

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director

November 18, 2005



ENVIRONMENTAL HEALTH SERVICES

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

Mr. Ted Walbey
Fiesta Beverage
7150 Island Queen Dr.
Sparks, NV 89436

Dear Mr. Walbey:

Subject: Fuel Leak Case RO0000314, Former Fiesta Beverage, 966 89th Ave.,
Oakland, CA 94621

Alameda County Environmental Health has reviewed the case file for the subject site including the October 10, 2005 Workplan for Remedial Investigation/Feasibility Study, prepared by Blymyer Engineers, Inc. The work plan responds to the July 6, 2005 County request letter and proposes four monitoring wells and one replacement well, the collection of natural attenuation parameters and conducting a conduit survey. We generally approve the work plan, however, we request that you address the following technical comments when performing this work and submit the technical reports below.

TECHNICAL COMMENTS

1. **Plume Characterization-** We request that two additional monitoring well locations be added to your investigation as noted on the attached Figure 2 for better plume definition. One location is up-gradient of boring GP1, where elevated TPHg was reported in groundwater and the other is located between the two proposed northern wells, down-gradient of former boring SB2. Please confirm that these additional wells will be added to the investigation.
2. **Monitoring Well Construction and Sampling-** The well construction proposes a 15 foot screen interval from 10-25'bgs. We request that a shorter screen interval be installed, preferably no longer than 10'. If needed, multi-level screened wells or clustered wells can be used to monitor different water bearing zones. Soil sampling from the borings is proposed for the sample with the highest PID reading or from the groundwater interface. Every effort should be taken to define the vertical extent of contamination, even if it extends into saturated soils.
3. **Sample Analysis-** Soil and groundwater samples are proposed for laboratory analysis of TPHg, BTEX and MTBE using EPA Method 8021B. We concur that this analytical method for MTBE analysis is appropriate for this site given the prior low MTBE concentrations, confirmed by EPA Method 8260. However, if MTBE concentrations exceed prior results significantly (ie by a factor of 10), we request that EPA Method 8260 be used in subsequent tests and the other ether oxygenates added to the analytes sought.
4. **Collection of Remediation by Natural Attenuation (RNA) Parameters-** We approve the sampling and testing of groundwater samples for indicator parameters of natural attenuation. We anticipate the results will indicate a deficiency in one or more of these parameters since the laboratory consistently reports the "chromatogram is of unmodified or weakly modified gas". This observation is consistent with the absence of significant natural attenuation.

TECHNICAL REPORT REQUEST

- December 19, 2005- Confirmation of additional wells, monitoring well screen interval and soil sampling.
- February 19, 2006- Remedial Investigation Report and Feasibility Study

PERJURY STATEMENT AND PROFESSIONAL CERTIFICATION

All work plans, technical reports, or technical documents submitted to this office 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.

vAdditionally, to be considered a valid technical report you are to present site specific data, data interpretations, and recommendations prepared by the 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.

If you have any questions, please call me at (510) 567-6765.

Sincerely,



Barney M. Chan
Hazardous Materials Specialist

Attachment: Figure 2

C: files, D. Drogos

Mr. M. Detterman, Blymyer Engineers, Inc., 1829 Clement Ave., Alameda, 94501

11_18_05 966 89th Ave

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



SOVT
7-7-05

July 6, 2005

Mr. Ted Walbey
Fiesta Beverage
7150 Island Queen Dr.
Sparks, NV 89436

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

Dear Mr. Walbey:

Subject: Fuel Leak Case RO0000314, Former Fiesta Beverage, 966 89th Ave.,
Oakland, CA 94621

Alameda County Environmental Health has reviewed the case file for the subject site including the November 18, 2004 Report on a Geoprobe Subsurface Investigation, prepared by Blymyer Engineers, Inc. We have determined that additional information is needed to progress your site towards closure. We request that you address the following technical comments and submit the technical reports below.

