

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



RO# 668

RAFAT A. SHAHID, DIRECTOR

Std 5545

DEPARTMENT OF ENVIRONMENTAL HEALTH

1131 Harbor Bay Parkway

Alameda, CA 94502-6577

(510)567-6700

March 26, 1996

Harold DeLuca
1000 N Point St., Apt 1202
San Francisco CA 94109

Subject: Workplan for investigations at 333 Clay St. (a.k.a. 321 Clays St.)

Dear Mr. DeLuca:

This letter is to confirm our receipt of the March 18, 1996 addendum to D.K. Barber P.E. and Associates' work plan, dated February 16, 1996. This work plan proposes to collect soil and ground samples using direct push technology/rapid site assessment tools (e.g., Geoprobe®) from at least two borings located in the assumed upgradient and downgradient locations from the former underground storage tank (UST) pit at the subject site. This work plan is acceptable to this office with the following comments/additions:

- Soil samples from each boring/test hole shall be collected at a minimum of every five feet, or at changes in lithology, or at any evidence of contamination, and from the capillary fringe. Soil samples that exhibit evidence of contamination (e.g., deflection of field instruments, discoloration, or detectable odor) and soil samples collected from the capillary fringe are to be sent to a certified laboratory for analysis.
- A qualified individual is required on-site to log borings/test holes during the field investigations and a qualified individual (i.e., Registered Geologist) must review and endorse the completed logs. Logs of borings/test holes are to be included in the final report.
- Upon receipt and evaluation of the data derived from this phase of investigations, a determination will be made regarding the need for installation of permanent groundwater monitoring wells and quarterly monitoring at this site.

Please notify this office at least 72 hours before field work begins. Field work should commence within the next 30 days. A report documenting this work must be submitted within 45 days after the completion of this phase of work at the site. If you have questions, please call me at (510)567-6755.

Sincerely,

Amy Leech
Hazardous Materials Specialist

c: Daniel K. Barber P.E. and Associates, 623 Camellia Way, Lodi CA 95242
Gordon Coleman-File(ALL)

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



RO# 668

RAFAT A. SHAHID, DIRECTOR

Std 5545

March 4, 1996

DEPARTMENT OF ENVIRONMENTAL HEALTH
1131 Harbor Bay Parkway
Alameda, CA 94502-6577
(510)567-6700

Harold DeLuca
1000 N Point St., Apt. 1202
San Francisco CA 94109

Subject: Workplan for investigations at 333 Clay St. (a.k.a. 321 Clay St.)

Dear Mr. DeLuca:

This letter is a follow up to my conversation with Dan Barber on March 4, 1996, regarding our letter, dated February 27, 1996, which approved D.K. Barber P.E. and Associates' workplan dated February 16, 1996. Mr. Barber has questioned the requirement to collect representative soil samples from each boring and to prepare exploratory boring logs as part of this investigation.

Although the February 16th workplan *does* propose to complete these tasks (see Appendix B pages B-1 through B-3 of the February 16, 1996 workplan), our comments were to ensure that this investigation is documented fully in the final report. This office will require that these tasks be completed as proposed in the workplan, including our comments and additions.

In addition, per Appendix A of the RWQCB's Staff Recommendations for the Initial Evaluation and Investigation of Underground Tanks, please forward to this office an addendum to the February 16, 1996 workplan that includes a statement of qualifications (i.e., dossier of similar environmental investigations, additional training, etc.) for Mr. Barber along with a cover sheet for the workplan that is sealed by a California-Registered Geologist, -Certified Engineering Geologist, or -Registered Civil Engineer with the appropriate background.

Thank you for your attention to this matter. Please contact me at (510)567-6755 if you have questions.

Sincerely,

Amy Leech
Hazardous Materials Specialist

ATTACHMENT

c: Daniel K. Barber P.E. and Associates, 623 Camellia Way, Lodi CA 95242 w/attachment
Cheryl Gordon, State Water Resources Control Board Division of Clean Water Programs
w/copy of February 27, 1996 letter
Gordon Coleman-File(ALL)

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



Ro#668
RAFAT A. SHAHID, DIRECTOR

StId 5545

DEPARTMENT OF ENVIRONMENTAL HEALTH
1131 Harbor Bay Parkway
Alameda, CA 94502-6577
(510)567-6700

February 27, 1996

Harold DeLuca
1000 N Point St., Apt 1202
San Francisco CA 94109

Subject: Workplan for investigations at 333 Clay St. (a.k.a. 321 Clays St.)


