

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



SENT
9-25-06
ENVIRONMENTAL HEALTH SERVICES
ENVIRONMENTAL PROTECTION
1131 Harbor Bay Parkway, Suite 250
Alameda, CA 94502-6577
(510) 567-6700
FAX (510) 337-9335

September 21, 2006

Mr. Bob Lawlor
RWL Investments, Inc.
4919 Tidewater Ave., Unit B
Oakland, CA 94601-4914

Dear Mr. Lawlor:

Subject: Fuel Leak Case No. RO0000107, 4919 Tidewater Ave., Oakland 94601

Alameda County Environmental Health staff has reviewed the case file for the subject site including the May 12, 2006 Report of Environmental Investigations by ERAS Environmental. We have the following technical comments and request you submit the technical reports requested below.

TECHNICAL COMMENTS

1. **Additional Report Submissions-** The May 12, 2006 report references two reports, a Murray Engineers, Inc. geotechnical report and an Applied Remedial Technology (ART) dewatering test which were to be submitted separately. Since these reports directly influence the proposed remediation, please submit these reports as requested below. Please include the boring logs for the geotechnical borings logged by Murray Engineers, Inc. and the Phase I report requested in the County's 12/28/05 letter.
2. **Evaluation of Remedial Options-** A Corrective Action Plan and Revision was prepared for this site by Environmental Restoration Services (ERS) in October 2002. It appears that the options evaluated would have benefited with the results of the recent tests and that the recommended remedial option in that report is no longer the lowest cost or most effective option. Therefore, we request that a Feasibility Study (FS) incorporating the May 2006 data, be submitted with current costs and evaluations based on current information. In addition to cost, you must compare the abilities to meet cleanup goals and the expected time needed to meet the goals. Please submit your FS as requested below.

TECHNICAL REPORT REQUEST

Please submit technical reports to Alameda County Environmental Health according to the following schedule:

- October 23, 2006- Murray Engineers geotechnical report, ART dewatering test report and boring logs and Phase I report.
- October 23, 2006- Feasibility Study
- October 23, 2006- Semi-Annual Monitoring Report

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

ELECTRONIC SUBMITTAL OF REPORTS

Effective January 31, 2006, the Alameda County Environmental Cleanup Oversight Programs (LOP and SLIC) require submission of all reports in electronic form to the county's ftp site. Paper copies of reports will no longer be accepted. The electronic copy replaces the paper copy and will be used for all public information requests, regulatory review, and compliance/enforcement activities. Please do not submit reports as attachments to electronic mail.

Submission of reports to the Alameda County ftp site is an addition to existing requirements for electronic submittal of information to the State Water Resources Control Board (SWRCB) Geotracker website. Submission of reports to the Geotracker website does not fulfill the requirement to submit documents to the Alameda County ftp site. In September 2004, the SWRCB adopted regulations that require electronic submittal of information for groundwater cleanup programs. For several years, responsible parties for cleanup of leaks from underground storage tanks (USTs) have been required to submit groundwater analytical data, surveyed locations of monitor wells, and other data to the Geotracker database over the Internet. Beginning July 1, 2005, electronic submittal of a complete copy of all necessary reports was required in Geotracker (in PDF format). Please visit the SWRCB website for more information on these requirements (http://www.swrcb.ca.gov/ust/cleanup/electronic_reporting).

In order to facilitate electronic correspondence, we request that you provide up to date electronic mail addresses for all responsible and interested parties. Please provide current electronic mail addresses and notify us of future changes to electronic mail addresses by sending an electronic mail message to me at barney.chan@acgov.org.

PERJURY STATEMENT

All work plans, technical reports, or technical documents submitted to ACEH must be accompanied by a cover letter from the responsible party that states, at a minimum, the following: "I declare, under penalty of perjury, that the information and/or recommendations contained in the attached document or report is true and correct to the

best of my knowledge." This letter must be signed by an officer or legally authorized representative of your company. Please include a cover letter satisfying these requirements with all future reports and technical documents submitted for this fuel leak case.

PROFESSIONAL CERTIFICATION & CONCLUSIONS/RECOMMENDATIONS

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

UNDERGROUND STORAGE TANK CLEANUP FUND

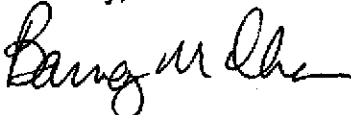
Please note that delays in investigation, later reports, or enforcement actions may result in your becoming ineligible to receive grant money from the state's Underground Storage Tank Cleanup Fund (Senate Bill 2004) to reimburse you for the cost of cleanup.

AGENCY OVERSIGHT

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

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

Sincerely,



Barney M. Chan
Hazardous Materials Specialist

cc: files, D. Drogos

Ms. Gail Jones, ERAS Environmental, Inc., 1533 B St., Hayward, CA 94541
Mr. S. Ramdass, SWRCB Cleanup Fund, 1001 I St., P.O. Box 944212, Sacramento,
CA, 94244

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



SENT
12-28-05

December 28, 2005

Mr. Bob Lawlor
RWL Investments, Inc.
4919 Tidewater Ave., Unit B
Oakland, CA 94601-4914

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

Dear Mr. Lawlor:

Subject: Fuel Leak Case No. RO0000107, 4919 Tidewater Ave., Oakland 94601

Alameda County Environmental Health staff has reviewed the case file for the subject site including the November 7, 2005 *Technical Summary, Groundwater Monitoring Report for Quarter 3 2005*, and *Work Plan for Feasibility Study/Remedial Investigation* by ERAS Environmental. The work plan recommends performing pilot tests to evaluate remediation options previously described in your prior Environmental Restoration Services (ERS) Corrective Action Plan dated October 4, 2002. These tests include installing geotechnical borings to evaluate shoring needs for the excavation proposal, installing an extraction well and observation wells to estimate well pumping flow rates and the installation of test wells to evaluate chemical and biological injection options.

Our office believes that the site has already been characterized well enough to forgo these proposed pilot studies. As stated in the Site Conceptual Model, much is known about the hydrogeology of the site. The site lies along the eastern edge of the SF Bay. It is underlain with artificial fill comprised of gravel and sand. Beneath the fill is peat, which is then underlain with bay mud. The thickness of the fill varies from 3 feet near the southern portion of the site to 9 feet near Tidewater Ave. Petroleum releases from the former USTs, piping and remote dispensers have migrated through the permeable fill and impacted a large portion of the site as shown in the diesel distribution figures in soil and groundwater presented in the referenced report. Groundwater gradient has been variable, but the contaminant distribution indicates a northerly gradient perhaps a result of diurnal tidal influences. Please address the following technical comments and submit the technical reports requested below.

TECHNICAL COMMENTS

1. Preliminary Risk Assessment- Because the future use of the site may be residential, our office concurs with the goal of obtaining residential cleanup standards. Once you confirm the water quality at the site does not meet drinking water standard ie high TDS or unsustainable pump rate, your cleanup goals may reflect this. The site is located within ~500 feet of the Tidal Canal, therefore, soil and groundwater cleanup standards protective of aquatic organisms would be appropriate. We concur with the cleanup levels for diesel stated, 500 ppm in soil and 640 ppb in groundwater. Cleanup proposals should therefore be evaluated based upon their ability to meet these cleanup goals. An assumption has been made that the release at the site has been solely that of diesel, however, since TPH as gasoline and benzene have been

reported in soil and groundwater, post excavation will be required for these compounds as requested below.

2. **Evaluation of Remedial Options- In-Situ Chemical and Biological Remediation.** This approach relies on the addition of oxidants and chemicals that will enhance biological remediation. Because of the high levels of contamination, the existence of free product and the high organic composition of the peaty fill, this option does not appear to be a good candidate. It may, however, be appropriate once contaminant concentrations have been reduced and free product removed. Therefore, we do not concur with performing a pilot test using wells to monitor the injection of these chemicals.
3. **Source Removal Excavation- CPT and direct push borings, extraction wells and a pump test** are proposed prior to designing the excavation project. This is intended to protect the existing building and efficiently dewater the excavation area. We do not believe this work is necessary and do not concur with these proposals. The contamination has migrated beneath the existing building and remediation of this area would be best done after the removal of this building. We concur with the excavation and dewatering proposal as being the most efficient and timely remediation method to meet your cleanup goals. We believe that extraction wells, typically used in the dewatering of construction projects will likely remove as much water as reasonably possible prior to your excavation. It also appears that excavation and dewatering should be extended beyond the initially proposed area shown in Figure 11, since diesel contamination has migrated north below and beyond the existing building. This should be visually evident and documented by sampling during the initial excavation.
4. **Post Excavation Soil Sampling-** We request that extracted groundwater be able to be sampled from specific areas prior to storage into tanks. This will allow an estimation of where contamination exists and allow you to monitor the effects of the groundwater removal/remediation. We also will require post-excavation soil sampling of the excavation floor at a frequency of 1 per every 400 square feet. To confirm the presence or absence of TPHg, BTEX and aromatics, we request that your soil samples within the highest estimated TPHd impacted areas (10,000 ppm isocon) also be analyzed for TPHg, BTEX and VOCs by EPA Method 8260.
5. **Post Excavation Groundwater Sampling-** Some, if not all, monitoring wells will be decommissioned during the remediation. Groundwater sampling is required to verify the residual contaminant concentrations in groundwater as well as define the limits of the plume. Please provide a post excavation groundwater monitoring work plan as requested below.
6. **Additional Reports-** We are aware that at least one additional Phase I report exists which identifies a former incinerator at the site. Please provide copies of all reports not referenced in Appendix A of the ERAS 11/7/05 report and recommendations for further investigation as warranted.