TECHNICAL COMMENTS

1. **Monitoring Well Condition-** The existing wells at the site have generated varying gradient contours some of which are suspect. MW-1 has several feet of silt collected in it, which requires cleaning and redeveloping. This has potentially resulted in biased groundwater elevation readings and monitoring results. Please correct this situation prior to the next monitoring event.
2. **Plume Definition-** The groundwater plume has not yet been defined, however, we agree that further definition may be appropriately performed when additional monitoring wells are installed. We concur with the recommendation to install additional monitoring wells. Assuming a northwest gradient, it appears that both up and down-gradient wells should be installed. Please provide a work plan for the additional off-site wells. As previously mentioned, as necessary, additional plume delineation should also be proposed during the monitoring well installations.
3. **Conduit Study-** The purpose of the conduit study is to locate potential migration pathways and potential conduits and determine the probability of the plume encountering preferential pathways and conduits that could spread the contamination. Of particular concern is the identification of abandoned wells and improperly-destroyed wells that can act as conduits to deeper water bearing zones. We request that you perform a conduit study that details the potential migration pathways and potential conduits (utilities, storm drains, etc.) that may be present in the vicinity of the site. Provide a map showing the location and depth of all utility lines and trenches including sewers and storm drains within and near the plume area. The conduit study shall include a well survey of all wells (monitoring and production wells: active, inactive, standby, destroyed (sealed with concrete), abandoned (improperly destroyed); and dewatering,

Mr. Ted Walbey
RO 0000314
July 6, 2005
Page 2

drainage, and cathodic protection wells) within a ½ mile radius of the subject site. In addition, please identify any sensitive receptors within the same radius.

4. Feasibility Study and Remedial Action Plan- Please provide your Feasibility Study and Remedial Action Plan consistent with Article 11, CCR, Title 23, UST Regulations as requested below.

TECHNICAL REPORT REQUEST

Please submit the following technical reports according to the schedule below.

- August 8, 2005- Work plan for monitoring well installation and plume definition.
- August 22, 2005- Receptor survey, conduit study, Feasibility Study and RAP.

PERJURY STATEMENT AND PROFESSIONAL CERTIFICATION

All work plans, technical reports, or technical documents submitted to this office must be accompanied by a cover letter from the responsible party that states, at a minimum, the following:

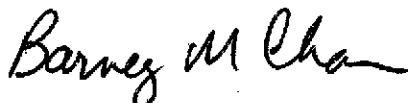
"I declare, under penalty of perjury, that the information and/or recommendations contained in the attached document or report is true and correct to the best of my knowledge."

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.

Additionally, to be considered a valid technical report you are to present site specific data, data interpretations, and recommendations prepared by the 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.

If you have any questions, please call me at (510) 567-6765.

Sincerely,



Barney M. Chan
Hazardous Materials Specialist

C: files, D. Drogos

Mr. M. Determan, Blymyer Engineers, Inc., 1829 Clement Ave., Alameda, 94501

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



8-7-02

August 6, 2002

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

Mr. Ted Walbey
Fiesta Beverage
2871 Friar Rock Ct.
Sparks, NV 89436

Dear Mr. Walbey:

**Subject: Fuel Leak Case RO0000314, Former Fiesta Beverage, 966 89th Ave.,
Oakland CA 94621**

Alameda County Environmental Health, Local Oversight Program (LOP), has recently reviewed the case file for the subject site and determined that additional information is required to progress your site towards closure. Please address the following technical comments listed below.

Technical Comments

1. Our office reviewed the May 10, 2001 ALLCAL Environmental report detailing the addition of hydrogen peroxide and sampling of the three monitoring wells at this site. Our office agreed with the recommendation to continue monitoring these wells to see if the trends observed in the first post-application monitoring event continue. We also concurred with the recommendation to remove the accumulated sediment observed in MW-1. Please resume monitoring of the three wells and clean and redevelop MW-1. The wells should be monitored for TPHg and for BTEX, MTBE, TAME, ETBE, DIPE, TBA, EDB and EDC by EPA Method 8260.

Technical Report Request

- Please submit your monitoring report to our office within 45 days or no later than September 17, 2002. Quarterly monitoring of the wells should then continue with reports submitted by December 17, 2002, March 17, 2003 and June 17, 2003 etc. until site closure is under consideration by our office.

