and must be addressed:

- 1) It appears that the extent of soil and groundwater contamination from the former leaking tanks remains undefined. The vertical and lateral extent of contamination must be completely delineated. The three monitoring wells on site exhibited elevated levels of TPH as stoddard solvent in the range of 630 ppb to 11,000 ppb. Please submit a work plan to delineate the vertical and lateral extent of the hydrocarbon plume.
- 2) Verified downgradient direction must be established at the site. Groundwater elevation readings must be performed every quarter and all monitoring wells must be surveyed to an accuracy of 0.01 foot and referenced to mean sea level (MSL).

Ms. Leah Champion  
RE: 3816 Adeline St., Oakland, CA 94608  
November 17, 1993  
Page 3 of 3


- historical records of groundwater level in each well must be tabulated to indicate the fluctuation in water levels
- tabulate analytical results from all previous sampling events; provide laboratory reports (including quality control/quality assurance) and chain of custody documentation

All reports and proposals must be submitted under seal of a California Registered Geologist or Registered Civil Engineer with a statement of qualifications for each lead professionals involved with the project.

Because we are overseeing this site under the designated authority of the Regional Water Quality Control Board, this letter constitutes a formal requests for technical reports pursuant to California Water Code Section 13267 (b). Any extensions of stated deadlines or changes in the workplan must be confirmed in writing and approved by this agency.

Please contact me at (510) 271-4530 if you have any questions concerning this letter.

Sincerely,



Susan L. Hugo  
Senior Hazardous Materials Specialist

cc: Rafat A. Shahid, Asst. Agency Director, Environmental Health  
Rich Hiatt, San Francisco Bay RWQCB  
Gil Jensen, Alameda County District Attorney's Office  
Edgar B. Howell, Chief, Hazardous Materials Division - files  
John Rapp, Uriah Environmental Services  
2401 E. Orangeburg Ave., #645-218  
Modesto, CA 95355

ALAMEDA COUNTY  
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



R0133

RAFAT A. SHAHID, Assistant Agency Director

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

23 April 1992

Ms. Leah Champion  
P.O. Box 489  
Moss Beach, CA 94038

Subject: Permits for underground storage tanks formerly located at  
3516 Adeline Street, Oakland.

Dear Ms. Champion:

Enclosed please find copies of the five permit applications for tanks formerly located at the site listed above. These documents are being sent as per your request. Please accept our apologies for any confusion or inconvenience resulting from the delay in processing this request.

If you have any questions please feel free to contact me at (510) 271-4530.

Sincerely,

  
Dennis J. Byrne  
Senior Hazardous Materials Specialist

ALAMEDA COUNTY  
HEALTH CARE SERVICES

AGENCY  
DAVID J. KEARS, Director



RA133

Telephone Number (415)

8 October 1991

Leah Champion  
P.O. Box 489  
Noss Beach, CA 94038

Subject: Permit for the removal of an underground storage tank at  
3516 Adeline Street, Oakland.

Dear Ms. Champion:

Enclosed please find a reissued permit for the removal the  
underground storage tank at the former City of Paris Cleaners  
facility at the address listed above. This permit was initially  
approved in August of 1990. It is being reissued with minor  
modifications that are specified in red ink. This permit is  
valid for the removal of the underground storage tank discovered  
at 3516 Adeline Street during the excavation of soil from the  
former tank pit.

This permit is being reissued to facilitate the closure process  
and to reduce confusion likely to result from having two  
underground storage tank closure projects taking place  
simultaneously at a single site. Though this removal is being  
conducted by a different contractor than that engaged for the  
initial tank closure, all the pertinent information in the permit  
issued in 1990 is the same.

If you have any questions concerning this matter, please feel  
free to contact me at (510) 271-4320.

Sincerely,

Handwritten signature of Dennis J. Byrne.

Dennis J. Byrne  
Senior Hazardous Materials Specialist

ALAMEDA COUNTY  
HEALTH CARE SERVICES



AGENCY

DAVID J. KEARS, Agency Director

R0133

23 October 1990

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

James L. Quick  
1393 Solano Avenue  
Albany, CA 94706

Subject: Underground Storage Tank Removal Project being conducted at 3516 Adeline Street, Oakland.

Dear Mr. Quick:

Thank you for the analytical data submitted by Semco concerning the underground storage tank removal project being conducted at the former City of Paris Cleaners facility, located at the address listed above. This documentation has been reviewed and the following actions are required to ensure compliance with all applicable environmental regulation.