TECHNICAL REPORT REQUEST

Please submit technical reports to Alameda County Environmental Health according to the following schedule:

- January 30, 2006- Copies of all supplemental reports and recommendations per item 6.
- 60 days after completion of excavation- soil and groundwater sampling report
- 60 days after completion of excavation- groundwater monitoring work plan

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

ELECTRONIC SUBMITTAL OF REPORTS

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Submission of reports to the Alameda County ftp site is an addition to existing requirements for electronic submittal of information to the State Water Resources Control Board (SWRCB) Geotracker website. Submission of reports to the Geotracker website does not fulfill the requirement to submit documents to the Alameda County ftp site. In September 2004, the SWRCB adopted regulations that require electronic submittal of information for groundwater cleanup programs. For several years, responsible parties for cleanup of leaks from underground storage tanks (USTs) have been required to submit groundwater analytical data, surveyed locations of monitor wells, and other data to the Geotracker database over the Internet. Beginning July 1, 2005, electronic submittal of a complete copy of all necessary reports was required in Geotracker (in PDF format). Please visit the SWRCB website for more information on these requirements ([http://www.swrcb.ca.gov/ust/cleanup/electronic reporting](http://www.swrcb.ca.gov/ust/cleanup/electronic%20reporting)).

In order to facilitate electronic correspondence, we request that you provide up to date electronic mail addresses for all responsible and interested parties. Please provide current electronic mail addresses and notify us of future changes to electronic mail addresses by sending an electronic mail message to me at barney.chan@acgov.org.

PERJURY STATEMENT

All work plans, technical reports, or technical documents submitted to ACEH must be accompanied by a cover letter from the responsible party that states, at a minimum, the following: "I declare, under penalty of perjury, that the information and/or recommendations contained in the attached document or report is true and correct to the

best of my knowledge." This letter must be signed by an officer or legally authorized representative of your company. Please include a cover letter satisfying these requirements with all future reports and technical documents submitted for this fuel leak case.

PROFESSIONAL CERTIFICATION & CONCLUSIONS/RECOMMENDATIONS

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

UNDERGROUND STORAGE TANK CLEANUP FUND


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

AGENCY OVERSIGHT

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

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

Sincerely,



Barney M. Chan
Hazardous Materials Specialist

Enclosure: ACEH Electronic Report Upload (ftp) Instructions

cc: files, D. Drogos

Ms. Gail Jones, ERAS Environmental, Inc., 1533 B St., Hayward, CA 94541

12_20_05 4919 Tidewater

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



out
5-6-05

May 5, 2005

Mr. Bob Lawlor
RWL Investments, Inc.
4919 Tidewater Ave., Unit B
Oakland, CA 94601-4914

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

Dear Mr. Lawlor:

Subject: Fuel Leak Case No. RO0000107, 4919 Tidewater Ave., Oakland 94601

Alameda County Environmental Health staff has reviewed the case file for the subject site including the January 27, 2005 *Investigative Workplan* by Environmental Restoration Services. In response to your desire to expedite site remediation and site closure, your consultant's proposes to drill twelve (12) borings and collect soil and groundwater samples to complete site characterization and better estimate the amount of contaminated soil necessary for excavation. We request that you address the following technical comments prior to performing the proposed work.

TECHNICAL COMMENTS

1. Figure 2 of the submitted work plan does not provide sufficient information to justify the proposed boring locations. Therefore, please provide your justification for the proposed boring locations and cite appropriate groundwater characterization and cleanup levels.
2. Please provide a soil iso-concentration figure including both lateral and vertical plots of data and cite appropriate soil characterization and cleanup levels.
3. Please be aware, a new Corrective Action Plan (CAP) will be required should soil excavation/groundwater extraction be proposed as your new remediation choice. Your CAP must compare the remedial options based upon cost, timeliness and ability to meet your clean-up objectives. Please submit your CAP as requested below.
4. Groundwater monitoring should continue, minimally, on a semi-annual basis, to verify the existing conditions and the effectiveness of remediation. Please submit your monitoring report as requested below.

TECHNICAL REPORT REQUEST

Please submit the following technical reports according the following schedule:

- June 5, 2005- Justification for sampling locations, appropriate characterization/cleanup levels in soil and groundwater and soil iso-concentration figure and semi-annual groundwater monitoring report.
- 60 days after work plan approval- Soil and Groundwater Investigation report and CAP
- December 5, 2005- 2nd semi-annual 2005 monitoring report

May 5, 2005
RO107
Mr. Bob Lawlor
Page 2

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.

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

C: files, D. Drogos
Mr. B. Halsted, Environmental Restoration Services, 500 Santa Cruz Ave.,
Menlo Park, CA

Alameda County Health Care Services Agency, Department of
Environmental Health, Hazardous Materials Division

In Re The Property Known As :
Di Salvo Trucking
4919 Tidewater St.
Oakland CA 94601

Proof of Service of
Notice of
Pre-Enforcement
Review Panel

I Barney Chan, do hereby certify

that I served Mr. Charles Lawlor, 660 Mariposa St., S. F., CA, 94107

with a copy of the attached Notice of Pre-Enforcement Review
Panel on December 16, 1993 by certified
mailer # P 422 218 113

Dated: 12/16/93

Barney Chan
(signature)

Alameda County Health Care Services Agency, Department of
Environmental Health, Hazardous Materials Division

In Re The Property Known As :
Di Salvo Trucking
4919 Tidewater St.
Oakland CA 94601

Proof of Service of
Notice of
Pre-Enforcement
Review Panel

I Barney Chan, do hereby certify
that I served Mr. Charles Lawlor, 660 Mariposa St., S. F.,
CA, 94107
with a copy of the attached Notice of Pre-Enforcement Review
Panel on November 30, 1993 by certified
mailer #P 422 218 102

Dated: 11/30/93

Barney M Chan
(signature)

Alameda County Health Care Services Agency, Department of Environmental Health, Hazardous Materials Division

In Re The Property Known As :)
Di Salvo Trucking)
4919 Tidewater Ave.)
Oakland CA 94601)

(insert address of property)

Notice of Pre-Enforcement Review Panel

Notice is hereby given that upon the motion of the Alameda County Hazardous Materials Division, and the San Francisco Bay Regional Water Quality Control Board a Review Panel will convene on December 15, 1993 at 10:00 am in the offices of the Alameda County Hazardous Materials Division located at 80 Swan Way, Room 200, Oakland, CA 94621. This Review Panel will convene for the purpose of determining responsible parties as well as appropriate closure, site assessment, clean-up and mitigation of contamination at the above location.

The Alameda County Hazardous Materials Division, and the San Francisco Bay Regional Water Quality Control Board have named and served notice of this Review Panel on the following persons or entities as having proposed responsibility for closure, site assessment, clean-up and mitigation of contamination at the above location, and by this notice all parties named herein are informed of the right to appear and show cause, if any they have, for the exclusion or inclusion of any of the parties served herein from said responsibility or obligations:

- 1. Mr. Charles Lawlor, Di Salvo Trucking
(name)
660 Mariposa St., San Francisco, CA 94107
(address)

Dated: 11/29/93

Lawrence M. Chan
(signature)

Alameda County Health Care Services Agency, Department of
Environmental Health, Hazardous Materials Division

In Re The Property Known As :
Di Salvo Trucking
4919 Tidewater Ave.
Oakland CA 94601
SYD 3687

Proof of Service of
Notice of
Pre-Enforcement
Review Panel

I Barney Chan, do hereby certify
that I served Mr. Charles Lawlor, 660 Mariposa St., S.F.,
CA 94107
with a copy of the attached Notice of Pre-Enforcement Review
Panel on October 15, 1993 by certified
mailer # P 418 724 689

Dated: 10/15/93

Barney Cho
(signature)

Alameda County Health Care Services Agency, Department of Environmental Health, Hazardous Materials Division

In Re The Property Known As :)
Di Salvo Trucking)
4919 Tidewater Ave.)
Oakland CA 94601)

Notice of
Pre-Enforcement
Review Panel

(insert address of property)

Notice is hereby given that upon the motion of the Alameda County Hazardous Materials Division, and the San Francisco Bay Regional Water Quality Control Board a Review Panel will convene on November 19, 1993 at 11:45 am in the offices of the Alameda County Hazardous Materials Division located at 80 Swan Way, Room 200, Oakland, CA 94621. This Review Panel will convene for the purpose of determining responsible parties as well as appropriate closure, site assessment, clean-up and mitigation of contamination at the above location.