It appears that no activity at your site has occurred since 4/01. The failure to perform the requested work and submit the appropriate reports may cause your site to lose eligibility to the SWRCB Cleanup Fund as well as being referred to the Water Board or District Attorney office for enforcement. You may contact me at (510) 567-6765 if you have any questions.

Sincerely,

Barney M. Chan
Hazardous Materials Specialist

C: B. Chan, files

Rqrep966 89thAve

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



05-23-01

20314

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

May 22, 2001
StID #4241

Mr. Ted Walbey
Fiesta Beverage
2871 Friar Rock Ct.
Sparks, NV 89436

Re: Former Fiesta Beverage, 966 89th Ave., Oakland CA 94621

Dear Mr. Walbey:

Our office has received and reviewed the May 10, 2001 ALLCAL Environmental report detailing the addition of hydrogen peroxide and sampling of the three monitoring wells at this site. The results of the chemical addition was somewhat successful, with two of the three wells showing decrease in gasoline and benzene concentrations. Our office agrees with the recommendation to continue monitoring these wells to see if the trends observed in the first post-application monitoring event continue. We also concur with the recommendation to remove the accumulated sediment observed in MW-1.

You may contact me at (510) 567-6765 if you have any questions.

Sincerely,

Barney M. Chan
Hazardous Materials Specialist

C: B. Chan, files

Mr. J. Mrakovich, ALLCAL Environmental, P.O. Box 1652, Twain Harte, CA 95383

966 89th Ave

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



20901

2034

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

February 8, 2001
StID # 4241

Mr. Ted Walbey
7402 Hillview Ct.
Pleasanton, CA 94588

Re: Work Plan for 966 89th Ave., Oakland CA 94621

Dear Mr. Walbey:

Our office has received and reviewed the February 5, 2001 work plan for the introduction of 7% solution of hydrogen peroxide in the three wells at the referenced site prepared by AllCal Environmental. This work plan responds to my January 29, 2001 letter, which recommended groundwater treatment as opposed to additional off-site well installation.

The work plan proposes to add a total of 40-50 gallons of the dilute hydrogen peroxide solution, 2/3 of it into well MW-1 and the rest equally into the other two wells. After addition of this solution, the wells will be sampled to determine the effectiveness of the treatment. Based upon the results, either additional chemical treatment or additional monitoring only will be recommended. Because the extent of the gasoline plume appears to be limited to the former tank pit and within 89th Ave., this approach is reasonable. This work plan is approved.

Please notify our office prior to performance of this work. You may contact me at (510) 567-6765 if you have any questions.

Sincerely,

Barney M. Chan
Hazardous Materials Specialist

C: B. Chan, files

Mr. J. Mrakovich, AllCal Environmental, 27973 High Country Dr., Hayward, CA 94542-2530
Ms. S. Knieriem, SWRCB Cleanup Fund, 1001 I St., 17th Floor, Sacramento, CA 95814-2828

Wpap966 89th

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



01-29-01

PO314

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

January 29, 2001
StID # 4241

Mr. Ted Walbey
7402 Hillview Ct.
Pleasanton, CA 94588

Re: Subsurface Investigation at 966 89th Ave., Oakland CA 94621

Dear Mr. Walbey:

I have received and reviewed copies of preliminary results from the 1/18/01 groundwater monitoring event performed at the above referenced site by Mr. John Mrakovich of AllCal Environmental. I have discussed these results with Mr. Mrakovich and at this time, it is my recommendation that the previously proposed off-site well **not** be installed. Rather, some type of remediation within the area of the existing wells is recommended. We discussed a number of viable options to initiate remediation ie chemical addition, oxygen releasing compound addition and groundwater extraction. We feel that this remediation, in combination with on-going groundwater monitoring may allow the site to be considered for closure as a "low risk" site. I also mentioned that a conduit/sensitive receptor survey would also be required.

Please submit a brief work plan to initiate groundwater remediation.

You may contact me at (510) 567-6765 if you have any questions.

