

ALAMEDA COUNTY  
HEALTH CARE SERVICES



AGENCY  
DAVID J. KEARS, Agency Director

RO# 1138

October 17, 1997

ENVIRONMENTAL HEALTH SERVICES

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

Mr. Daniel Barber  
Daniel Barber P.E. and Associates  
623 Camellia Way  
Lodi, CA 95242

RE: Lehar Sales, 150 Chestnut Street, Oakland, CA 94607

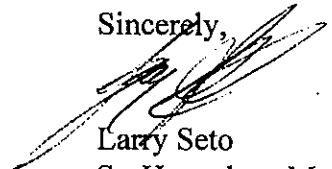
Dear Mr. Barber:

I have prepared the case closure summary report for the above site. The report was also peer reviewed by other Specialist in the department. Based on the review, the following concerns were identified, and hence the items listed below must be addressed.

1. The final report must identify how the down gradient direction was determined.
2. Although groundwater samples were collected downgradient to the diesel tank, no groundwater samples were collected near the gasoline tank. A minimum of one water sample must be taken within 10 feet of the down gradient direction of the former location of the 10,000 gallon underground tank that stored regular gas. (The water sample taken from the excavation during the tank removal contained 3,000 ppb TPH(G) and 520 ppb benzene)
3. Copy of fax dated May 14, 1997, from Accutite to Jennifer identifying two loads of soil were taken to Vasco Landfill on June 21, 1991.
4. Copies of documents from Accutite verifying transport of impacted soil to C & G Landfill, Hayward, CA must be submitted to this Department.
5. In the file, there is conflicting information whether the former tank pits were over excavated. Please clarify this information.

If you have any questions, please contact at me at (510) 567-6774.

Sincerely,



Larry Seto  
Sr. Hazardous Materials Specialist

cc: Files

ALAMEDA COUNTY  
HEALTH CARE SERVICES

AGENCY  
DAVID J. KEARS, Agency Director



Ro#1138

October 1, 1997

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

Mr. Daniel Barber:  
Daniel Barber P.E. and Associates  
623 Camellia Way  
Lodi, CA 95242

RE:Lehar Sales, 150 Chestnut Street, Oakland, CA 94607

Dear Mr. Barber:

I am preparing the case closure summary report for the above site. Before I can complete this report, I need the following: documentation for the disposal of the contaminated soil in May '91, and your final closure report. Please submit these items at your earliest convenience.

If you have any questions, please contact me at (510) 567-6774.

Sincerely,



Larry Seto  
Sr. Hazardous Materials Specialist

ALAMEDA COUNTY  
HEALTH CARE SERVICES

AGENCY  
DAVID J. KEARS, Agency Director



RO# 1138

May 14, 1997  
STID 3704  
page 1 of 2

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

Attn: Mr. Tarry Winfrey  
Lehar Sales  
150 Chestnut St.  
Oakland CA 94607

RE: Underground Storage Tank (UST) investigation, Lehar Sales, 150 Chestnut St., Oakland  
CA 94607

Dear Mr. Winfrey,

Thank you for submitting the "Preliminary Site Assessment, Soil and Water Investigation," prepared by D.K. Barber P.E. and Associates, dated 5/1/97. This workplan involves the use of direct push technology (Geoprobe) for the collection of soil and groundwater samples. Figure 4 indicates one Geoprobe point near the office (the presumed upgradient direction), and two Geoprobe points near the southern property line (the presumed downgradient direction).

**This workplan is acceptable on the following conditions:**

- 1) one soil sample is collected from the capillary fringe from each boring, and submitted for analysis;
- 2) a fourth Geoprobe point will be located approximately 10 to 15' south of the "diesel 1" sample (collected during tank removal in June 1990); and
- 3) all soil and groundwater samples will be analyzed for TPH-g, TPH-d, and BTEX.

If you have any questions, please contact me directly at 510-567-6761. I understand the field work will be conducted on 5/23/97.