Dear Mr. DeLuca:


This office has reviewed D.K. Barber P.E. and Associates' work plan, dated February 16, 1996. This work plan proposes to collect two "grab" groundwater samples in the vicinity of the former underground storage tank (UST) pit at the subject site. This work plan is acceptable to this office with the following comments/additions:

- Soil samples from each boring shall be collected at a minimum of every five feet, or at changes in lithology, or at any evidence of contamination, and from the capillary fringe. In addition to the "grab" groundwater samples, soil samples that exhibit evidence of contamination and soil samples collected from the capillary fringe are to be sent to a certified laboratory for analysis.
- Boring logs are to be included in the final report.
- If "grab" ground water samples reveal unacceptable levels of contaminants, then the installation of permanent monitoring wells and quarterly monitoring may be required.

Please notify this office at least 72 hours before field work begins. Field work should commence within the next 30 days. A report documenting this work must be submitted within 45 days after the completion of this phase of work at the site. If you have questions, please call me at (510)567-6755.

Sincerely,


Amy Leech
Hazardous Materials Specialist

 c: Daniel K. Barber P.E. and Associates, 623 Camellia Way, Lodi CA 95242
Gordon Coleman-File(ALL)

ALAMEDA COUNTY
HEALTH CARE SERVICES



AGENCY
DAVID J. KEARS, Agency Director

Ro# 668

ARNOLD PERKINS, DIRECTOR
RAFAT A. SHAHID, DEPUTY DIRECTOR

StId 5545
January 24, 1996

Alameda County Environmental Health Dept.
Environmental Protection Division
1131 Harbor Bay Parkway, Room 250
Alameda CA 94502-6577
(510)567-6700 fax: (510)337-9335

Harold DeLuca
1000 N Point St., Apt 1202
San Francisco CA 94109

Subject: Investigations at 333 Clay St. (a.k.a. 321 Clays St.)

Dear Mr. DeLuca:

This letter is a follow up to my telephone conversation with your consultant, Daniel Barber, on January 24, 1996. Mr. Barber informed me that he has received the analytical results of confirmatory soil samples collected on January 5, 1996 from the former gasoline tank pit during overexcavation activities at the subject site. According to Mr. Barber, the confirmatory results were "low", and based on this information, he inquired if you would still be required to confirm if groundwater has been impacted by the release of petroleum hydrocarbons at this site.

Guidelines established by the California Regional Water Quality Control Board (RWQCB) require that soil and groundwater investigations be conducted when there is evidence to indicate that a release from an UST will impact or may have impacted the groundwater. Evidence to require a groundwater investigation would include that the concentration of total petroleum hydrocarbons as gasoline (TPHg) is identified to be greater than 100 parts per million (ppm) from soil samples collected within the first two feet of native soil beneath the tank or detectable concentrations of any petroleum hydrocarbons are verified in the soil at or below the seasonal high groundwater level.

Laboratory analyses of soil samples collected from beneath the gasoline UST removed in August 1991 identified contaminant levels as high as 1,800 ppm TPH as gasoline, 8.3 ppm benzene, 200 ppm toluene, 30 ppm ethylbenzene, and 400 ppm xylenes. Because analytical results of soil samples collected when the gasoline UST was removed in August 1991 identified TPH as gasoline greater than 100 ppm, you are required to conduct a Preliminary Site Assessment (PSA) to determine the lateral and vertical extent and severity of **both soil and groundwater** contamination resulting from the release at the site. **The PSA proposal is due to this office no later than February 19, 1996.** As I discussed with Mr. Barber, the results of the January 5, 1996 tank pit overexcavation can be included with the PSA proposal.

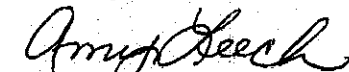
Please be aware that although preliminary results of the overexcavation work completed in January 1996 indicate that the majority of impacted soil from the tank pit was removed, it does not confirm if groundwater has been impacted at this site. Groundwater appeared to be seeping into the former tank pit at approximately 13 feet below ground surface during overexcavation activities; however there was not a sufficient amount of groundwater to obtain a sample at this time.

Per my conversation with Mr. Barber, it would be acceptable to propose to confirm the presence and delineate the extent of groundwater contamination prior to the installation of permanent monitoring wells. Both soil and ground water samples must be analyzed for TPHg, TPHd, Methyl Tertiary Butyl Ether (MTBE), and BTEX.