The Alameda County Hazardous Materials Division, and the San Francisco Bay Regional Water Quality Control Board have named and served notice of this Review Panel on the following persons or entities as having proposed responsibility for closure, site assessment, clean-up and mitigation of contamination at the above location, and by this notice all parties named herein are informed of the right to appear and show cause, if any they have, for the exclusion or inclusion of any of the parties served herein from said responsibility or obligations:

- 1. Mr. Charles Lawlor, Di Salvo Trucking
(name)
660 Mariposa St., San Francisco, CA 94107
(address)

Dated: 10/15/93

Barnes Cha
(signature)

Alameda County Health Care Services Agency, Department of Environmental Health, Hazardous Materials Division

* Please note the change in date

Alameda County Health Care Services Agency, Department of
Environmental Health, Hazardous Materials Division

In Re The Property Known As :
Di Salvo Trucking
4919 Tidewater Ave.
Oakland CA 94601

Proof of Service of
Notice of
Pre-Enforcement
Review Panel

I Barney Chan, do hereby certify
that I served Mr. Charles Lawlor, 660 Mariposa St., S.F.,
CA 94107
with a copy of the attached Notice of Pre-Enforcement Review
Panel on October 6, 1993 by certified
mailer # P 386 338 133

Dated: 10/6/93

Barney Chan
(signature)

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



021303

February 11, 2003

RO0000107

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

Messrs. John Tounger and Charles Lawlor
RWL Investments
859 Harrison St.
San Francisco, CA 94107-1124


Dear Messrs. Tounger and Lawlor:

Re: Di Salvo Trucking, 4919 Tidewater Ave., Oakland, CA 94601

Please be advised that I have been recently assigned to oversee the above referenced site. Therefore, all documents, reports, and correspondences should be addressed to my attention. In fact, I have received numerous other "new cases", which I need to get familiar with and proceed forward as soon as practicable. In order to keep continuity and to reduce confusion, I will try to follow up on the work/guidelines previously requested by my colleague of this office.

However, to expedite this so called "familiarization" process, please fill out and submit to me the attached table as soon as possible. Please fill out the attached table with the latest information regarding the chemical concentrations. If you have any questions, please call me at (510)-567-6876. Thank you very much for your cooperation.

Sincerely,


Amir K. Gholami, REHS
Hazardous Materials Specialist

C: Mr. B. Halsted, Environmental Restoration Services, 500 Santa Cruz Ave., Menlo Park, CA 94025
Ms. S. Knieriem, SWRCB Cleanup Fund, 1001 St., 17th Floor, Sacramento, CA 95814-2828

| | |
|---|--|
| Depth to groundwater | |
| Groundwater flow gradient and speed | |
| Benzene (ppb) | |
| Toluene (ppb) | |
| Ethylbenzene (ppb) | |
| Xylene (ppb) | |
| MTBE (ppb) | |
| TPHg (ppb) | |
| TPHd (ppb) | |
| Solvents if any (ppb) | |
| Heavy Metals if any | |
| Well Screen levels | |
| Date information collected for concentrations | |
| Other Pertinent information regarding this site | |

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



10-21-02

October 21, 2002

Messrs. John Tounger and Charles Lawlor
RWL Investments
859 Harrison St.
San Francisco, CA 94107-1124

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

Dear Messrs. Tounger and Lawlor:

Subject: Fuel Leak Case RO0000107, Di Salvo Trucking, 4919 Tidewater Ave., Oakland,
CA 94601

Alameda County Environmental Health, Local Oversight Program (LOP), has received and reviewed the September 27, 2002 Groundwater Monitoring report and the October 4, 2002 Revision of ERS February 6, 2001 Corrective Action Plan. We request that you address the following technical comments when performing the requested work at your site and submit the technical reports below.

Technical Comments

1. Please include a cover sheet signed by the responsible parties authorizing all reports submitted to our office.
2. In all future groundwater monitoring reports, please include a table of historical groundwater analytical data, depths to water and gradient direction.
3. Note that our office previously requested that wells be monitored semi-annually and provide on a quarterly basis an update on free product removal. Site compliance requires the submittal of technical reports on this schedule.
4. Because there is no longer an urgency for site closure, your consultant has changed their Corrective Action Plan, (CAP), recommendation. They now propose the installation of additional recovery trenches, groundwater extraction and discharge to the sanitary sewer and later, the injection of both hydrogen peroxide and hydrocarbon consuming micro-organisms (HCMO). This remedial action would be significantly less costly than the previously proposed remedial action, soil excavation and groundwater removal. Prior to our approval, our office requests that you perform a pilot extraction test on the existing trench to verify the expected groundwater extraction rate. We also request that you consider initial injection of microbes, nutrients and oxygen up-gradient of the contaminant plume. The treated water may then be considered for re-injection as opposed to disposal to the sanitary sewer. Please be aware that perimeter monitoring wells will be required to determine the lateral extent of the groundwater plume. The three wells proposed in Figure 3 of the revised CAP are reasonable locations for perimeter wells. Your CAP must be provided to the public for comment prior to approval. To facilitate this, please provide the names and addresses of the neighboring property owners. A figure indicating the locations of these addresses would be helpful so our office can determine the appropriate stakeholders.

Technical Report Request

- November 21, 2002-CAP Addendum to address the above-mentioned items
- April 11, 2003- Semi-annual monitoring report

Please note, failure to provide the technical reports as requested may cause your case to be referred to an appropriate agency for enforcement and may also result in your becoming ineligible for the Cleanup Fund.

Messrs. John Tounger and Charles Lawlor
RO0000107
Di Salvo Trucking, 4919 Tidewater Ave., Oakland, CA 94601
October 21, 2002
Page 2

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

Sincerely,



Barney M. Chan
Hazardous Materials Specialist

C: B. Chan, files

Mr. B. Halsted, Environmental Restoration Services, 500 Santa Cruz Ave., Menlo Park,
CA 94025

Ms. S. Knieriem, SWRCB Cleanup Fund, 1001 I St., 17th Floor, Sacramento, CA 95814-2828

Mr. S. Ramdass, SWRCB Cleanup Fund, 1001 I St., 17th Floor, Sacramento, CA 95814-2828

RevCAP4919Tidewater

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



02-16-01

RO107

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

February 15, 2001
StID # 3687

Messrs. John Tounger and Charles Lawlor
WL Investments, Inc.
859 Harrison St.
San Francisco, CA 94107-1124

**Re: Corrective Action Plan (CAP) for DiSalvo Trucking, 4919 Tidewater Ave.,
Oakland 94601**

Dear Messrs. Tounger and Lawlor:

Our office has received and reviewed the February 6, 2001 Corrective Action Plan (CAP) for the above referenced site as prepared by Environmental Restoration Services. This report reviews the past actions at the site and evaluates three potential remediation options. As you are aware, because of the closeness of the San Leandro Bay, this site represents a significant threat to surface water and the ecology. The site has been fairly well characterized and it appears that the diesel fuel release from the former tank and pipelines has spread to a large area throughout the shallow fill materials of sand and gravel. Localized areas of free product still remain and have been partially removed through the existing extraction trench and recovery well. The native clay, bay mud, has likely contained the vertical migration of the contaminant.

The three proposed corrective action plans were:

1. Enhanced bio-remediation by injecting a 10% solution of hydrogen peroxide and Hydrocarbon Consuming Micro-Organisms (HCMO). This also included a slurry wall to prevent further plume migration and additional down-gradient wells.
2. Groundwater extraction from an extended recovery trench system. This may also require addition of hydrogen peroxide and HCMO to reach acceptable clean-up levels within a reasonable time frame.
3. Excavation of the shallow affected soils and confirmation sampling coupled with additional monitoring.

Upon review of these three potential remediation plans, the first two have an inherent disadvantage because they rely solely and partially on enhanced bio-remediation. This technique can require several to many years to reduce dissolved contaminant concentrations and may require additional application of chemicals or microbes. Time and groundwater monitoring costs are negatives to this approach. Because the contamination is limited to shallow fill soils and this approach is expected to be able to reach acceptable clean-up goals quickly, your consultant recommends the third alternative. The cost of this remediation is comparable or less than the expected remediation costs of the other two alternatives.