Lastly, I received a fax from Accutite today, which includes 3 pages of worksheets for the disposal of soil in June 1991. However, documentation from the landfill is needed to document the disposal of soil. I understand that a Ms. Cindy Virskto at Vasco Rd. Landfill may be able to help you obtain this information; her number is 510-447-0491. The name of another landfill is also noted on the invoices. Willy Green from Accutite indicated to me that this name is C & G, although it is not clearly written on the work sheets. Mr. Green also indicated that C&G was located at 4001 West Winton Ave in Hayward, but that the business has changed hands several times since 1991. I have enclosed a copy of the fax for your files. Note that the tag numbers are

May 14, 1997  
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page 2 of 2  
Attn: Mr. Tarry Winfrey

indicated on the work sheets. You are still requested to provide documentation of soil disposal in order to close the case.

Sincerely,



Jennifer Eberle  
Hazardous Materials Specialist

cc: Dan Barber P.E. and Associates, 1003 Wimbledon Dr., Lodi CA 95240  
J. Eberle/files

je.3704-B  
enclosure

ALAMEDA COUNTY  
HEALTH CARE SERVICES

AGENCY  
DAVID J. KEARS, Agency Director



RO# 1138

February 3, 1997  
STID 3704  
page 1 of 2

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

Attn: Mr. Tarry Winfrey  
Lehar Sales  
150 Chestnut St.  
Oakland CA 94607

RE: Underground Storage Tank (UST) investigation, Lehar Sales, 150 Chestnut St., Oakland  
CA 94607

Dear Mr. Winfrey,

Our last letter to you, dated 12/11/92, requested a workplan for a subsurface investigation. No such workplan has been received. I have enclosed a copy of my 12/11/92 letter. Since this case was considered "low priority," a follow-up letter was not written until now. I believe our mutual goal is the closure of this case, at which point a closure letter will be issued from this office, and signed by the Director of this Department. As you probably know, the closure letter is usually paramount in importance when doing a property transfer or refinancing a property loan.

The regulatory climate regarding cleanup of releases from USTs has changed in the past few years. We are now using risk-based guidance when residual concentrations are left in place. The traditional guidance required cleanup to non-detectable (ND) concentrations. This is of course favorable to businesses with situations such as yours. The other factor in your favor is the fact that nearly 7 years have passed since the removal of your USTs, thus allowing natural attenuation or biodegradation processes to take place in the soil and groundwater.

The soil in the UST excavation was apparently not overexcavated. So, the "residual soil concentrations" would be considered as the concentrations detected during tank removal. The maximum "residual soil concentrations" included 3.8 mg/kg benzene and 72 mg/kg TPH-diesel. The dispenser area was apparently overexcavated. The maximum "residual soil concentrations" in the dispenser area were 0.30 mg/kg benzene, 19 mg/kg TPH-gasoline, and 31 mg/kg TPH-diesel. See the enclosed copy of the 9/6/90 UST Removal Report, prepared by Accutite.

In addition, the groundwater sampled from the unleaded gasoline UST excavation indicated concentrations of 520 ug/L benzene, 3,000 ug/L TPHd, and 3,000 ug/L TPHg.

**In order to close this case, you are requested to perform a Soil and Water Investigation (SWI), as per Sect. 2724 of Chapter 16, Division 3, Title 23, California Code of Regulations. The extent of the soil and water contamination must be assessed.**

February 3, 1997

STID 3704

page 2 of 2

Attn: Mr. Tarry Winfrey

The *traditional* groundwater investigation consists of a minimum of three monitoring wells in an equilateral triangular configuration to determine groundwater flow direction and to assess groundwater quality. Monitoring and sampling is done for four consecutive quarters, at a minimum. However, *current practice* involves rapid site assessment methods (i.e., hydropunch, geoprobe). If groundwater results indicate no need for further action, there would be no need for permanent monitoring wells. The groundwater results obtained via rapid site assessment methods may be compared to the American Society of Testing and Materials' (ASTM) "Risk Based Corrective Action Applied at Petroleum Release Sites," document E1739-95.

**You may opt for either type of investigation. Please submit a workplan for a SWI within 60 days, or by April 3, 1997.**

All work should adhere to a) the Tri-Regional Board Staff Recommendations for Preliminary Evaluation and Investigation of Underground Tank Sites, dated 8/10/90; and b) Article 11 of Title 23, California Code of Regulations. Reports and proposals must be submitted **under signature and seal** of a California-Registered Geologist, -Certified Engineering Geologist, or -Registered Civil Engineer.

You may recall our telephone conversations back in 1992, regarding documentation for soil disposal. I made several calls to West Contra Costa Sanitary landfill, but was unable to obtain any documentation. This documentation must be obtained in order to close your case.