DeLuca
Re: 333 Clay St.
January 24, 1996
Page 2 of 2

If you have questions or need additional information please call me at (510)567-6755.

Sincerely,



Amy Lecch
Hazardous Materials Specialist

c: Daniel K. Barber P.E. and Associates
623 Camellia Way
Lodi CA 95242

Acting Chief of Environmental Protection - File(ALL)

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



120668

RAFAT A. SHAHID, DIRECTOR

DEPARTMENT OF ENVIRONMENTAL HEALTH
1131 Harbor Bay Parkway
Alameda, CA 94502-6577
(510) 567-6777

StId 5545

December 27, 1995

Harold DeLuca
1000 N Point St., Apt 1202
San Francisco CA 94109

Subject: Plan for overexcavation of an abandoned underground storage tank (UST) pit at Allied Food Sales, 333 Clay Street (a.k.a. 321 Clay Street), Oakland, CA 94607

Dear Mr. DeLuca:

This office has received a revised Safety Plan from Bernabe and Brinker Inc., dated December 20, 1995. The plans for overexcavation of the abandoned UST located under the sidewalk in front of the subject site are acceptable to this office with the conditions stated in our November 17, 1995 letter. (See a copy of that letter attached.)

Please notify this office at least 72 hours before field work begins. If you have questions or need additional information please call me at (510)567-6755.

Sincerely,

Amy Leech
Hazardous Materials Specialist

ATTACHMENT

c: Daniel K. Barber P.E. and Associates w/attachment
623 Camellia Way
Lodi CA 95242

Bernabe and Brinker, Inc w/attachment
2240 Wood St
Oakland CA 94607

Acting Chief of Environmental Protection - File(ALL)



DEPARTMENT OF ENVIRONMENTAL HEALTH
State Water Resources Control Board
Division of Clean Water Programs
UST Local Oversight Program
1131 Harbor Bay Parkway
Alameda, CA 94502-6577
(510) 567-6700

StId 5545

November 17, 1995

Harold DeLuca
1000 N Point St., Apt 1202
San Francisco CA 94109

Subject: Plan for overexcavation of an abandoned underground storage tank (UST) pit at Allied Food Sales, 333 Clay Street (a.k.a. 321 Clay Street), Oakland, CA 94607

Dear Mr. DeLuca:

This office has reviewed your plans to complete overexcavation of the abandoned UST pit located under the sidewalk in front of the subject site. The plans for overexcavation were presented in a letter from your consultant, Daniel Barber P.E. and Associates, dated September 7, 1995. A health and safety plan, dated November 2, 1995, for this project was submitted by your excavation contractor Bernabe and Brinker, Inc. and an addendum to this plan was submitted on November 16, 1995.

The plan for overexcavation submitted by Daniel K. Barber is acceptable to this office with the following additions/comments:

- o Confirmatory soil samples should be collected along each sidewall at the limits of the excavation, at the pit bottom depending if groundwater is present, and at any area of noticeable contamination.
- o Confirmatory soil and "grab" groundwater samples should be analyzed by approved EPA methods for constituents found in leaded gasoline (TPHg, BTEX and total lead) and diesel (TPHd) per Table 2 of the Tri-Regional Guidelines Recommended Minimum Verification Analyses for Underground Tank Leaks (copy attached).

The Health and Safety Plan submitted by Bernabe and Brinker, Inc. was not complete. Please submit a revised health and safety plan that includes the following information:

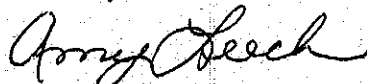
- o Identification of health and safety hazards of each work task. Include potential fire, explosion, physical, and chemical hazards. Inhalation hazards associated with exposure to chemical constituents found in gasoline vapors (e.g. benzene) were not defined or addressed in this plan.

DeLuca
Re: 333 Clay St
November 17, 1995
Page 2 of 2


- o At a minimum, identify the action levels based on OSHA permissible exposure limits (PELs) for contaminant concentrations in air which will trigger changes in work habits to ensure worker are not exposed to unsafe chemical levels.. An action level of 10 ppm should be used for gasoline since the PEL for benzene is 1 ppm and gasoline has approximately 3-5% benzene. List possible routes of exposure and symptoms associated with each contaminant of concern, such as benzene. Also, list physical conditions which would trigger changes in work habits.
- o Description of the work habit changes triggered by the above action levels or physical conditions. List the level of protection and corresponding required personal protective equipment for each worker based on the action levels.
- o Frequency and types of air monitoring to be used. For example, ambient air should be monitored within the worker breathing zone at least every 30 minutes to monitor inhalation exposure. If a combustible gas indicator is used, it must have provisions to monitor in the parts per million range.
- o Documentation that all site worker have received the appropriate OSHA approved training and participate in appropriate medical surveillance per 29 CFR 1910.120. Submit current OSHA approved training certificates for each worker.