Sincerely,

Barney M. Chan
Hazardous Materials Specialist

C: B. Chan, files

Mr. J. Mrakovich, AllCal Environmental, 27973 High Country Dr., Hayward CA 94542-2530
Ms. S. Knieriem, SWRCB Cleanup Fund, 1001 I St., 17th Floor, Sacramento CA 95814-2828

Wprq966 89th

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



01-10-01

20314

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

January 9, 2001
StID # 4241

Mr. Ted Walbey
7402 Hillview Ct.
Pleasanton, CA 94588

Re: Subsurface Investigation at 966 89th Ave., Oakland CA 94621

Dear Mr. Walbey:

Our office has received and reviewed the January 4, 2001 Work Plan for Groundwater Monitoring Well Installation prepared by AllCal Environmental. Upon review of the site history, it appears that groundwater monitoring has not been performed for over two years, since 12/15/98. Since this time, several risk-based documents have been published to help local agencies make site investigation decisions. Both the City of Oakland and the San Francisco Regional Water Quality Control Board (SFRWQCB) have authored such documents. Based upon these documents, at this time, it is not clear whether the previously requested monitoring well is needed. Prior to considering the need to install an additional well, please perform another groundwater sampling event at this site. Based upon this current information, our office can better provide you guidance. **Please provide a groundwater sampling report to our office within 45 days or no later than February 27, 2001.**

You may contact me at (510) 567-6765 if you have any questions.

Sincerely,

Barney M. Chan
Hazardous Materials Specialist

C: B. Chan, files

Mr. J. Mrakovich, AllCal Environmental, 27973 High Country Dr., Hayward CA 94542-2530
Ms. S. Knieriem, SWRCB Cleanup Fund, 1001 I St., 17th Floor, Sacramento CA 95814-2828

Addmon966 89th

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



*Sent 1/12/00
Including cc's*

Re314

ENVIRONMENTAL HEALTH SERVICES
ENVIRONMENTAL PROTECTION
1131 Harbor Bay Parkway
Alameda, CA 94502-6577
(510) 567-6700
(510) 337-9432

January 12, 2000
StID # 4241

Mr. Ted Walbey
7402 Hillview Ct.
Pleasanton, CA 94588

**Re: Request for Work Plan for Monitoring Well Installation at 966 89th Ave.,
Oakland CA 94621**

Dear Mr. Walbey:

It has come to our office's attention that although I informally approved of All Cal Property Services' recommendation for the installation of an additional monitoring well, a formal request may be necessary to meet the Cleanup Fund requirements. Therefore, please submit a brief work plan proposal for the installation of the aforementioned off-site monitoring well. It is hoped that you will still be able to meet my prior deadline for installation, February 22, 2000.

You may contact me at (510) 567-6765 if you have any questions.

Sincerely,

Barney M. Chan
Hazardous Materials Specialist

C: B. Chan, files

Mr. J. Mrakovich, All Call Property Services, Inc., 27973 High Country Drive, Hayward,
CA, 94542-2530

Mwwp966 89th

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



*Sent 1/5/00
Including cc's*

20314

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

January 3, 2000
StID # 4241

Mr. Ted Walbey
7402 Hillview Ct.
Pleasanton, CA 94588

Re: Subsurface Investigation at Former Fiesta Beverage, 966 89th Ave., Oakland CA 94621

Dear Mr. Walbey:

Our office has received and reviewed the **December 20, 1999 Offsite Groundwater Investigation** report prepared by Mr. John Mrakovich of All Cal Property Services, Inc. As you are aware, this report provides the results of groundwater samples taken down-gradient in the northwesterly direction from the former underground tanks at this site. A total of four temporary borings were sampled in order to determine the extent of the gasoline plume release from the former tanks. Because these are "grab" samples, they can only be used to qualitatively determine the extent of the contamination. The results of these samples indicates that likelihood that the release has moved across 89th Ave., however, it may have attenuated as you mover further down-gradient.

The report recommends the installation of an additional monitoring well, noted as MW-4 in the All Cal Site Plan. This new well would then be sampled along with the existing three wells. Based on these results, it would be decided if active remediation, such as addition of oxygen releasing compound or hydrogen peroxide, is necessary. Should this prove necessary, you will be requested to provide a specific work plan for this treatment.

This work plan is approved. Please plan to install and sample this and the existing wells within 45 days or no later than February 22, 2000.

