

ALAMEDA COUNTY  
**HEALTH CARE SERVICES**  
AGENCY  
ALEX BRISCOE, Director



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

February 2, 2012

Paul Supple  
(Sent via E-mail to: [paul.supple@bp.com](mailto:paul.supple@bp.com))  
Atlantic Richfield Company  
(A BP Affiliated Company)  
P.O. Box 1257  
San Ramon, CA 94583

Manal A. & Mohamed A. Gazali  
P.O. Box 18592  
Oakland, CA 94619-2906

Jasbir Tatla  
Seminary Gas & Food  
6235 Seminary Avenue  
Oakland, CA 94605-1847

MVA Resources, Inc.  
2239 Moorpark Avenue  
San Jose, CA 95128-2661

Subject: Monitoring Well Destruction, Public Notification, & Landowner Notification of Case Closure for Fuel Leak Case No. RO0000163 and GeoTracker Global ID T0600100105, ARCO #6002, 6235 Seminary Avenue, Oakland, CA 94605

Dear Responsible Parties:

Final approval of a case closure for the underground storage tank investigation at the subject site is almost complete. A case summary report proposing closure has been forwarded to the Regional Water Quality Control Board (RWQCB) for their thirty (30) day review period. Concurrently, public notification and landowner notification of the proposed closure action will be conducted. The RWQCB comment period and public notification and landowner notification on the proposed closure action will all conclude on Monday, March 5, 2012. Following the thirty (30) day review period and if no comments opposing closure are received, the monitoring wells installed at the site must be properly destroyed, per California Water Code, prior to issuance of a remedial action completion certificate.

ACEH requests that you address the following technical comments, perform the proposed work, and send us the technical reports requested below. Upon receipt of the requested documents a remedial action completion certificate will be sent to the responsible party.

**TECHNICAL COMMENTS**

1. **Landowner Notification** – Pursuant to California Health & Safety Code Section 25297.15, the active or primary responsible party for a fuel leak case must inform all current property owners of the site of cleanup actions or requests for closure. Furthermore, ACEH may not consider any cleanup proposals or requests for case closure without assurance that this

notification requirement has been met. Additionally, the active or primary responsible party is required to forward to ACEH a complete mailing list of all record fee title holders to the site. At this time, please complete and submit the enclosed List of Landowners Form by the date specified below.

2. **Public Notification** – Pursuant to California Code of Regulations, Title 23, Division 3, Chapter 16, §2728, ACEH requires notification to the public of the proposed case closure for the site. To that end, ACEH has prepared the public participation fact sheet & mailing list (enclosed), which describes the site and previous investigation activities that were conducted to the property addresses listed on the enclosed List of Public Participants. Public comments on the proposed action will be accepted for a period of thirty days beginning Thursday, February 2, 2012 through Monday, March 5, 2012. Following the public comment period, the comments received must be addressed and incorporated into a closure report submitted to ACEH for review.
3. **Monitoring Well Destruction** – ACEH is requesting that you contact Alameda County Public Works Agency at (510) 567-6791, obtain the necessary permits, destroy the wells, and electronically upload the monitoring well destruction report to ACEH's FTP server and the State Water Resources Control Board's GeoTracker website within ninety (90) days from the date of this letter (May 2, 2012). Electronic reporting is described in detail below.

#### **NOTIFICATION OF FIELDWORK ACTIVITIES**

Please schedule and complete the fieldwork activities by the date specified below and provide ACEH with at least three (3) business days notification prior to conducting the fieldwork.

#### **TECHNICAL REPORT REQUEST**

Please submit technical reports to ACEH (Attention: Paresh Khatri), according to the following schedule:

- **March 5, 2012** – End of 30-day Public Participation Period
- **May 2, 2012** – Monitoring Well Destruction Report

Thank you for your cooperation. Should you have any questions or concerns regarding this correspondence or your case, please call me at (510) 777-2478 or send me an electronic mail message at [paresh.khatri@acgov.org](mailto:paresh.khatri@acgov.org).