Please be aware that work on a Preliminary Site Assessment should have occurred at the subject site on or before October 15, 1995. **Please submit a finalized health and safety plan no later than December 4, 1995 to this office for review and final approval.** I will be out of the office until December 6th. If you have questions or need additional information, please contact Dale Klettke in my absence at (510)567-6880.

Sincerely,



Amy Leech
Hazardous Materials Specialist

c:  Daniel K. Barber P.E. and Associates
623 Camellia Way
Lodi CA 95242

Bernabe and Brinker, Inc
2240 Wood St
Oakland CA 94607

Acting Chief of Environmental Protection - File(ALL)

ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY

DAVID J. KEARS, Agency Director



R0668

RAFAT A. SHAHID, DIRECTOR

StId #5545

September 7, 1995

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

Attn: Paula Kamena
The Pauline Freschi Trust, Paula Kamena, and Lenore Maionchi
4401 Harbord Dr
Oakland CA 94618

(333 Clay St.)

Subject: Allied Food Sales, 301 Clay Street, Oakland, CA (a.k.a. 315 Clay Street)

Dear Ms. Kamena:

Per our telephone conversation on September 6, 1995, you are planning to remove the abandoned underground storage tank (UST) located in front of the subject site along Clay Street.

Please find attached a blank Underground Tank Closure Plan. This plan should be completed by you or the contractor/consultant hired to complete this work and returned in triplicate to our office for review and approval within 30 days or by October 10, 1995. Work should commence within 15 days from the date the Tank Closure Plans are approved.

Attached is a list of consultants that have performed tank removals and/or environmental site assessments within Alameda County. I hope this list meets your request. As stated on the list, this is **not** an endorsement nor is it a complete list of consultants qualified to perform this type of work. You also might check the phone book under Environmental Consultants, Hazardous Materials and Waste Consultants, Tanks Abandoned, etc.; obtain recommendations from those who have had similar work performed; and if necessary, obtain multiple bids.

Per your request, I have attached all information in our file that pertains to the tank located at 301 Clay Street. Please call me at (510)567-6755 if you have questions or require additional information.

Sincerely,

A handwritten signature in cursive script that reads "Amy Leech".

Amy Leech
Hazardous Materials Specialist

ATTACHMENTS

Kamena

Re: 301 Clay Street

September 7, 1995

Page 2 of 2

c: Harold DeLuca
1000 N Point St., Apt 1202
San Francisco CA 94109

Acting Chief of Environmental Protection - File(ALL)

ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY

DAVID J. KEARS, Agency Director



ADDRESS: # 333 CLAY

R0668

RAFAT A. SHAHID, Director

Certified Mail #
StId 5545

DEPARTMENT OF ENVIRONMENTAL HEALTH
Environmental Protection Division
1131 Harbor Bay Parkway, #250
Alameda, CA 94502-6577
(510) 567-6700

August 22, 1995

Harold DeLuca
1000 N Point St., Apt. 1202
San Francisco CA 94109

Trust for Pauline Freschi
Paula & P.S. Kamena and Lenore F. & L. Maionchi, Trustees
23 Woodside Way
San Rafael CA 94901

Subject: Allied Food Sales, 301 Clay Street, Oakland, CA (a.k.a. 315 Clay Street)

Dear Mr. DeLuca and Trustees:

This office is overseeing an investigation of soil and potential groundwater contamination subsequent to the removal of an underground storage tank (UST) located at 333 Clay Street (a.k.a. 321 Clay Street) in Oakland. This UST, formerly used for the storage of gasoline, was removed during August 1991.

We have recently discovered an additional UST located beneath the sidewalk in front of the Allied Food Sales site along Clay Street. During an August 16, 1995 conversation with Dan Barber, representing Mr. DeLuca, I was informed that Allied Food Sales had discontinued the operation of *two* USTs at the site at some time during 1991. Mr. Barber indicated one UST was previously used for storing diesel and the other for gasoline. It was the gasoline UST which was reportedly removed in 1991. Hence, the diesel UST, located under the Clay Street sidewalk, remains in place.