Our office concurs with the evaluation and prognosis of these remediation plans and therefore approves the excavation of shallow soils. However, prior to initiating this remediation, we have the following observations/requests:

Messrs. John Tounger and Charles Lawlor
February 15, 2001
StID # 3687, 4919 Tidewater Ave., Oakland
Page 2

- The proposed limits of the excavation should be refined after obtaining additional analytical data. Another groundwater sampling event should be scheduled to confirm the October 2000 diesel concentrations. The groundwater samples should be treated with silica gel prior to analysis. This treatment should be done on **all** subsequent groundwater analyses. Please also run a spiked blank (known diesel standard in water) through this same treatment to determine if any recovery problems occur through this method. Based upon sampling results, you should revise the area of the proposed excavation as necessary.
- To help make quick decisions during this work, a mobile laboratory should be present to analyze representative water and soil samples to help determine the extent of excavation and progress of the remediation.
- After the completion of excavation, a number of backfill wells should be placed within the excavation to allow groundwater sampling and verify the results of this remediation. During this time, the need for additional down-gradient wells and a future monitoring schedule should be proposed. Clean-up levels can also be discussed.

Please provide a proposed schedule for the requested additional groundwater monitoring and initiating excavation.

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. B. Halsted, Environmental Restoration Services, 500 Santa Cruz Ave., Menlo Park,
CA 94025

Ms. S. Knieriem, SWRCB Cleanup Fund, 1001 I St., 17th Floor, Sacramento CA 95814-2828

CAPap4919Tidewater

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



01-05-01

20107

January 4, 2001
StID # 3687

Messrs. John Tounger and Charles Lawlor
RWL Investments, Inc.
859 Harrison St.
San Francisco, CA 94107-1124

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

Re: Subsurface Investigation at 4919 Tidewater Ave., Oakland CA 94601

Dear Messrs. Tounger and Lawlor:

Our office has received and reviewed the December 27, 2000 Investigative Report prepared by Piers Environmental, Inc. (Piers), your consultant, detailing the results of recent investigative borings at the above referenced site. This investigation was performed to better characterize the extent of the soil and groundwater contaminant (diesel) plume. A total of sixteen (16) shallow borings were advanced, from which, soil and groundwater samples were collected and analyzed by an on-site mobile laboratory. Soil contamination appears to be limited in extent, however, the dissolve diesel plume is illustrated as a large ellipse as represented in the report's Figure 2. Though no free product was noted in the borings, up to 670 parts per million (ppm) diesel was reported in the groundwater sample from soil boring SB-10, the boring located closest to the recovery sump. This concentration is indicative of free product, even though its appearance is dependent on variables such as depth to water, soil type, etc. Though the dissolved plume does not appear to have migrated to the bay as yet, the dissolved plume still serves as a source of contamination and likely still contains areas of free product. Therefore, continued remediation is necessary in addition to groundwater monitoring. Natural bio-remediation has not reduced the dissolved concentrations sufficiently.

The groundwater sample results from this investigation are assumed more representative than that of the October 2000 monitoring event since these samples were filtered and treated with a silica gel clean-up prior to chemical analysis.

Piers recommends the following:

- Obtain a sanitary sewer permit (EBMUD) to discharge extracted diesel impacted groundwater and
- Extend the existing groundwater extraction system from the recovery sump northwest to the terminal building.

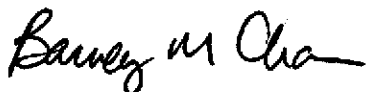
Our office has previously approved the extension of the existing recovery trench as proposed in the August 1995 Environmental Restoration Services' Investigative Report. At that time an additional recovery trench was proposed which would extend from monitoring wells MW-2 to MW-3. Given the extent of contamination shown in Figure 2, additional recovery trenches in other areas would appear necessary, particularly if you are relying solely on a gravity fed collection system. Therefore, please extend the groundwater extraction system to affect the entire diesel plume. In addition, please perform monthly inspection of the recovery sump and remove any free product present during the inspection.

Messrs. Tounger and Lawlor
4919 Tidewater Ave., Oakland 94601
StID # 3687
January 4, 2001
Page 2

Please initiate semi-annual monitoring at this site and on a quarterly basis, provide an update on the status of the additional recovery trench installation. Since your last monitoring event was performed in October 2000, your next monitoring event should be performed in April of 2001. You may also start your quarterly update reports in April of 2001. To remain in regulatory compliance, you must comply with this reporting schedule and make progress in installing the additional extraction trenches.

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. B. Halsted, Piers Environmental Services, Inc., 1330 S. Bascom Ave., Suite F,
San Jose, CA 95128

Ms. S. Knieriem, SWRCB Cleanup Fund, 2014 T. St., Suite 130, P.O.Box 944212,
Sacramento, CA 94244-2120

Ssi4919

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



11-29-00

RO107

November 28, 2000
StID # 3687

Mr. Charles Lawlor
RWL Investments, Inc.
859 Harrison St.
San Francisco, CA 94107-1124

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

**Re: Groundwater Monitoring Report and Investigative Workplan for DiSalvo Trucking,
4919 Tidewater Ave., Oakland CA 94601**

Dear Mr. Lawlor:

Our office met with your consultant, Mr. Ben Halsted, of Piers Environmental Services on 11/27/00. Mr. Halsted provided us the two referenced reports and stated your intention to continue and complete the environmental investigation at this site.

This letter serves to comment on the submitted reports. The groundwater monitoring report provides the analytical results for an October 16, 2000 sampling event and also describes the attempt to remove free product on three occasions this year from the recovery sump adjacent to the former tank pit. It appears that free product (diesel fuel) is still being recovered at a rate similar to that in 1999. A total of 75 gallons of free product was removed from the site accounting for that removed in 1999 and 2000. Apparently 4500 gallons of diesel impacted water remains onsite in an aboveground tank.

- Piers recommends that this water be treated and discharged if approved by the Bay Area Regional Water Quality Control Board. This is acceptable. Please provide our office with a copy of their authorization prior to discharging this water.
- Piers recommends continued monthly free product removal from the recovery sump. Please provide a running and cumulative total of free product removed in all monitoring reports.

The October 16, 2000 monitoring results report elevated diesel in monitoring wells MW2, MW3 and MW4. Note the reported levels are significantly higher than the Tier 1 clean-up level of 640 ppb (parts per billion) recommended for the San Francisco Airport Water Board order used on sites similar to this. However, these results are questionable since the analyses were done without silica gel treatment or filtering.

- Piers recommends, as previously requested by our office, continued quarterly monitoring. Therefore, your next monitoring event should occur in January 2001. Please filter all groundwater samples through a 0.45 micron filter and treat with silica gel prior to chemical analysis as recommended by the Water Board.
- All future monitoring reports should include cumulative monitoring results to allow for easier trend comparisons.
- The monitoring report also provides iso-concentration maps showing the distribution of gasoline, diesel and benzene in groundwater. The proposed work plan will allow a refinement of these maps to reflect current conditions.

Mr. C. Lawlor
SHD # 3687
4919 Tidewater Ave., Oakland 94601
November 28, 2000
Page 2

The proposed investigative work plan calls for the advancement of approximately 20 borings site-wide to characterize the extent of diesel contamination in soil and groundwater. This should identify those highly impacted areas that may need active remediation. Both soil and groundwater samples will be collected for analysis. The soil samples will be collected at the groundwater interface while the groundwater samples will be collected with a disposable bailer.

- Please filter and provide a silica gel clean-up on all groundwater samples. Your soil extract should also have a silica gel clean-up prior to analysis.
- Because gasoline and BTEX has been historically low in groundwater, Piers recommends that only diesel be run on the samples. This is approved with the exception of any sample taken near the Tidewater Ave. entrance gate where the sample from EB-2 exhibited considerable gasoline. Any sample taken in this area should be run for gasoline and BTEX. All others will be run for TPH as diesel only.
- Piers does not recommend determining the vertical extent of groundwater contamination given the presence of the bay mud aquitard. This is acceptable.
- Though the exact number and locations of borings is not firm and is left to the field engineer, please keep in mind that prior field results indicate the extent of contamination is limited in a few directions around the former tank pit and may not need further investigation. However, at least one additional boring should be advanced within the former tank pit to see if free product or elevated contamination exists in the former source area. I understand that this work is tentatively scheduled for early December 2000 and the results of this investigation will be included in a remedial action proposal to be included in your investigation report.
- Please notify our office of all field work scheduled at this site.

Our office will consider your site in compliance contingent on your completion of the approved monitoring and investigation proposals. You may contact me at (510) 567-6765 if you have any comments or questions.