Sincerely,

Paresh C. Khatri  
Hazardous Materials Specialist

Responsible Parties  
RO0000163  
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Enclosure: List of Landowners Form  
Public Participation Fact Sheet  
List of Public Participation Property Addresses  
Responsible Party(ies) Legal Requirements/Obligations  
ACEH Electronic Report Upload (ftp) Instructions

cc: Hollis Phillips, ARCADIS, 100 Montgomery Street, Suite 300, San Francisco, CA 94105  
(Sent via E-mail to: [Hollis.Phillips@arcadis-us.com](mailto:Hollis.Phillips@arcadis-us.com))  
Leroy Griffin, Oakland Fire Department, 250 Frank H. Ogawa Plaza, Ste. 3341, Oakland,  
CA 94612-2032 (Sent via E-mail to: [lgriffin@oaklandnet.com](mailto:lgriffin@oaklandnet.com))  
Donna Drogos, ACEH (Sent via E-mail to: [donna.drogos@acgov.org](mailto:donna.drogos@acgov.org))  
Paresh Khatri, ACEH (Sent via E-mail to: [paresh.khatri@acgov.org](mailto:paresh.khatri@acgov.org))  
GeoTracker  
File

# LIST OF LANDOWNERS FORM

County of Alameda  
Environmental Health Services  
Environmental Protection  
1131 Harbor Bay Parkway, Suite 250  
Alameda, CA 94502-6577

## CERTIFIED LIST OF RECORD FEE TITLE OWNERS FOR:

Site Name: ARCO #6002  
Address: 6235 Seminary Avenue  
City, State, Zip: Oakland, CA 94605  
Record ID #: RO0000163

Please fill out item 1 if there are multiple site landowners (attach an extra sheet if necessary). If you are the sole site landowner, skip item 1 and fill out item 2.

1. In accordance with Section 25297.15(a) of Chapter 6.7 of the California Health & Safety Code, I, \_\_\_\_\_ (name of primary responsible party), certify that the following is a complete list of current record fee title owners and their mailing addresses for the above site:

Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
City, State, Zip: \_\_\_\_\_  
E-mail Address: \_\_\_\_\_

Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
City, State, Zip: \_\_\_\_\_  
E-mail Address: \_\_\_\_\_

Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
City, State, Zip: \_\_\_\_\_  
E-mail Address: \_\_\_\_\_

2. In accordance with Section 25297.15(a) of Chapter 6.7 of the California Health & Safety Code, I \_\_\_\_\_, certify that I am the sole landowner for the above site.

Sincerely,

\_\_\_\_\_  
Signature of Primary Responsible Party      Printed Name      Date      E-mail Address



**FACT SHEET ON ENVIRONMENTAL ASSESSMENT**  
**ARCO #6002**

**(now Seminary Gas)**

6235 Seminary Avenue, Oakland, CA 94605

Fuel Leak Case No. RO0000163 and

GeoTracker Global ID T0600100105

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

Site Remediation Summary

This fact sheet has been prepared to inform community members and other interested stakeholders regarding the status of the soil and groundwater cleanup at the former ARCO #6002 (now Seminary Gas) located at 6235 Seminary Avenue, in Oakland, California. ARCO is the lead responsible party for the case and their environmental consultant is ARCADIS. Four underground storage tanks (USTs), the suspected source of petroleum hydrocarbon contamination, were removed from the site.

Site Background

The subject site is located on the just southwest of Interstate 580 at the intersection of Seminary Avenue, Sunnymere Avenue, and Kuhnle Avenue in Oakland. The surrounding land use is mixed residential and commercial. The site is currently operated as a gasoline station.

Subsurface investigations at the site began in 1994, which discovered petroleum hydrocarbon contamination in the vicinity of the former underground storage tanks (USTs) that were removed and replaced in 1996.

Current improvements to the Site include three gasoline USTs installed in 1996, two fuel dispenser islands with a total of four dispensers, and a convenience store building.

Site Investigations

The Alameda County Environmental Health (ACEH), the local regulatory agency, oversees investigation and cleanup activities at the site. Soil and groundwater investigations were completed at the site and surrounding area. These investigations characterized the hydrogeology, subsurface conditions, and the nature, extent, and fate of the petroleum contamination.

Two 4,000 gallon and two 6,000 gallon USTs located on the east side of the Site were removed on March 6, 1996 by Balch Petroleum. The USTs appeared to be in good condition with no obvious holes or leaks. The UST cavity was excavated to approximately 14 ft bgs to remove contaminated soil.

Approximately 11,500 gallons of hydrocarbon contaminated groundwater that had accumulated in the UST cavity were pumped out for off-site disposal. Approximately 370 cubic yards (cy) of hydrocarbon contaminated soil was excavated

and disposed of off-site during UST removal activities at the Site.