**There are state funds available for remediation of UST sites.** These funds reimburse responsible parties, such as yourselves, for the costs associated with remediation. I have enclosed a brochure outlining this program. Please note that there are bidding requirements and deductibles. Please direct questions regarding the Fund to Christopher Stevens (916-227-4519) or Jim Munch (916-227-4430) of the State Water Resources Control Board, UST CleanUp Fund.

Lastly, I did receive the Unauthorized Leak Report (ULR) that you submitted in early 1993. **Please note our new address on this letterhead.** If you have any questions, please contact me directly at 510-567-6761.

Sincerely,



Jennifer Eberle

Hazardous Materials Specialist

cc: J. Eberle/files

je.3704-A  
attachments

ALAMEDA COUNTY  
HEALTH CARE SERVICES  
AGENCY

DAVID J. KEARS, Agency Director



R01138

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 11, 1992

STID 3704

Terry Winfrey  
Lehar Sales  
✓ 150 Chestnut St.  
Oakland CA 94607

Dear Mr. Winfrey,

Thank you for delivering the information on soil disposal today. I am trying to get in contact with the landfill for the actual receipts of soil disposal.

As we discussed during our meeting today, a groundwater investigation is needed at this site. The reason for this is that elevated concentrations of Total Petroleum Hydrocarbons (TPH) were detected in groundwater and in the stockpiled soil from the tank removal on 6/5/90. Specifically, 180 ppm TPH-diesel and 130 ppm TPH-gasoline were found in the stockpile on 6/5/90. Additional sampling of the stockpile on 12/10/90 revealed 480 ppm TPH-diesel. A water sample collected from what was apparently one excavation for both the unleaded gasoline tank and the diesel tank revealed 3,000 ppb TPH-diesel, 3,000 ppb TPH-gasoline, and 520 ppb benzene. (In addition, 72 ppm TPH-diesel and 3.8 ppm benzene were detected below the diesel tank during tank removal.) Therefore, we request a workplan or proposal for a groundwater investigation, submitted under cover letter from yourself, and prepared by a recognized professional as outlined below.

All work should adhere to a) the Tri-Regional Board Staff Recommendations for Preliminary Evaluation and Investigation of Underground Tank Sites, dated 8/10/90; b) the State Water Resources Control Board LUFT Field Manual; and c) Article 11 of Title 23, California Code of Regulations.

Reports and proposals must be submitted **under seal** of a California-Registered Geologist, -Certified Engineering Geologist, or -Registered Civil Engineer. All reports and documents pertaining to this investigation should also be sent to:

Rich Hiett  
San Francisco Bay Region  
Regional Water Quality Control Board  
2101 Webster St., Ste 500  
Oakland CA 94612

Terry Winfrey  
STID 3704  
Page 2 of 2  
December 11, 1992

If you have any questions, please contact me at 510-271-4530.

Sincerely,



Jennifer Eberle  
Hazardous Materials Specialist

cc: Rich Hiett, RWQCB  
Ed Howell/File

je



ALAMEDA COUNTY  
HEALTH CARE SERVICES  
AGENCY

DAVID J. KEARS, Agency Director



R01138

RAFAT A. SHAHID, ASST. AGENCY DIRECTOR

October 15, 1992

STID 3704

Terry Winfrey  
Lehar Sales  
✓ 150 Chestnut St.  
Oakland CA 94607

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

Dear Terry Winfrey,

As you are probably aware, three underground storage tanks (usts) were removed from your site on 6/5/90. The usts included a 10,000 gallon gasoline ust, a 1,000 gallon gasoline ust, and a 1,000 gallon diesel ust. According to our inspector's report, a total of six soil samples were collected from the ends of the tanks. Two water samples were also collected from water present in the tank excavation. An additional soil sample was collected from under the dispenser.

Our files do not include the Tank Closure Report, which should include the laboratory results from this sampling event. Therefore, we request that you submit a Tank Closure Report **within 45 days or by November 30, 1992**. The contractor for the tank removal, Accutite, would most likely be the party to provide you with such a report.

If you have any questions, please contact me at 510-271-4530.

Sincerely,

Jennifer Eberle  
Hazardous Materials Specialist

cc: Rich Hiett, RWQCB  
Ed Howell/File

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