Alameda County Assessor's records indicate the Allied Food Sales site is actually comprised of two separate parcels. One such parcel, 301 (315) Clay Street (ASN#1-129-14), is owned by Paula & P.S. Kamena and Lenore F. & L. Maionchi, Trustees for Pauline Freschi. The other parcel, 333 (321) Clay Street (ASN#1-129-13), is owned by Mr. DeLuca who, we also understand, owns Allied Food Sales. The subject UST is located in front of the 301 (315) Clay Street address.

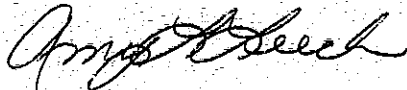
Please be advised that it is a violation of California Health and Safety Code Section 25298 to abandon an UST. In addition, Alameda County Fire Code Section 79.114(e) requires that an UST out of service for 90 days be removed.

DeLuca/Freschi Trust
Re: 301 Clay St.
August 22, 1995
Page 2 of 2

Should you have intent to reinstate use of this tank, you must apply for and receive a permit to operate it from this office. The permit conditions will require that this tank be regularly monitored and tested to remain in compliance. However, should you have no intent to apply for a permit for this tank, permanent tank closure must be initiated.

Please contact the undersigned **within 15 days** at 510/567-6755 to discuss your intentions, and so that the appropriate paperwork can be forwarded to you. Questions regarding the permitting process are best directed to Pamela Evans of this office (510/567-6700).

Sincerely,



Amy L. Leech
Hazardous Materials Specialist

c: City of Oakland
Fire Prevention Bureau
1330 Broadway, 1st Floor
Oakland CA 94612

Gil Jensen, Alameda County District Attorney's Office

Pamela Evans, Sr. Hazardous Materials Specialist

Acting Chief of Environmental Protection-FILE(ALL)

ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY

DAVID J. KEARS, Agency Director



ADDRESS: #333
CLAY

R0668

RAFAT A. SHAHID, Director

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Std 5545

DEPARTMENT OF ENVIRONMENTAL HEALTH
Environmental Protection Division
1131 Harbor Bay Parkway, #250
Alameda, CA 94502-6577
(510) 567-6700

August 22, 1995

Harold DeLuca
1000 N Point St., Apt. 1202
San Francisco CA 94109

Trust for Pauline Freschi
Paula & P.S. Kamena and Lenore F. & L. Maionchi, Trustees
23 Woodside Way
San Rafael CA 94901

Subject: Allied Food Sales, 301 Clay Street, Oakland, CA (a.k.a. 315 Clay Street)

Dear Mr. DeLuca and Trustees:

This office is overseeing an investigation of soil and potential groundwater contamination subsequent to the removal of an underground storage tank (UST) located at 333 Clay Street (a.k.a. 321 Clay Street) in Oakland. This UST, formerly used for the storage of gasoline, was removed during August 1991.

We have recently discovered an additional UST located beneath the sidewalk in front of the Allied Food Sales site along Clay Street. During an August 16, 1995 conversation with Dan Barber, representing Mr. DeLuca, I was informed that Allied Food Sales had discontinued the operation of *two* USTs at the site at some time during 1991. Mr. Barber indicated one UST was previously used for storing diesel and the other for gasoline. It was the gasoline UST which was reportedly removed in 1991. Hence, the diesel UST, located under the Clay Street sidewalk, remains in place.

Alameda County Assessor's records indicate the Allied Food Sales site is actually comprised of two separate parcels. One such parcel, 301 (315) Clay Street (ASN#1-129-14), is owned by Paula & P.S. Kamena and Lenore F. & L. Maionchi, Trustees for Pauline Freschi. The other parcel, 333 (321) Clay Street (ASN#1-129-13), is owned by Mr. DeLuca who, we also understand, owns Allied Food Sales. The subject UST is located in front of the 301 (315) Clay Street address.


Please be advised that it is a violation of California Health and Safety Code Section 25298 to abandon an UST. In addition, Alameda County Fire Code Section 79.114(e) requires that an UST out of service for 90 days be removed.

DeLuca/Freschi Trust
Re: 301 Clay St.
August 22, 1995
Page 2 of 2

Should you have intent to reinstate use of this tank, you must apply for and receive a permit to operate it from this office. The permit conditions will require that this tank be regularly monitored and tested to remain in compliance. However, should you have no intent to apply for a permit for this tank, permanent tank closure must be initiated.