Sincerely,



Barney M. Chan
Hazardous Materials Specialist

C: B. Chan, files

Mr. B. Halsted, Piers Environmental Services, Inc., 1330 S. Bascom Ave., Suite F,
San Jose, CA 95128

Mr. M. O'Connor, Alameda County District Attorney's Office

Mr. C. Headlee, RWQCB

Ms. S. Knieriem, SWRCB Cleanup Fund, 2014 T. St., Suite 130, P.O. Box 944212,
Sacramento, CA 94244-2120

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



11-2-00
R0107

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

November 1, 2000
StID # 3687

Mr. John Tounger
DiSalvo Trucking
859 Harrison St.
San Francisco, CA 94107-1124

FINAL NOTICE OF VIOLATION

**Re: Request for Technical Reports for Subsurface Investigation at DiSalvo Trucking, 4919
Tidewater Ave., Oakland CA 94601**

Dear Mr. Tounger:

Our office last wrote you in my September 11, 2000 Notice of Violation. I have enclosed a copy of this letter for your reference. This letter requested specific technical reports and actions regarding the above site. These reports were to be submitted to our office no later than October 16, 2000. To date, we have not received any reports. The consequences of non-compliance were outlined in detail.

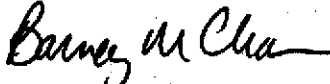
This letter is your Final Notice. Please provide the bulleted items in the letter to our office within 30 days or no later than December 1, 2000. Failure to submit the requested items will cause the following:

- **The County will request that the State Water Resources Control Board Cleanup Fund remove your Letter of Commitment (LOC) for the potential reimbursement of past cleanup expenses up to \$250,000.**
- **The County will request that the Regional Water Quality Control Board (RWQCB) seek civil liability for failing to comply with their February 24, 1994 Legal Request for Submittal of Technical Reports following the January 18, 1994 Pre-Enforcement Hearing**
- **The County will request that the Alameda County District Attorney Office seek civil liability for DiSalvo Trucking non-compliance with underground tank closure requirement pursuant to Title 23 of the California Underground Storage Tank Regulations.**

You should contact our office immediately to notify us of any actions you are taking to come into compliance. You may contact me at (510) 567-6765.

Mr. John Tounger
DiSalvo Trucking, 4919 Tidewater Ave., Oakland
November 1, 2000
StID # 3687
Page 2.

Sincerely,



Barney M. Chan
Hazardous Materials Specialist

Enclosure (Mr. Tounger)

C: B. Chan, files

Mr. B. Halsted, Piers Environmental, 1330 S. Bascom Ave., Suite F, San Jose, CA 95128

Mr. M. O'Connor, Alameda County District Attorney Office

Mr. C. Headlee, RWQCB

Ms. S. Knieriem, SWRCB Cleanup Fund, 1001 I St., 17th Floor, Sacramento, CA 95814

FNOV4919Tidewater

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



SENT 9-12-2000

20107

September 11, 2000
StID # 3687

Mr. John Tounger
RWL Investments, Inc.
859 Harrison St.
San Francisco, CA 94107-1124

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

NOTICE OF VIOLATION

**Re: Request for Technical Reports for Subsurface Investigation at 4919 Tidewater Ave.,
Oakland, CA 94601**

Dear Mr. Tounger:

Our office last wrote to you in my September 3, 1999 letter, over one year ago. In this letter, I commented on the Piers Environmental Services, August 27, 1999 Groundwater Monitoring and Free Product Removal report. Piers Environmental had performed free product and groundwater removal from the recovery sump and measured the influence of this extraction at various distances from the extraction point. Since this appeared to have removed measurable amounts of free product, our office and your consultant recommended that the recovery sump be extracted on a regular basis. My letter also mentioned that you consider expanding the existing extraction trench, investigate the addition of oxygen to groundwater and requested that you perform quarterly groundwater monitoring at the site. Since this time, our office has not received any monitoring or status reports and assumes no additional investigation or remediation has occurred.

At this time, our office requests the following actions:

- Provide information and documentation for the proper disposal of the free product and groundwater removed during the 1999 extraction from the recovery sump.
- Provide a map indicating the extent of free product based upon the data available.
- Provide iso-concentration maps for soil and groundwater based upon the data available.
- Provide a current groundwater monitoring report and continue to monitor the existing wells on a quarterly basis.
- Perform an inspection of the recovery sump for free product and determine whether groundwater extraction should be continued.
- Discuss the need to perform additional soil and groundwater investigation to provide current information and fill in data gaps in the maps requested above.
- Discuss the need to extend the existing recovery trench to include other areas where free product is present.

Please provide the above requested technical information to our office within 30 days or no later than October 16, 2000.

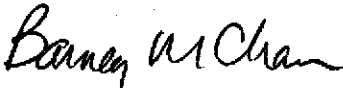
Mr. John Tounger
StID # 3687
4919 Tidewater Ave., Oakland 94601
September 11, 2000
Page 2.

Because you have not performed the previously requested work, your site is considered out of compliance with our office and your eligibility to the State Water Resources Control Board Cleanup Fund (the Fund) should be reconsidered. The Fund is being notified of your non-compliance by way of copy of this letter.

In addition, the failure to submit the requested reports and perform the requested investigations as required by the California Code of Regulations and Section 13267 (b) of the California Water Code may subject you to civil liability. You are advised that the above requested items should be added to those items listed in the **February 24, 1994 Legal Request for Submittal of a Technical Report** from the Regional Water Quality Control Board.

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. Ben Halsted, Piers Environmental Services, Inc., 1330 S. Bascom Ave., Suite F,
San Jose, CA 95128

Mr. Micheal O'Connor, Alameda County District Attorney's Office, 7677 Oakport St.,
Oakland CA 94621

Mr. C. Headlee, RWQCB

Ms. S. Knieriem, SWRCB Cleanup Fund, 2014 T. St., Suite 130, P.O. Box 944212,
Sacramento, CA 94244-2120

NOV4919Tidewater

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



R0107

ENVIRONMENTAL HEALTH SERVICES

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

September 3, 1999
StID # 3687

Mr. John Tounger
RWL Investments, Inc.
859 Harrison St.
San Francisco, CA 94107-1124

Re: Subsurface Investigation at Di Salvo Trucking, 4919 Tidewater Ave., Oakland 94601

Dear Mr. Tounger:

Thank you for the submission of the Piers Environmental Services, Inc. August 27, 1999 Groundwater Monitoring and Free Product Removal report. This report details the results of free product removal, testing for groundwater extraction area of influence and testing for chemical and bio-parameters. Prior groundwater sampling occurred last in August of 1995.

Our office has reviewed this report and we have the following observations and comments:

- Free product still exists at the site and is being captured in the recovery trench previously installed along the former remote fill lines. At a minimum, our office recommends the removal of free product from the recovery sump on a regular basis. (as long as free product exists). Your consultant recommends semi-monthly.
- Prior work plans proposed the expansion of the existing extraction trench. It appears that this might remove additional free product and hasten source removal. You should reconsider this action.
- The dissolved oxygen levels indicate that aerobic bio-degradation may be occurring, however, the oxygen levels are less than optimal for bio-degradation. Please investigate the addition of dissolved oxygen. This may be reasonable remediation approach given the shallow groundwater encountered at this site.
- Our office agrees with your consultant that quarterly groundwater monitoring should continue at this site including both chemical and bio-indicator parameters.

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. Ben Halsted, Piers Environmental, 1330 S. Bascom Ave., Suite F, San Jose, CA 95128

2 Mon4919

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



R0107

ENVIRONMENTAL HEALTH SERVICES

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

July 27, 1999
StID # 3687

Mr. John Tounger
RWL Investments, Inc.
859 Harrison St.
San Francisco, CA 94107-1124

**Re: Request for Technical Reports for Environmental Testing at Di Salvo Trucking
4919 Tidewater Ave., Oakland CA 94601**

Dear Mr. Tounger:

As you are aware, Piers Environmental performed environmental testing at the above site in May of this year. This work was in accordance to their April 23, 1999 work plan and my subsequent April 27, 1999 comment letter. I was present to observe some of the work on May 26, 1999. At this time, a pump test was being performed on the recovery sump at the site. Groundwater was being pumped to an above ground tank and temporary wells were being used to measure groundwater draw-down along the extraction trench. In addition, the four monitoring wells were to be sampled for both chemical and bio-parameters. Our office requested that groundwater monitoring continue on a quarterly basis thereafter.

An investigation report was to be submitted to you including recommendations on interim remedial actions. Please provide this report or at a minimum, a status report of this work within 30 days or by August 27, 1999.

Please be aware that recent updates of the San Francisco International Airport Clean-up order have been adopted which may clarify the clean-up requirements for soil and groundwater at this site.