You may contact me at (510) 567-6765 if you have any questions.

Sincerely,

Barney M. Chan
Hazardous Materials Specialist

C: B. Chan, files
Mr. J. Mrakovich, All Cal Property Services, Inc., 27973 High Country Drive, Hayward,
CA, 94542-2530

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



R0# 314

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

March 15, 1999
StID # 4241

Mr. Ted Walbey
7402 Hillview Court
Pleasanton, CA 94588

**Re: Work Plan for Offsite Groundwater Investigation at 966 89th Ave., Oakland CA 94621
Former Fiesta Beverage**

Dear Mr. Walbey:

Thank you for the submission of the February 19, 1999 work plan from AllCall Property Services, Inc. As previously discussed with your consultant, the work plan proposes the advancement of four borings down-gradient of the former underground fuel tanks at this site. A "grab" groundwater sample will be collected from each boring and analyzed for the following parameters; total petroleum hydrocarbons as gasoline, BTEX (benzene, toluene, ethyl-benzene and xylenes) and MTBE (methyl tertiary- butyl ether). The results of this investigation will be used to determine the extent and potential mass of the contaminant plume.

After this investigation, your consultant can determine if the addition of oxygen releasing compound (ORC) is appropriate and if so how much and where it should be applied.

This work plan is approved. Please notify me prior to this investigation and implement as soon as possible.

You may contact me at (510) 567-6765 if you have any questions.

Sincerely,

Barney M. Chan
Hazardous Materials Specialist

C: B. Chan, files

Mr. J. Mrakovich, AllCal Property Services, Inc., 27973 High Country Drive, Hayward,
CA, 94542-2530

Wpap966-89th

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



R0#314

January 25, 1999
StID # 4241

Mr. Ted Walbey
7402 Hillview Court
Pleasanton, CA 94588

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

**Re: Status of Subsurface Investigation at Former Fiesta Beverage, 966 89th Ave.,
Oakland CA 94621**

Dear Mr. Walbey:

Thank you for the submission of the January 13, 1999 Groundwater Monitoring Report for the above site as prepared by All Cal Property Services, Inc. From the results of the fourth quarter groundwater monitoring, the following conclusions can be made:

- There continues to be elevated gasoline and the gasoline constituents; benzene, toluene, ethyl benzene and xylenes in groundwater. The data does not suggest that the concentrations are decreasing at a significant rate.
- The relatively low concentration of dissolved oxygen and the low value of the oxidation-reduction potentials are not optimum for aerobic bio-degradation.
- The elevated levels of dissolved benzene in groundwater may pose a risk to human health in a conservative (Tier 1) risk assessment.

Your consultant recommends the installation of an additional monitoring well, annual monitoring of the wells and the introduction of oxygen into the gasoline plume to accelerate bio-degradation. Our office has discussed these recommendations with Mr. Mrakovich and we have decided on a slightly different approach. In order to determine the extent of the contaminant plume and design the appropriate array for the injection of ORC (Oxygen Releasing Compound), off-site temporary borings should be advanced. The additional well, at this time, is not required. After this off-site investigation, a brief work plan should be provided for the installation of ORC borings. The spread sheet showing the calculation for the amount of ORC needed should also be provided. To follow this remediation, quarterly groundwater monitoring should be performed. Based on the effectiveness of this remediation and investigation, recommendation for site closure or additional investigation can be made after a year of quarterly monitoring.

Please provide a work plan for an off-site boring investigation within 30 days or by March 3, 1999. You may contact me at (510) 567-6765 if you have any questions.

Sincerely,

Barney M. Chan
Hazardous Materials Specialist

C: B. Chan, files

Mr. J. Mrakovich, AllCal Property Services, 27973 High Country Dr., Hayward, CA
94542-2530

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



120314

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

December 9, 1998
StID # 4241

Mr. Ted Walbey
7402 Hillview Court
Pleasanton, CA 94588

Re: Subsurface Investigation at 966 89th Ave., Oakland CA , 94621, former Fiesta Beverage

Dear Mr. Walbey:

Our office has spoke with Mr. John Mrakovich and received his December 3, 1998 Groundwater Monitoring Workplan. The work plan proposes the sampling of the existing three wells at this site prior to performing any additional investigation due to the lack of any recent monitoring data. After the results of this sampling event are reviewed recommendations will be made to complete the investigation or lead the investigation towards site closure.