Please contact the undersigned **within 15 days** at 510/567-6755 to discuss your intentions, and so that the appropriate paperwork can be forwarded to you. Questions regarding the permitting process are best directed to Pamela Evans of this office (510/567-6700).

Sincerely,



Amy L. Leech
Hazardous Materials Specialist

c: City of Oakland
Fire Prevention Bureau
1330 Broadway, 1st Floor
Oakland CA 94612

Gil Jensen, Alameda County District Attorney's Office

Pamela Evans, Sr. Hazardous Materials Specialist

Acting Chief of Environmental Protection-FILE(ALL)

ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY

DAVID J. KEARS, Agency Director



ADDRESS: # 333 CLAY

R0668

RAFAT A. SHAHID, Director

Certified Mail # Z 196 176 795
StId 5545

DEPARTMENT OF ENVIRONMENTAL HEALTH
Environmental Protection Division
1131 Harbor Bay Parkway, #250
Alameda, CA 94502-6577
(510) 567-6700

August 22, 1995

Harold DeLuca
1000 N Point St., Apt. 1202
San Francisco CA 94109

Trust for Pauline Freschi
Paula & P.S. Kamena and Lenore F. & L. Maionchi, Trustees
23 Woodside Way
San Rafael CA 94901

Subject: Allied Food Sales, 301 Clay Street, Oakland, CA (a.k.a. 315 Clay Street)

Dear Mr. DeLuca and Trustees:

This office is overseeing an investigation of soil and potential groundwater contamination subsequent to the removal of an underground storage tank (UST) located at 333 Clay Street (a.k.a. 321 Clay Street) in Oakland. This UST, formerly used for the storage of gasoline, was removed during August 1991.

We have recently discovered an additional UST located beneath the sidewalk in front of the Allied Food Sales site along Clay Street. During an August 16, 1995 conversation with Dan Barber, representing Mr. DeLuca, I was informed that Allied Food Sales had discontinued the operation of *two* USTs at the site at some time during 1991. Mr. Barber indicated one UST was previously used for storing diesel and the other for gasoline. It was the gasoline UST which was reportedly removed in 1991. Hence, the diesel UST, located under the Clay Street sidewalk, remains in place.

Alameda County Assessor's records indicate the Allied Food Sales site is actually comprised of two separate parcels. One such parcel, 301 (315) Clay Street (ASN#1-129-14), is owned by Paula & P.S. Kamena and Lenore F. & L. Maionchi, Trustees for Pauline Freschi. The other parcel, 333 (321) Clay Street (ASN#1-129-13), is owned by Mr. DeLuca who, we also understand, owns Allied Food Sales. The subject UST is located in front of the 301 (315) Clay Street address.

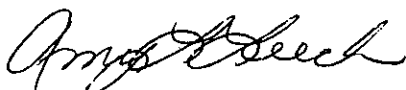
Please be advised that it is a violation of California Health and Safety Code Section 25298 to abandon an UST. In addition, Alameda County Fire Code Section 79.114(e) requires that an UST out of service for 90 days be removed.

DeLuca/Freschi Trust
Re: 301 Clay St.
August 22, 1995
Page 2 of 2

Should you have intent to reinstate use of this tank, you must apply for and receive a permit to operate it from this office. The permit conditions will require that this tank be regularly monitored and tested to remain in compliance. However, should you have no intent to apply for a permit for this tank, permanent tank closure must be initiated.

Please contact the undersigned **within 15 days** at 510/567-6755 to discuss your intentions, and so that the appropriate paperwork can be forwarded to you. Questions regarding the permitting process are best directed to Pamela Evans of this office (510/567-6700).

Sincerely,



Amy L. Leech
Hazardous Materials Specialist

c: City of Oakland
Fire Prevention Bureau
1330 Broadway, 1st Floor
Oakland CA 94612

Gil Jensen, Alameda County District Attorney's Office

Pamela Evans, Sr. Hazardous Materials Specialist

Acting Chief of Environmental Protection-FILE(ALL)

ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY

DAVID J. KEARS, Agency Director



R0668

RAFAT A. SHAHID, DIRECTOR

DEPARTMENT OF ENVIRONMENTAL HEALTH
State Water Resources Control Board
Division of Clean Water Programs
UST Local Oversight Program
1131 Harbor Bay Parkway
Alameda, CA 94502-6577
(510) 567-6700

July 18, 1995

Harold DeLuca
1000 N Point St. Apt. 1202
San Francisco CA 94109

Attn: John Monfredini
Allied Food Sales
333 Clay St
Oakland CA 94607

StId 5545

Subject: Required investigations at 301 - 333 Clay St., Oakland,
CA 94607

Dear Mr. DeLuca and Mr. Monfredini:

This office has received and reviewed a draft copy of Bernabe and Brinker Inc.'s Underground Tank Removal Closure Report dated June 30, 1995. This report documented soil sampling and excavation activities that occurred at the subject site in August 1991.