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. B. Halsted, Piers Environmental Services, Inc., 1330 S. Bascom Ave., Suite F,
San Jose, CA 95128

Ms. S. Knieriem, SWRCB Clean-up Fund, 2014 T. St., Suite 130, P.O. Box 944212,
Sacramento, CA 94244-2120

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



R0#107

April 27, 1999
StID # 3687

Mr. John Tounger
RWL Investments, Inc.
859 Harrison St.
San Francisco, CA 94107-1124

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

**Re: Work Plan for Pump Test and Groundwater Sampling at Di Salvo Trucking, 4919
Tidewater Ave., Oakland CA 94601**

Dear Mr. Tounger:

Our office has received and reviewed the April 23, 1999 letter work plan for the above site as prepared by Piers Environmental Services, Inc. Hopefully, the proposed work will actually be performed this time, unlike the prior work plan submissions. As you are aware, our office currently considers this site out of compliance and ineligible for the Cleanup Fund. Nevertheless, I have discussed the work plan's contents with Mr. Ben Halsted and we have reached the following compromises/modifications to it:

- Prior work plans had proposed the installation of up to two (2) additional collection trenches to recover any free product from a larger area. I questioned why these trenches were no longer being recommended. Mr. Halsted responded that there is a possibility that natural bio-degradation has occurred to reduce the amounts of free product. The majority of the original free product was located along the existing trench and would be captured in the proposed pump test. It was, therefore, agreed that we would use the results of the pump test to judge whether additional free product may exist and whether the other trenches are needed.
- Groundwater monitoring wells should be sampled before the pump test to insure that current groundwater conditions are obtained to represent the existing baseline condition.
- In order to determine the potential for natural bio-degradation to occur, please analyze the monitoring well samples for the following parameters: dissolved oxygen, oxidation-reduction potential, nitrate, sulfate and iron +2. Please include an interpretation of their results in your report.
- It is recommended that prior to testing the groundwater samples for diesel, the sample should be treated with silica gel to remove any naturally occurring material, which may be detected in the diesel analysis.
- Groundwater monitoring is essential to obtain enough current data to recommend closure (if appropriate) for the site, therefore, continual monitoring should be included in this work plan.
- Please include in the investigative report, an estimate of the amount of fuel removed from both free and dissolved product.

Please contact me prior to performing any of the proposed work. I may be reached at (510) 567-6765 if you have any questions.

Mr. John Tounger
StID # 3687
Di Salvo Trucking, 4919 Tidewater Ave., Oakland 94601
April 27, 1999
Page 2.

Sincerely,



Barney M. Chan
Hazardous Materials Specialist

C: B. Chan, files

Mr. B. Halsted, Piers Environmental Services, Inc., 1330 S. Bascom Ave., Suite F, San Jose,
CA, 95128

Ms. J. Duerig, Alameda County District Attorney Office, 7677 Oakport St., Suite 400,
Oakland CA 94621

Ms. C. Gordon, SWRCB, Clean-up Fund, 2014 T. St., Suite 130, P.O. Box 944212,
Sacramento, CA 94244-2120

Wpap-4919Tidewater

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



Ro#107

March 1, 1999
StID # 3687

Mr. John Tounger
R.W. L. Investments, Inc.
859 Harrison St.
San Francisco, CA 94107-1124

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

NOTICE OF VIOLATION

Re: Request for Technical Reports for DiSalvo Trucking, 4919 Tidewater Ave., Oakland CA, 94601

Dear Mr. Tounger:

Our office last corresponded with you in my June 12, 1997 letter, which responded to a May 27, 1997 letter proposal from Mr. Bennett Halstad of Environmental Restoration Services. His proposal addressed the on-going investigation of the petroleum fuel release from the former underground tanks. It included on-going groundwater monitoring and the removal of free product and groundwater from the recovery sump. A groundwater sample was to be collected from the recovery sump after the groundwater removal for chemical analysis.

Our office approved this work plan and recommended the analysis of the natural attenuation parameters; dissolved oxygen, oxidation-reduction potential, nitrate, sulfate, alkalinity and ferrous iron. You were requested to add MTBE on a one-time basis to the existing parameters; TPHg, TPHd and BTEX, due to the current policy on this compound.

In addition, our office had recommended to the Underground Storage Tank Clean-up Fund, aka the Clean-up Fund, to withhold any reimbursement since the site was not considered to be in compliance. This was contained in my May 1, 1997 letter. The submittal and performance of the May 27, 1997 proposal from Mr. Halstad was intended to bring the site into compliance.

To date, our office has not received any groundwater monitoring reports for this site, nor are we aware of any work, which may have occurred.

You are requested to initiate groundwater monitoring immediately, including both chemical and natural attenuation parameters. In addition, please inspect the recovery sump for the presence of free product. You are recommended to perform a silica gel clean-up prior to analyzing your groundwater sample for TPHd. A monitoring report should be submitted to our office **within 45 days or by April 15, 1999 and quarterly thereafter.**

Please inform our office if the proposed groundwater extraction from the recovery sump is being scheduled and whether the proposed trench between monitoring well MW2 and MW3 is still being considered. It is anticipated that if free product is no longer present and groundwater contamination stabilizes below levels seen protective of ecological species, the site may be considered for closure. Please submit a status of this groundwater remediation in your next groundwater monitoring report.

Mr. John Tounger
StID # 3687
4919 Tidewater Ave., Oakland CA 94601
March 1, 1999
Page 2.

You should consider this a formal request for technical reports pursuant to the Water Code and the Health and Safety Code. The failure to submit the requested reports may subject DiSalvo Trucking to civil liability. This letter is also being sent to the Alameda County District Attorney's Office since this site has previously been issued a Legal Request for Technical Reports from the Water Board following a January 18, 1994 Pre-enforcement hearing at Alameda County Environmental Health's offices.

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. B. Halstad, Environmental Restoration Services, 1115 Merrill St., Menlo Park, CA 94025

Mr. C. Headlee, RWQCB, 1515 Clay St., Suite 1400, Oakland, CA 94612

Ms. J. Duerig, Alameda County District Attorney Office, 7677 Oakport St., Suite 400,
Oakland, CA 94621

Ms. C. Gordon, SWRCB, Clean-up Fund, 2014 T St., Suite 130, P.O. Box 944212,
Sacramento, CA 94244-2120

Reps-4919

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



RO#107

June 12, 1997
StID # 3687

Mr. John Tounger
R.W. L. Investments, Inc.
859 Harrison St.
San Francisco, CA 94107-1124

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

Re: DiSalvo Trucking, 4919 Tidewater Ave., Oakland 94601

Dear Mr. Tounger:

Our offices have received and reviewed the May 27, 1997 letter proposal from Mr. Halstad of Environmental Restoration Services, (ERS). His proposal is two-fold. One is the resumption of groundwater monitoring of the existing four wells at the site and two is the one-time removal of water from the recovery sump-trench at the site. These actions will allow an estimation of the extent of contaminatin and seriousness of the current conditions. Our first concern is whether free product exists and secondly, if it doesn't, whether there are elevated levels of dissolved petroleum.

The proposed pump test is actually a determination of the sustainable pump rate which can be achieved plus the removal of what is expected to be the highest levels of contamination. Since this action constitutes source removal, this activity is approved. The analysis of groundwater after the extensive water removal will give a good estimation of the residual contamination near the former tank pit and product lines.

Because there has been little activity at this site since 1995, it is difficult to guess current conditions. It is, however, reasonable to determine if the site conditions are conducive to natural bioremediation. Assuming free product is not present and the groundwater plume is limited in extent, you should start analyzing the monitoring wells for the natural bioremediation parameters ie dissolved oxygen, oxidation-reduction potential, nitrate, sulfate, alkalinity and ferrous iron (Fe +2). Please initiate quarterly groundwater monitoring and include the above parameters along with the parameters; TPHg, TPHd and BTEX. Please also add MTBE on a one-time basis due the current concern with this fuel additive.

It appears that because of the shallow groundwater table and the permeable shallow fill material at the site, contamination is trapped between the surface and the deeper clayey peat layer, which acts as an aquitard. This site condition seems appropriate

Mr. J. Tounger
StID # 3687
4919 Tidewater Ave.
June 12, 1997
Page 2.

for an enhanced natural bioremediation approach. Please discuss the merits of this approach and propose a method to introduce the appropriate supplements to increase bioactivity.

With the conditions that the above items are performed, our office will consider this site in compliance.

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. B. Halstad, ERS, 1115 Merrill St., Menlo Park, CA 94025
Ms. Cheryl Gordon, State Water Resources Control Board,
Clean-up Fund, 2014 T St., Suite 130, P.O. Box 944212,
Sacramento, CA, 94244-2120

comp4919

ALAMEDA COUNTY
HEALTH CARE SERVICES



AGENCY
DAVID J. KEARS, Agency Director

R0# 107

May 1, 1997
StID # 3687

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

Ms. Cheryl Gordon
State Water Resources Control Board,
Clean-up Fund, 2014 T St., Suite 130,
P.O. Box 944212, Sacramento, CA, 94244-2120

**Subject: Letter of Commitment for 4919 Tidewater Ave., Oakland
CA 94601**

Dear Ms. Gordon:

Our office received a copy of the Cleanup Fund's Letter of Commitment (LOC) for the amount of \$250,000 for the above site. I would like to bring to your attention, that the Alameda County LOP currently considers the above site non-compliant. Based upon my review of this site, it appears that the last County correspondence was a November 22, 1996 Notice of Violation which followed a January 18, 1994 Pre-enforcement panel hearing and a subsequent February 24, 1994 Legal Request for Submittal of Technical Reports issued by the Regional Water Quality Control Board. Although some of the items in the Request letter were delivered, a number of items were not. Specifically, Environmental Restoration Services (ERS) submitted, and had approved, a work plan to install an additional extraction trench where water and free product would be directed to a collection tank for eventual disposal. Additionally, quarterly groundwater monitoring and reporting was to be implemented until further notice. No report on activities at this site have been provided to our office since August 1995. This constitutes non-compliance.