The wells will be sampled and analyzed for the petroleum constituents; Total petroleum hydrocarbons as gasoline, BTEX and MTBE. Note the if detected, MTBE should be confirmed using a GC/MS analysis. In addition, the natural attenuation indicator parameters , dissolved oxygen, oxidation-reduction potential, alkalinity, nitrate, sulfate and ferrous iron, will be analyzed in these wells. Dissolved oxygen and oxidation-reduction potential will be analyzed both prior and after purging of the well.

It also appears that our office is still missing receipts for the disposal of soils generated from the underground tank excavations and the verification of the proper closure of the piping associated with the tanks. Please provide this information with the results of this proposed monitoring.

You should inform our office prior to the sampling of the wells. I may be reached at (510) 567-6765 if you have any questions.

Sincerely,

Barney M. Chan
Hazardous Materials Specialist

C: B. Chan, files

Mr. John Mrakovich, All Cal Property Services, Inc., 27973 High Country Dr., Hayward,
CA, 94542-2530

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



R0#314

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

November 4, 1998
StID # 4241

Mr. Ted Walbey
7402 Hillview Court
Pleasanton, CA 94588

NOTICE OF VIOLATION

**Re: Request for Technical Reports for Subsurface Investigation at 966 89th Ave., Oakland
CA, 94621, former Fiesta Beverage**

Dear Mr. Walbey:

The last correspondence from our office, my December 2, 1996 letter, commented on the November 21, 1996 Century West monitoring report. Upon discussion with the consultant, we agreed on a plan to enhance the natural bio-remediation in groundwater. This plan was to install oxygen releasing compound (ORC) into the three monitoring wells at the site in addition to installing an additional monitoring well down-gradient of the former tanks. These wells could be monitored on a semi-annual basis on the condition that other parameters indicative of natural bio-remediation (dissolved oxygen, oxidation-reduction potential, alkalinity, nitrate, sulfate and ferrous iron) were monitored during the groundwater monitoring.

Our office requested that you provide a site map indicating the proposed location of the down-gradient well by January 2, 1997. To date, our office has not received correspondence or reports from you. We, therefore, assume no further work has been done at this site.

Please perform groundwater monitoring at this site and provide your monitoring report to our office within 30 days or by December 7, 1998. You should also provide the previously requested map indicating the location of the additional down-gradient well and provide a schedule for the installation of oxygen releasing compound in the existing wells and the installation of the new well.

You may contact me at (510) 567-6765 if you have any questions.

Sincerely,

Barney M. Chan
Hazardous Materials Specialist

C: B. Chan, files

NOV966-89

ALAMEDA COUNTY
HEALTH CARE SERVICES



AGENCY
DAVID J. KEARS, Agency Director

Ro# 314

December 2, 1996
StID # 4241

Mr. Ted Walbey
7402 Hillview Court
Pleasanton, CA 94588

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

Re: Former Fiesta Beverage Site, 966 89th Ave., Oakland CA 94621

Dear Mr. Walbey:

Our office has received and reviewed the November 21, 1996 Century West Engineering groundwater monitoring report for the above referenced site. I have also spoken with your consultant from Century West and discussed what options are available which would lead to eventual site closure. Based on this discussion, the Century West November 21, 1996 monitoring recommends the following:

1. The introduction of oxygen releasing compound (ORC) to the three wells on a semi-annual basis to enhance natural bioremediation; and
2. The installation of one additional downgradient well to monitor the effectiveness of the above method. This well is proposed to be monitored on a semi-annual basis.