Site investigations have revealed that residual soil contamination is present at the site. This soil contamination extends laterally up to ±60 feet down-gradient of the former tanks. The soil contamination appears to be localized to the property.

The primary chemicals of concern are total petroleum hydrocarbons as gasoline (TPH-gasoline), benzene, and MTBE.

Contaminated soil has caused localized groundwater contamination. Groundwater contamination extends slightly deeper than soil contamination. Available data indicates that the groundwater plume is not migrating and groundwater concentrations are generally decreasing with time. Natural attenuation mechanisms, primarily biodegradation, will eventually decrease contaminant concentrations to below laboratory detection limits - the contamination will eventually abate.

Remedial actions completed at the site consisted of removing the underground tanks, excavating contaminated soil, and pumping contaminated groundwater from the excavation.

Next Step

ARCO has been working with Alameda County Environmental Health (ACEH) to investigate and clean up the site. No further soil and groundwater investigations or remediation is planned for the site. The source of contamination, the former tanks, contaminated soil and groundwater, has been removed. The site has been adequately characterized and the groundwater contaminant plumes are either stable or decreasing with time. The site data have demonstrated that, with time, contaminant concentrations will likely abate.

The site is proposed for case closure. All the site investigation activities are described in reports prepared for ARCO. The public is invited to review and comment on the proposed closure of this case. The case file is available on ACEH's website (<http://www.acgov.org/aceh/lop/ust.htm>) or the State Water Resources Control Board's GeoTracker website (<http://www.geotracker.waterboards.ca.gov/>). The



# FACT SHEET ON ENVIRONMENTAL ASSESSMENT

ARCO #6002

(Seminary Gas)

6235 Seminary Avenue, Oakland, CA 94605

Fuel Leak Case No. RO000163 and

GeoTracker Global ID T0600100105

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case file is also available for review on-line at the ACEH located at 1131 Harbor Bay Parkway in Alameda, California. Please send a fax to 510-337-9335 to request a date and time to review the case file. Please send written comments regarding the proposed action

to Paresh Khatri at the address below. All written comments received by **Monday, March 5, 2012** will be forwarded to the Responsible Party and will be considered and responded to prior to a final determination on the proposed case closure.



*For Additional information, please contact:*

Paresh Khatri  
Alameda County Environmental Health  
1131 Harbor Bay Parkway, Ste 250  
Alameda, CA 94502  
Phone: 510-777-2478  
E-mail: Paresh.Khatri@acgov.org

Hollis Phillips  
ARCADIS  
100 Montgomery Street, Ste 300  
San Francisco, CA 94104  
Phone: 415-374-2744  
E-mail: hollis.phillips@arcadis-us.com

## Responsible Party(ies) Legal Requirements/Obligations

### REPORT REQUESTS

These reports are being requested pursuant to California Health and Safety Code Section 25296.10. 23 CCR Sections 2652 through 2654, and 2721 through 2728 outline the responsibilities of a responsible party in response to an unauthorized release from a petroleum UST system, and require your compliance with this request.

### ELECTRONIC SUBMITTAL OF REPORTS

ACEH's Environmental Cleanup Oversight Programs (LOP and SLIC) require submission of reports in electronic form. The electronic copy replaces paper copies and is expected to be used for all public information requests, regulatory review, and compliance/enforcement activities. Instructions for submission of electronic documents to the Alameda County Environmental Cleanup Oversight Program FTP site are provided on the attached "Electronic Report Upload Instructions." 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. In September 2004, the SWRCB adopted regulations that require electronic submittal of information for all 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 monitoring wells, and [other](#) data to the GeoTracker database over the Internet. Beginning July 1, 2005, these same reporting requirements were added to Spills, Leaks, Investigations, and Cleanup (SLIC) sites. Beginning July 1, 2005, electronic submittal of a complete copy of all reports for all sites is required in GeoTracker (in PDF format). Please visit the SWRCB website for more information on these requirements ([http://www.swrcb.ca.gov/ust/electronic\\_submittal/report\\_rqmts.shtml](http://www.swrcb.ca.gov/ust/electronic_submittal/report_rqmts.shtml)).