On August 1, 1995, one 1,000-gallon underground storage tank (UST) was removed from the subject site. Laboratory analyses of soil samples collected from the "fill end" of the UST pit identified contaminant levels as high as 1,800 parts per million (ppm) Total Petroleum Hydrocarbons as gasoline (TPHg), 8.3 parts per million (ppm) benzene, 200 ppm toluene, 30 ppm ethylbenzene, and 400 ppm xylenes.

Guidelines established by the California Regional Water Quality Control Board (RWQCB) require that soil and ground water investigations be conducted when there is evidence to indicate that a release from an UST will impact or may have impacted the ground water.

You are required to conduct a **Preliminary Site Assessment (PSA)** to determine the lateral and vertical extent and severity of **both soil and ground water** contamination resulting from the release at the site. The information gathered by the PSA will be used to determine an appropriate course of action to remediate the site, if deemed necessary. The PSA must be conducted in accordance with the RWQCB's Staff Recommendations for the Initial Evaluation and Investigation of Underground Tanks, and be consistent with requirements set forth in Article 11 of Title 23, California Code of Regulations. The major elements of such an investigation are summarized in the attached **Appendix A**. The major elements of the guidelines include, but are not limited to, the following:

DeLuca/Monfredini
Re: 301-333 Clay St.
July 18, 1995
Page 2 of 4

- o At least one permanent ground water monitoring well must be installed within 10 feet of the observed soil contamination, oriented in the confirmed downgradient direction relative to groundwater flow. In the absence of neighboring monitoring wells located within 100 feet of the site, or any other data identifying the confirmed downgradient direction, a minimum of three wells will be required to verify gradient direction. During the installation of these wells, soil samples are to be collected at five-foot-depth intervals and any significant changes in lithology.
- o Subsequent to the installation of the monitoring wells, these wells must be surveyed to an established benchmark, (i.e., Mean Sea Level) with an accuracy of 0.01 foot. Ground water samples are to be collected and analyzed quarterly, and water level measurements are to be collected monthly for the first three months, and then quarterly thereafter. If the initial ground water elevation contours indicate that ground water flow directions vary greatly then you will be required to continue monthly water level measurements until the ground water gradient behavior is known. Both soil and ground water samples must be analyzed for TPHg and BTEX.

This Department will oversee the assessment and remediation of your site. Our oversight will include the review of and comment on work proposals and technical guidance on appropriate investigative approaches and monitoring schedules. The issuance of well drilling permits, however, will be through the Alameda County Flood Control and Water Conservation District, Zone 7, in Pleasanton. The RWQCB may choose to take over as lead agency if it is determined, following the completion of the initial assessment, that there has been a substantial impact to ground water.

In order to properly conduct a site investigation, you are required to obtain professional services of a reputable environmental consultant. All reports and proposals must be submitted under seal of a California-Registered Geologist, - Certified Engineering Geologist, or -Registered Civil Engineer.

The PSA proposal is due within 60 days of the date of this letter or by September 15, 1995. Once the proposal is approved, field work should commence within 30 days. A report must be submitted within 45 days after the completion of this phase of work at the site. Subsequent reports are to be submitted quarterly until this site qualifies for final RWQCB "sign-off". Such quarterly reports are due the first day of the second month of each subsequent quarter.

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Re: 301-333 Clay St.
July 18, 1995
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The referenced initial and quarterly reports must describe the status of the investigation and must include, among others, the following elements:

- o Details and results of all work performed during the designated period of time: records of field observations and data, boring and well construction logs, water level data, chain-of-custody forms, laboratory results for all samples collected and analyzed, tabulations of free product thicknesses and dissolved fractions, etc.
- o Status of ground water contamination characterization.
- o Interpretations of results: water level contour maps showing gradients, free and dissolved product plume definition maps for each target component, geologic cross sections, etc.
- o Recommendations or plans for additional investigative work or remediation.