I recommend that your LOC be withheld until this site has been brought back into compliance.

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

Sincerely,

Barney M. Chan,
Hazardous Materials Specialist

c: B. Chan, files
Mr. J. Tounger, RWL Investments, Inc., 859 Harrison St.,
San Francisco, CA 94107-1124

90day4919

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



RO# 107

November 22, 1996
StID # 3687

Mr. Charles Lawlor
DiSalvo Trucking Co.
859 Harrison St.
San Francisco, CA 94107

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

NOTICE OF VIOLATION

Re: DiSalvo Trucking, 4919 Tidewater Ave., Oakland CA 94601

Dear Mr. Lawlor:

It appears that our office has not received recent quarterly groundwater monitoring reports, nor have we been kept updated with the status of the proposed groundwater extraction system for the above site.

As you will recall, subsequent to the January 18, 1994 Pre-enforcement hearing at the County's offices, a **Legal Request for Submittal of Technical Reports** was issued by the Regional Water Quality Control Board (RWQCB). Specific reports and documentation were requested. I refer you to the February 24, 1994 Water Board letter. Some of the requested reports were delivered to our office, in addition to a work plan which was only partially implemented. The August 18, 1995 ERS reports describes the installation of an additional monitoring well, MW-4, and the sampling of two soil borings along the former dispenser line. This work plan also called for the installation of another collection trench which would deliver water and product to a collection tank. From this tank, free product could be physically removed while the water would be discharged to the sanitary sewer under a permit. I spoke with Mr. Ben Halstad of Environmental Restoration Services (ERS) and he was in contact with EBMUD attempting to obtain a discharge permit.

Our office has not received any reports since the August 18, 1995 ERS report. Recall, the Water Board's Legal Request stated that quarterly reports were to be submitted which provided analytical results as well as discussing what has been done the past quarter and what will be done the next quarter. Any extension to deadlines were to be confirmed in writing by our office or that of the Regional Board.

Please submit all technical reports commencing with those after the August 18, 1995 report. Please perform quarterly groundwater monitoring immediately if it has not been done on a regular interval. Please provide a written status of the implementation.

Mr. Charles Lawlor
DiSalvo Trucking Co.
4919 Tidewater Ave.
November 22, 1996
Page 2.

of the proposed groundwater extraction system. These
aforementioned items are due to this office **within 30 days or by
December 23, 1996**. Failure to submit the requested documents
will cause this case to be referred to the Water Board and the
Alameda County District Attorney's office for enforcement.

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

Sincerely,

Barney M. Chan
Hazardous Materials Specialist

c: Mr. J. Scott, Alameda County District Attorney Office
K. Graves, RWQCB
B. Halstad, ERS, 1115 Merrill St., Menlo Park, CA 94025
B. Chan, files

rep4919

ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY

DAVID J. KEARS, Agency Director



R0107

RAFAT A. SHAHID, Director

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

August 22, 1995
StID # 3687

Mr. Charles Lawlor
DiSalvo Trucking Co.
859 Harrison St.
San Francisco, CA 94107

**Re: Comment on August 18, 1995 Investigative Report, Groundwater
Extraction/Disposal Description for 4919 Tidewater Ave.,
Oakland CA 94601**

Dear Mr. Lawlor:

Thank you for the submission of the above report. It was received on August 18, 1995 and I have completed my review today. I clarified through conversation with Mr. Ben Halstad, that I was to have been notified prior to this field work. I was assured that this oversight would not reoccur.

As you may recall, the recent field work included the advancement of two borings along the former fuel dispenser lines extending from the former tank pit towards the trucking plaza and the installation of monitoring well MW4. The report also gives the description and diagram for the proposed groundwater extraction system. I understand that your EBMUD groundwater disposal permit approval is anticipated within the next few weeks. I noticed that the location of the extraction point, sampling box, associated piping and sewer discharge locations were changed from the original 5/15/95 location. As stated before in conversations, this work plan is similar to the previously approved Gen-Tech work plan and is acceptable.

In regards to the contents of future quarterly monitoring reports please adhere to the following:

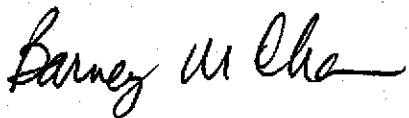
- a. Please include in tabular form a summary of all previous monitoring results for easy reference; and
- b. When the extraction system is initiated, please give not only the amount of product recovered for the past quarter but also the cumulative amount of product recovered from the passive skimmer.

Our office would also like to recommend that the other mentioned recovery trenches be installed. These are the trenches between MW2 and MW3 and between the recovery sump and MW2. These can be phased in as described in this work plan.

Mr. Charles Lawlor
StID # 3687
4919 Tidewater Ave.
August 22, 1995
Page 2.

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

Sincerely,



Barney M. Chan
Hazardous Materials Specialist

cc: B. Halstad, ERS, 1115 Merrill St., Menlo Park, CA 94025
G. Jensen, Alameda County DA Office
L. Todd, files

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ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY

DAVID J. KEARS, Agency Director



RO107

RAFAT A. SHAHID, Director

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

July 3, 1995
StID # 3687

Mr. Charles Lawlor
DiSalvo Trucking Company
859 Harrison St.
San Francisco, CA 94107

**Re: Comment on June 26, 1995 Investigative Work Plan for DiSalvo
Trucking, 4919 Tidewater Ave., Oakland CA 94601**

Dear Mr. Lawlor:

Our office has received and reviewed the above referenced work plan and the June 30, 1995 fax from Mr. Ben Halstad of Environmental Restoration Services (ERS). The work plan addresses the requested information of my June 16, 1995 letter and the fax states an altered schedule for field work and reporting. The location of the additional well and the borings is acceptable. Your new time schedule for well installation, boring advancement and quarterly report submittal is also acceptable.

Please notify me at least 48 working hours prior to your field work.

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

Sincerely,

Barney M. Chan
Hazardous Materials Specialist

cc: B. Halstad, ERS, 1115 Merrill St., Menlo Park, CA 94025
G. Jensen, Alameda County District Attorney Office
K. Graves, RWQCB
J. Makishima, files

2ERS4919

ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY

DAVID J. KEARS, Agency Director



R0107

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

June 16, 1995
StID # 3687

Mr. Charles Lawlor
DiSalvo Trucking Company
859 Harrison St.
San Francisco, CA 94107

**Re: Implementation of November 28, 1994 Work Plan for DiSalvo
Trucking, 4919 Tidewater Ave., Oakland CA 94601**

Dear Mr. Lawlor:

This letter recounts my June 15, 1995 conversation with Mr. Ben Halsted of Environmental Restoration Services (ERS). We discussed the circumstances of ERS taking over for your previous consultant, Gen-Tech. I gave Mr. Halstad a brief status of this site as it stands in the eyes of the regulatory agencies ie County Environmental Health, the Regional Water Quality Control Board (RWQCB) and the District Attorney Office. Based on the previous delays in performing the site investigation, I stressed the importance of performing the tasks of the November 1994 work plan in a timely manner. In fact, should this site ever face enforcement, civil liability will be based on the length of time which has lapsed beyond the promised deadlines.

Mr. Halsted stated that ERS would be performing all the elements of the November 1994 Gen-Tech work plan. The only significant change would be the manner of disposal for the extracted groundwater. ERS proposes to obtain a permit from EBMUD for sanitary sewer disposal. This is acceptable.

I have also received a faxed two page letter from ERS which gave specific deadlines for some of the tasks of the November work plan. Specifically, dates for the installation of an additional monitoring well, the sampling along a former piping run and the submittal of a monitoring report are given. These dates are acceptable.

Prior to implementation of this work plan our office has the additional comments/requirements:

1. To avoid any misunderstandings, please have your consultant provide in writing the elements of their work plan even if they are similar to the November Gen-Tech work plan. Please have their registered professional sign this work plan. Will the extracted water be treated prior to sanitary sewer discharge?

Mr. Charles Lawlor
StID # 3687
4919 Tidewater Ave.
June 16, 1995
Page 2.

2. The location of the additional monitoring well shown in the November work plan was questioned by our office. Please provide a map which shows the location of this well and a rationale for its location.