Our office agrees in principle with the above proposal, however, we have the following additional requirements/concerns:

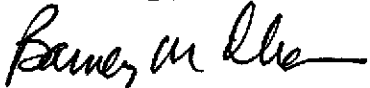
1. Semi-annual monitoring may be initiated on the monitoring wells as long as the introduction of ORC compounds and the installation of the additional offsite well be done **immediately**. ORC compound should not be installed in the offsite well.
2. Prior to groundwater monitoring, the ORC should be removed and the well purged thoroughly to ensure that a representative water sample is obtained.
3. Monitoring of those wells with the ORC installed should include the analysis for the following parameters: dissolved oxygen, oxygen-reduction potential, pH, conductivity, temperature, alkalinity, nitrate, sulfate and ferrous iron. Please observe proper sampling and analysis for these parameters and provide a discussion for the results obtained.

Please provide a site map indicating the location of the downgradient well **within 30 days or by January 2, 1997**. The well should be installed within 30 days of approval from our office.

Mr. Ted Walbey
StID # 4241
966 89th Ave.
December 2, 1996
Page 2.

You may contact me at (510) 567-6765 if you have any questions.

Sincerely,



Barney M. Chan
Hazardous Materials Specialist

c: Mr. Matthew Bromley, Century West Engineering, 7950 Dublin
Blvd., Suite 203, Dublin CA 94568

B. Chan, file

ORC966-89

ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY

DAVID J. KEARS, Agency Director



R0314

RAFAT A. SHAHID, DIRECTOR

November 9, 1995
StID # 4241

Mr. Ted Walbey
7402 Hillview Court
Pleasanton, CA 94588

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

NOTICE OF VIOLATION

Re: Request for Technical Reports for Fiesta Beverages, 966 89th Ave., Oakland CA 94621

Dear Mr. Walbey:

Our last report from you was the December 15, 1993 Preliminary Site Assessment Report written by Tank Protect Engineering. This report detailed the installation of three monitoring wells in order to examine the extent of the gasoline release from the two former tanks. The groundwater sampling event actually occurred on August 6, 1993.

At a minimum, until this site has been recommended for closure by our office or that of the Regional Water Quality Control Board (RWQCB), you must continue to monitor these wells on a quarterly basis. In addition, your written quarterly report should be sent to our office within 45 days of each monitoring event.

Please reinstitute the monitoring of the three wells at this site immediately. Water samples should be analyzed for TPHg and BTEX, (total petroleum hydrocarbons as gasoline and benzene, toluene, ethylbenzene and xylenes). Please submit your quarterly groundwater monitoring report within 45 days or by December 26, 1995.

You may contact me at (510) 567-6765 should you have any questions.

Sincerely,

A handwritten signature in cursive script that reads "Barney M. Chan".

Barney M. Chan
Hazardous Materials Specialist

cc: G. Jensen, Alameda County District Attorney Office
L. Huckins, TPE, 2821 Whipple Rd., Union City, CA 94587
G. Coleman, files
NOV966-89

ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY

DAVID J. KEARS, Agency Director



SITE: Fiesta Beverage
966 89th. Ave
Oakland, CA

R0314

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

February 3, 1994
StID # 4241

Mr. Ted Walbey
7402 Hillview Court
Pleasanton, CA 94588

Dear Mr. Walbey:

Thank you for the submission of the December 15, 1993 Preliminary Site Assessment Report prepared by your consultant, Tank Protect Engineering (TPE). Our office has reviewed the report results which details the installation of three monitoring wells. We agree with TPE's recommendation, to continue monitoring these wells on a quarterly basis. At this time, no further subsurface investigation is requested from our office.

You may contact me at (510) 271-4530 if you have any questions.

Sincerely,

Barney M. Chan
Hazardous Materials Specialist

cc: J. Mrakovich, TPE, 2821 Whipple Road, Union City CA 94587
E. Howell, files

qtr-966

ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY



DAVID J. KEARS, Agency Director

June 11, 1993
StID # 4241

Mr. Ted Walbey
Fiesta Beverages
7402 Hillview Ct
Pleasanton, CA 94588

R0314

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

**Re: Evaluation of May 24, 1993 Work Plan for Soil and Ground-
water Investigation at 966 89th Ave., Oakland CA 94621**

Dear Mr. Walbey:

Our office has received the above referenced report as prepared by Tank Protect Engineering (TPE). We have also recently spoken with Mr. John Mrakovich of TPE and received the request to install two rather than three monitoring wells as stated in the May 24, 1993 work plan. After discussion, the two wells depicted on the June 3, 1993 fax to our office were approved on the condition that it is shown that the lithology of this site (966 89th Ave.) is similar to that at Lanaidor (925 89th Ave.) and it can be shown that the same groundwater bearing zone is being monitored. This is also based on the consistency of groundwater gradient at the Lanaidor site. Our office will be requesting the resumption of monitoring at this site as a separate issue in regards to their subsurface investigation. In the event that these conditions are not met, you will be required to install a monitoring well to establish your site specific gradient. A well in the location of the proposed boring (from June 3, 1993 fax) may be appropriate.

