

80-261

cook

271 Las Juntas Way, Walnut Creek, CA 94597 Phone 925.937.1759 Cell 925.787.6869 cookenvironmental@att.net

DEC 02 2004  
Environmental Health

November 26, 2004

Bob Schultz  
Alameda County Environmental Health  
1311 Harbor Bay Pkwy, Ste 250  
Alameda, CA 94502-6577

**Subject: Verification Monitoring Work Plan,  
Express Gas and Mart, 2951 High Street, Oakland**

Dear Mr. Schultz:

The Express Gas and Mart, located at 2951 High Street in Oakland, California, is currently under corrective action related to a fuel leak from underground storage tanks formerly located at the Site. MtBE and benzene are the only constituents of concern at the Site since these are the only constituents above the Tier 2 site-specific threshold levels (SSTLs) for this Site (Palmer, 1997). Remediation of shallow groundwater has been accomplished using an ozone sparging system. Presently, the sparge system has reduced benzene and MtBE concentrations to below SSTLs in all eight Site monitoring wells. The locations of the monitoring wells (MW-1 through MW-10) and the ten ozone sparge points (SP-1 through SP-10) are presented on the attached **Figure 5** from the most recent *Quarterly Monitoring Report* from W.A. Craig, Inc, dated October 21, 2004. This same report recommended site closure.

I spoke with you on November 19, 2004 regarding verification monitoring and site closure. You requested that a Verification Monitoring Work Plan be submitted that describes how the site will be monitored to verify that contaminant concentrations will remain below the SSTLs. This work plan describes methods and procedures to ensure that the concentration of all constituents of concern remain below their SSTL such that site closure can be granted by Alameda County Environmental Health (ACEH).

Verification monitoring will be accomplished by turning off the ozone sparging system and analyzing wells MW-5, MW-7, MW-3 and MW-8 on a monthly basis for three months. These same wells will also be analyzed on the same day that the ozone sparging system is turned off to establish a baseline for comparison of the verification monitoring data. The remaining five monitoring wells will be analyzed once during this three month period as part of the quarterly monitoring program.

Samples will be analyzed for total petroleum hydrocarbons as gasoline by EPA method 8015Cm, for benzene, toluene, ethylbenzene and xylenes by EPA method 8021B, and for MtBE and other fuel oxygenates by EPA method 8026B.

DEC 02 2004

If the concentrations of all contaminants remain below their SSTLs for three months, a *Request for Site Closure and Quarterly Monitoring Report* will be submitted to the ACEH and the Regional Water Quality Control Board. The report will contain a Site Closure Summary and related information to provide the agencies with sufficient data to grant site closure. We are available to present the results of the verification monitoring program at a meeting with the ACEH. The report will be supported by tables, maps and appendices and will be prepared by a California licensed engineer pursuant to State regulations.

If you agree with this approach, please acknowledge in writing to the owner at the following address:

Mr. Aziz Kandahari  
Express Gas & Mart  
2951 High Street  
Oakland, CA 94619

Thank you for your prompt attention to this matter. I look forward to working with you on this project.

Very truly yours,

**Cook Environmental Services, Inc.**



Tim Cook, P.E.  
Principal

cc: Aziz Kandahari



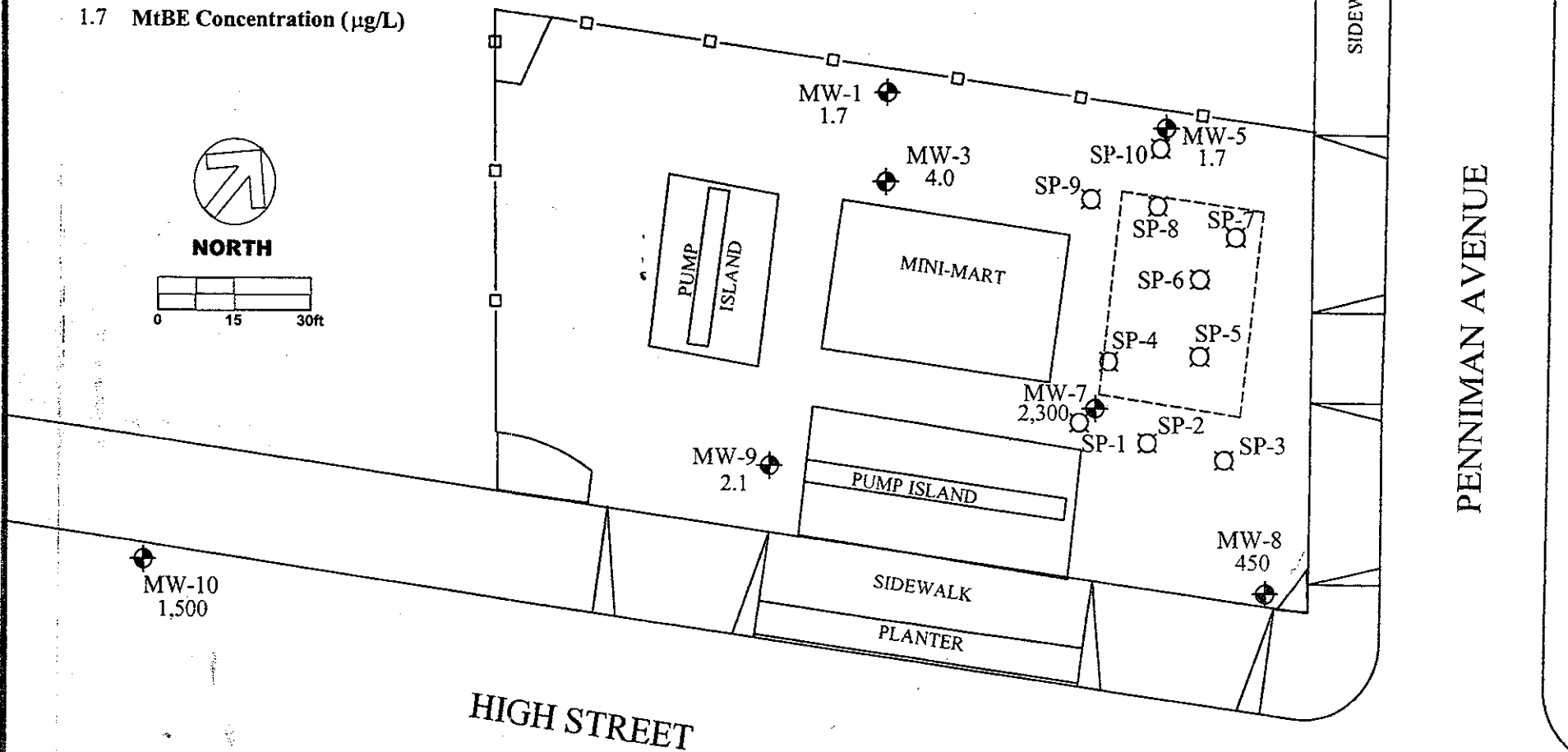
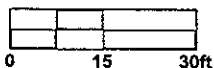
**LEGEND**

- ⊕ Monitoring Well
- Ozone-sparge Point
- Former UST Pit

1.7 MtBE Concentration (µg/L)



**NORTH**



**MtBE Concentrations in Groundwater on October 1, 2004**



**W.A. Craig, Inc.**

6940 Tremont Road LIC# 455752  
 Dixon, California 95620-9603  
 PH# (707) 693-2929 Fax# (707) 693-2922

Express Gas & Mart  
 2951 High Street  
 Oakland, California

Project #: 3936

Date: 10/1/04

Scale: 1"=30'

Figure:

**5**