1) The soil excavated from the former tank pit will require proper management/disposal. Policies of the San Francisco Regional Water Quality Control Board forbid the reintroduction of soil contaminated with petroleum hydrocarbons in excess of 10 parts per million. Up to 1,000 parts per million of Total Petroleum Hydrocarbons were measured in the soil removed from the excavation on this site.

The proper procedures to be used in the management of this soil will depend upon whether or not the material constitutes a hazardous waste as specified in Title 22 of the California Code of Regulations. Sections 66696 through 66723, of the above mentioned Code, describe the series of tests which the State of California has deemed appropriate for making such a judgement. These tests must be conducted by a laboratory certified by the State for this purpose.

It is the generator's responsibility to select the appropriate testing protocols to ensure that an accurate and representative classification of his or her waste is achieved. Based upon the contaminants identified within this soil the test protocols for Toxicity (Section 66696) and Ignitability (Section 66702) would seem appropriate for characterizing this material.

Should this soil prove to be a hazardous waste, it will require either disposal in a Class I landfill or be subject to treatment under the permit conditions stipulated by the California Department of Health Services (DHS) and the Bay Area Air Quality Management District (BAAQMD) to effect a rendering as non-hazardous. Any physical movement of such waste will require the use of a Uniform Hazardous Waste Manifest and adherence to all labeling and management restrictions as stipulated in Title 22 of the California Code of Regulations.

James L. Quick  
1393 Solano Ave  
Albany, CA 94706  
Re. 3516 Adeline St. Oakland  
23 October 1990  
Page 2 of 3

If the soil can be classified as non-hazardous waste, it may be disposed of in any Class II or Class III landfill willing to accept it. In addition, this soil can be subjected to treatment for the purpose of reducing it's level of contamination without the issuance of a permit by DHS. Such a process may still require approval by BAAQMD however. Though not requiring the use of a hazardous waste manifest or adherence to the management provisions of Title 22, an accounting for the final disposition of this soil would have to be made to this agency prior to the closure of this project.

Should a remedial treatment process succeed in reducing the hydrocarbon contamination within this soil to below 10 parts per million, the soil can then be replaced into the former tank pit. Prior to implementing such an action, please clarify your plan with me to ensure full compliance with the requirements of the Regional Board.

2) The conduction of a ground water investigation.

In accordance with the California Water Code, the San Francisco Bay Regional Water Quality Control Board has established a requirement for follow-up investigative actions when soil contamination associated with an underground storage tank is detected. Specifically, a ground water investigation is required when 100 parts per million or greater of hydrocarbon contamination is measured. The purpose of such an investigation is to determine if the quality of ground water has been impacted by the presence of the underground tanks.

Guidelines established by the Regional Board require that a ground water monitoring well be installed within ten feet of the former tank location oriented in a downgradient direction relative to ground water flow. The direction of ground water flow is to be determined from data derived from three wells. Consequently, three wells must be installed on your property or, in addition to the single well on your property, you must submit data from two other wells in sufficient proximity to your property that hydraulic conductivity with your well can be demonstrated.

James L. Quick  
1393 Solano Ave  
Albany, CA 94706  
Re. 3516 Adeline St. Oakland  
23 October 1990  
Page 3 of 3

During the installation of these wells soil samples must be collected at every five foot depth interval until ground water is reached. This work must be conducted under the direction of a Registered Engineer/Geologist and a copy of the boring logs and all analytical data must be submitted to this office for review and inclusion into our records.

In general, the Regional Board requires two years of quarterly monitoring data prior to considering a site for closure. There is some flexibility in this process, but you should anticipate a minimum of one full year of quarterly monitoring at this site.

Please submit to this office a proposal for the follow-up investigation which you intend to implement on this site. As the lead agency, this office will review the actions which you propose to take to ensure compliance with the policies of all applicable regulatory agencies.

The Regional Board has been notified of the release of hazardous materials associated with the underground storage tanks formerly located at this site. The property has consequently been added to the list maintained by this agency of potential clean-up sites in the County of Alameda.

If you have any questions concerning this matter or the actions which must now be taken in regards to 3516 Adeline Street Oakland, please contact me at (415)271-4320.

Sincerely,



Dennis J. Byrne  
Hazardous Materials Specialist

cc: Steve Luquire, SFBRWQCB  
Rafat Shahid, Assistant Director, Alameda Department of  
Environmental Health.  
Bob Saterly,