In addition, please be reminded that our office has yet to receive verification of the proper closure of the piping to these former tanks. Soil sampling or pressure testing of the piping will be required in addition to filling and capping of the line. Please detail the status of all stockpiled soils removed from the excavations.

You may contact me at (510) 271-4530 if you have any questions.

Sincerely,

Barney M. Chan
Hazardous Materials Specialist

cc: R. Hiett, RWQCB
J. Mrakovich, TPE, 2821 Whipple Rd., Union City, CA
94587-1233
E. Howell, files
wp966-89

ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY

DAVID J. KEARS, Agency Director



R0314

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

December 17, 1992
STID # 4241

Mr. Ted Walley
Fiesta Beverage
966 89th Ave.
Oakland CA 94621

**Re: Request for Work Plan for Subsurface Investigation at
Fiesta Beverage, 966 89th Ave., Oakland CA 94621**

Dear Mr. Walley:

Please be advised that the oversight of the remediation at the above site has been transferred to the Local Oversight Program, (LOP), section of Alameda County Environmental Health, Hazardous Materials Division. You have been made aware of this through a **Notice of Requirement to Reimburse** letter recently sent to you. Also, the case worker is now the undersigned, Hazardous Materials Specialist.

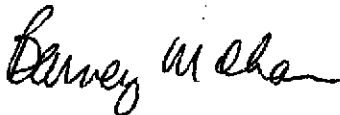
Our office has received and reviewed the documents dated February 5, 1991 prepared for you by Scott Co. These documents gave the results of soil and groundwater samples taken subsequent to the removal of the two underground tanks at the above site on August 24, 1990. As you are aware, considerable Total Petroleum Hydrocarbons as gasoline (TPHg) and BTEX (Benzene, Toluene, Ethylbenzene and Xylenes) was found in the soil samples originally taken from the excavation pit. As high as 4900 parts per million, (ppm), TPHg was found in soil sample 2 taken under the 1000 gallon tank. In addition, the water samples taken from the pits had 25 and 36 ppm TPHg and significant BTEX concentrations. Because of the soil and groundwater contamination found, you are required to perform a subsurface investigation which determines the extent of the soil and groundwater contamination. Enclosed please find a copy of **Appendix A, Workplan for Initial Subsurface Investigation**, a document provided by the Regional Water Quality Control Board (RWQCB) which you may use as a guide for your workplan. Please provide a work plan for this investigation **within 45 days** of receipt of this letter. In addition, please provide documentation for the final disposition of all stockpiled soils generated from this excavation. It was noted that the product piping was left in place due to their location beneath the building. Please verify that the piping was properly inerted and closed in place and that the piping was verified "tight" and not leaking.

Mr. Ted Walbey
STID # 4241
Fiesta Beverages
966 89th Ave.
December 17, 1992
Page 2.

You should consider this a formal request for technical reports pursuant to the Californin Water Code Section 13267 (b). All work plans, analytical results or reports should be sent to our office and to that of the RWQCB to the attention of Mr. Rich Hiatt. Their address is 2101 Webster St., Suite 500, Oakland CA 94612. Be aware that failure to submit the requested documents may subject you to civil liabilities.

You may contact me at (510) 271-4530 should you have any questions.

Sincerely,



Barney M. Chan
Hazardous Materials Specialist

enclosure (Mr. Walley)

cc: G. Jensen, Alameda County District Attorney Office
R. Hiatt, RWQCB
Fiesta Beverages, 7402 Hillview Ct., Pleasanton, CA 94588
E. Howell, files

WP-966-89