### 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.

### PROFESSIONAL CERTIFICATION & CONCLUSIONS/RECOMMENDATIONS

The California Business and Professions Code (Sections 6735, 6835, and 7835.1) requires that work plans and technical or implementation reports containing geologic or engineering evaluations and/or judgments be performed under the direction of an appropriately registered or certified professional. For your submittal to be considered a valid technical report, you are to present site specific data, data interpretations, and recommendations prepared by an appropriately licensed professional and include the professional registration stamp, signature, and statement of professional certification. Please ensure all that all technical reports submitted for this fuel leak case meet this requirement.

### UNDERGROUND STORAGE TANK CLEANUP FUND

Please note that delays in investigation, later reports, or enforcement actions may result in your becoming ineligible to receive grant money from the state's Underground Storage Tank Cleanup Fund (Senate Bill 2004) to reimburse you for the cost of cleanup.

### AGENCY OVERSIGHT

If it appears as though significant delays are occurring or reports are not submitted as requested, we will consider referring your case to the Regional Board or other appropriate agency, including the County District Attorney, for possible enforcement actions. California Health and Safety Code, Section 25299.76 authorizes enforcement including administrative action or monetary penalties of up to \$10,000 per day for each day of violation.

<b>Alameda County Environmental Cleanup Oversight Programs (LOP and SLIC)</b>	<b>REVISION DATE:</b> July 20, 2010
	<b>ISSUE DATE:</b> July 5, 2005
	<b>PREVIOUS REVISIONS:</b> October 31, 2005; December 16, 2005; March 27, 2009; July 8, 2010
<b>SECTION:</b> Miscellaneous Administrative Topics & Procedures	<b>SUBJECT:</b> Electronic Report Upload (ftp) Instructions

The Alameda County Environmental Cleanup Oversight Programs (LOP and SLIC) require 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.

## REQUIREMENTS

- **Please do not submit reports as attachments to electronic mail.**
- Entire report including cover letter must be submitted to the ftp site as **a single portable document format (PDF) with no password protection.**
- It is **preferable** that reports be converted to PDF format from their original format, (e.g., Microsoft Word) rather than scanned.
- **Signature pages and perjury statements must be included and have either original or electronic signature.**
- **Do not password protect the document.** Once indexed and inserted into the correct electronic case file, the document will be secured in compliance with the County's current security standards and a password. **Documents with password protection will not be accepted.**
- Each page in the PDF document should be rotated in the direction that will make it easiest to read on a computer monitor.
- Reports must be named and saved using the following naming convention:  
RO#\_Report Name\_Year-Month-Date (e.g., RO#5555\_WorkPlan\_2005-06-14)

## Submission Instructions

- 1) Obtain User Name and Password:
  - a) Contact the Alameda County Environmental Health Department to obtain a User Name and Password to upload files to the ftp site.
    - i) Send an e-mail to [dehloptoxic@acgov.org](mailto:dehloptoxic@acgov.org)
  - b) In the subject line of your request, be sure to include **"ftp PASSWORD REQUEST"** and in the body of your request, include the **Contact Information, Site Addresses**, and the **Case Numbers (RO# available in Geotracker) you will be posting for.**
- 2) Upload Files to the ftp Site
  - a) Using Internet Explorer (IE4+), go to <ftp://alcoftp1.acgov.org>
    - (i) Note: Netscape, Safari, and Firefox browsers will not open the FTP site.
  - b) Click on Page located on the Command bar on upper right side of window, and then scroll down to Open FTP Site in Windows Explorer.
  - c) Enter your User Name and Password. (Note: Both are Case Sensitive.)
  - d) Open "My Computer" on your computer and navigate to the file(s) you wish to upload to the ftp site.
  - e) With both "My Computer" and the ftp site open in separate windows, drag and drop the file(s) from "My Computer" to the ftp window.
- 3) Send E-mail Notifications to the Environmental Cleanup Oversight Programs
  - a) Send email to [dehloptoxic@acgov.org](mailto:dehloptoxic@acgov.org) notify us that you have placed a report on our ftp site.
  - b) Copy your Caseworker on the e-mail. Your Caseworker's e-mail address is the entire first name then a period and entire last name @acgov.org. (e.g., firstname.lastname@acgov.org)
  - c) The subject line of the e-mail must start with the RO# followed by **Report Upload.** (e.g., Subject: RO1234 Report Upload) If site is a new case without an RO#, use the street address instead.
  - d) If your document meets the above requirements and you follow the submission instructions, you will receive a notification by email indicating that your document was successfully uploaded to the ftp site.