Please be advised that this is a formal request for a work plan pursuant to **Section 2722 (c)(d) of Title 23 California Code of Regulations**. Any extensions of the stated deadlines, or modifications of the required tasks, must be confirmed in writing by either this agency or RWQCB.

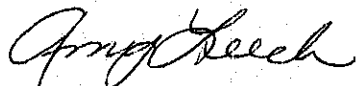
Additionally, you are required to submit documentation regarding the following items. **This documentation must be submitted within 30 days** of the date of this letter.

1. Manifests for the disposal of soil excavated from the former UST pit.
2. Based on information in our files and visual observations at the site, it appears there is an unused underground storage tank currently located underneath the sidewalk in front of 301 Clay Street. Per the California Health and Safety Code, Section 25298 and California Code of Regulations, Title 23, Division 3, Chapter 16, unused underground storage tanks must be removed or properly monitored and permitted by this agency. Please be aware that per Alameda County Fire Code Section 79.114(e), you are required to remove an underground storage tank within 90 days of it not being in service. If you intend to operate this UST, apply for a permit with this office. If you have questions about permitting requirements, contact Pamela Evans of this office at (510)567-6770. If you intend to remove this UST, submit three (3) copies of Alameda County's Underground Storage Tank Closure Plan to this office for review and approval prior to removing this tank (blank copy attached).

DeLuca/Monfredini
Re: 301-333 Clay St.
July 18, 1995
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If you have any questions or comments, please contact me at (510)
567-6755.

Sincerely,



Amy Leech
Hazardous Materials Specialist

ATTACHMENTS

c: Cheryl Gordon
State Water Resources Control Board
Division of Clean Water Programs
UST Cleanup Fund Program
PO Box 944212
Sacramento, CA 94244-2120

Pamela Evans, Sr. Hazardous Materials Specialist

Thomas Peacock, Acting Chief of Environmental Protection -
File (ALL)

ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY

DAVID J. KEARS, Agency Director



R0668

RAFAT A. SHAHID, DIRECTOR

June 6, 1995

Harold DeLuca
279 Atherton Ave
Atherton CA 94027

Attn: Dave Monfredini
Allied Food Sales
333 Clay St
Oakland CA 94607

DEPARTMENT OF ENVIRONMENTAL HEALTH
State Water Resources Control Board
Division of Clean Water Programs
UST Local Oversight Program
1131 Harbor Bay Parkway
Alameda, CA 94502-6577
(510) 567-6700

StId 5545

Subject: Underground Storage Tank (UST) removal and related investigations for Allied Food Sales located at 301 - 333 Clay St., Oakland, CA 94607

Dear Mr. DeLuca and Mr. Monfredini:

On July 17, 1991, this office approved an Underground Tank Closure Plan for the removal of a 1,000-gallon gasoline underground storage tank (UST) from the subject site. Our records indicate that this UST was removed on or before August 15, 1991.

A Tank Closure Report was due to this office within 60 days after the tank removal. This office does not have a Tank Closure Report for the subject site on file, and per my conversation with Jim Brinker of Bernabe and Brinker, the consultant who oversaw the tank removal, a Tank Closure Report was never prepared for this site. However, John Monfredini, owner/operator of Allied Food Sales, filed an "Underground Storage Tank Unauthorized Release (Leak)/Contamination Site Report" on January 16, 1992. This report indicates that evidence of a leak from the UST was discovered on August 15, 1991.

Guidelines established by the California Regional Water Quality Control Board (RWQCB) require that soil and ground water investigations be conducted when there is evidence to indicate that a release from an UST will impact or may have impacted the ground water. This Department will oversee the assessment and remediation, if deemed necessary, of your site.

Per the Tri-Regional Board Guidelines and Title 23, Division 3, Chapter 16, Section 2672 of the California Code of Regulations, you are required to submit a Tank Closure Report which pertains to the removal of the 1,000-gallon gasoline UST at the subject site. Please see attached a list of items that must be contained in the Tank Closure Report. **The Tank Closure Report is due to this office on or before June 30, 1995.**

DeLuca/Monfredini
333 Clay St.
June 6, 1995
Page 2 of 2

Please do not hesitate to contact me at (510)567-6755 if you have questions or require additional information.

Sincerely,



Amy Leech
Hazardous Materials Specialist

c: Cheryl Gordon
State Water Resources Control Board
Division of Clean Water Programs
UST Cleanup Fund Program
PO Box 944212
Sacramento, CA 94244-2120

Acting Chief of Environmental Protection-File(ALL)