3. Please describe the location and the sampling plan for the soil samples to be taken along the piping run.

4. Within each quarterly monitoring report please include, at a minimum, the following data:

- a. Cumulative analytical data for past monitoring events;
- b. Groundwater elevation and gradient maps;
- c. Copies of chain of custody and analytical reports;
- d. Updates on status of implementation of work plan;
- e. Cumulative totals of free product and contaminated water disposed; and a
- e. Conclusion and recommendation section.

5. It was noted in our June 15th conversation that the additional recovery trench and the associated connecting piping to the recovery well could be installed prior to obtaining your EBMUD permit. Therefore, you should provide a time schedule for the installation of this part of the recovery system.

Your immediate reply to these above items is requested so as not to delay the performance of the initial tasks ERS outlined in their letter. Please note, any extension to deadlines must be approved by this office or that of the RWQCB.

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

Sincerely,



Barney M. Chan
Hazardous Materials Specialist

cc: B. Halstad, ERS, 1115 Merrill St., Menlo Park, CA 94025
G. Jensen, Alameda County District Attorney Office
K. Graves, RWQCB
M. Ling Tung, files

ERSwp4919

ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY

DAVID J. KEARS, Agency Director



R0107

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

June 8, 1995
StID # 3687

Mr. Charles Lawlor
DiSalvo Trucking Company
859 Harrison St.
San Francisco CA 94107

**Re: Status of Subsurface Investigation at DiSalvo Trucking,
4919 Tidewater Ave., Oakland CA 94601**

Dear Mr. Lawlor:

This letter serves to notify you of your delinquency in performing and reporting the elements of the **February 24, 1994 Legal Request for Submittal of a Technical Report** sent to you by the Regional Water Quality Control Board (RWQCB) subsequent to the January 18, 1994 Pre-Enforcement Hearing. Both the RWQCB and Alameda County District Attorney Office are being copied with this letter so they may be informed of this situation and can proceed with appropriate enforcement actions if necessary.

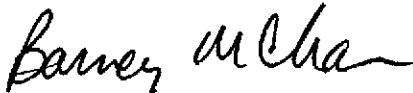
As you are aware, only part of the requested work of the Legal Request has been performed. At this time, our last correspondence regarding this site has been the November 28, 1994 work plan provided by Mr. Stuart Solomon of Gen-Tech Environmental. This work plan proposed such items as additional monitoring well installation, quarterly monitoring and reports, installation of another collection trench and the treatment of extracted water. Our office is aware that Gen-Tech no longer is in business. We also believe that Mr. Solomon no longer acts as your consultant.

Recall, our office gave conditional approval of the November 28, 1994 work plan in my December 12, 1994 letter. Since this time, our office has not been contacted nor have we received any reports from Di Salvo Trucking. Well over one year has passed without any Quarterly Monitoring Reports or any status reports. Based on this lack of communication, I am requesting that this case be turned over to the aforementioned agencies for enforcement. Unless our office is contacted and proposed work initiated, I will acknowledge that this site is in non-compliance of the Legal Request for Technical Reports. In addition, any application for the State Clean-up Fund will be voided due to this non-compliance.

Mr. Charles Lawlor
StID # 3687
4919 Tidewater Ave.
June 8, 1995
Page 2.

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

Sincerely,



Barney M. Chan
Hazardous Materials Specialist

cc: G. Jensen, Alameda County District Attorney Office
J. Kaiser, RWQCB
M. Ling Tung, files

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ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



R0107
RAFAT A. SHAHID, DIRECTOR

DEPARTMENT OF ENVIRONMENTAL HEALTH
1131 Harbor Bay Parkway
Alameda, CA 94502-6577
(510) 729-6777

December 12, 1994
StID # 3687

Mr. Charles Lawlor
Di Salvo Trucking Co.
660 Mariposa St.
San Francisco, CA 94107

**Re: Comment on November 28, 1994 Work Plan for Contaminant
Migration Control at 4919 Tidewater Ave., Oakland 94601**

Dear Mr. Lawlor:

Our office has received and reviewed the above work plan as provided and prepared by Gen-Tech Environmental. The work plan provides a work plan to contain the hydrocarbon plume beneath this site along with investigating a number of areas where data is lacking. The general plan calls for the installation of an additional recovery trench, the collection of free and dissolved product into holding tanks where the liquid will either be recycled or bioremediated for proper disposal. Repeating this cycle of contaminated liquid recovery and disposal should ultimately reduce the concentration of hydrocarbon in the groundwater. I have discussed this process with Mr. Solomon and have approved of this approach in our conversations.

Our office does have the following comments and concerns:

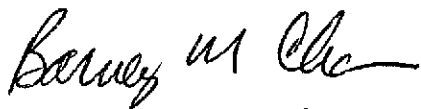
1. Quarterly groundwater monitoring was to occur without exception after well installation. Our office has received only the initial report after the wells and borings were advanced. This work occurred in April of 1994. Where are the monitoring reports for July 1994 and October 1994? Monitoring reports should be submitted **within 45 days of each monitoring event.**
2. Based on the groundwater gradient provided in the May 1994 Gen-Tech report, our office requested at least one additional monitoring well downgradient to the existing hydrocarbon plume. This location would be on the north side of the Truck Plaza/ Office Building. Please explain the location of the proposed well, MW-4.
3. You should proceed with your work plan immediately. Please notify me at least **48 hours prior to:** performing the additional soil sampling along the remote dispenser line, installation of the additional monitoring well and the excavation of the new product recovery trench.

Mr. Charles Lawlor
StID # 3687
4919 Tidewater Ave.
December 12, 1994
Page 2.

4. Please provide our office copies of the RWQCB's groundwater cleanup levels for reuse and their discharge waiver for the reuse of such treated water.

Please address the above items within 30 days or by January 17, 1995. You may contact me at (510) 567-6765 if you have any questions.

Sincerely,



Barney M. Chan
Hazardous Materials Specialist

cc: G. Jensen, Alameda County District Attorney Office
S. Solomon, Gen-Tech Env., 2242 Camden Ave., Suite 1, San
Jose, CA 95124
E. Howell, files

2wp4919

ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY

DAVID J. KEARS, Agency Director



R0107

RAFAT A. SHAHID, ASST. AGENCY DIRECTOR

November 7, 1994
StID # 3687

Mr. Charles Lawlor
DiSalvo Trucking
859 Harrison St.
San Francisco, CA 94107-1124

DEPARTMENT OF ENVIRONMENTAL HEALTH
ALAMEDA COUNTY CC4580
DEPT. OF ENVIRONMENTAL HEALTH
ENVIRONMENTAL PROTECTION DIVISION
1131 HARBOR BAY PKWY., #250
ALAMEDA CA 94502-6577

**Re: Request for Technical Reports for DiSalvo Trucking, 4919
Tidewater, Oakland CA 94601**

Dear Mr. Lawlor:

Please refer to my July 8, 1994 letter which requested additional technical reports in response to the on-going subsurface investigation at the above site. These requested reports included:

1. On-going quarterly groundwater monitoring with report submission within 45 days of each monitoring event. Since the wells were installed in April 94, your next monitoring event should have been in July and submission of the monitoring report should have been no later than late August 1994. Please include the status of any free product removal performed that quarter.
2. Please be aware that though the sample results for the bioremediated soils indicate that diesel concentrations were low enough for reuse, you failed to provide results for BTEX (benzene, toluene, ethylbenzene and xylenes) analysis. Please provide this information. If this work was not done, please provide a work plan for this sampling and analysis.
3. The July 12, 1994 Supplemental Technical Report from Gen-Tech Environmental stated that sampling along the remote dispenser run would be addressed in future work plans. Please provide for the sampling of this area in your next work plan.
4. My July 8, 1994 letter stated the need for the installation of at least one additional monitoring well on the west side of the site and the addition of at least one additional recovery trench to the existing system. Please include these items in your work plan.

I discussed with Mr. Solomon, the proposal to pump total fluids from the existing sump system. Contaminated water would be stored in a holding tank, bioremediated and reused on-site. What attempts have been made to accomplish this task? Have you attempted to obtain a waiver for water disposal from the Water Board?

Mr. Charles Lawlor
StID #3687
4919 Tidewater Ave.
November 7, 1994
Page 2.

Prior to initiating this work, you would need to perform a pump test as requested in my July 8, 1994 letter.

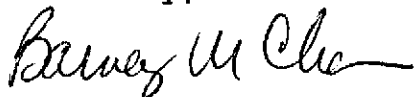
You should also be reminded that the proposed schedule for this site, as provided by Mr. Solomon in his January 17, 1994 letter, stated that three possible site remediation methods would be investigated (point 4) and that a remediation work plan for the implementation of one of these technologies would be written. This Feasibility Study and Remediation Work Plan was to be completed by March 30, 1994.

To this date, our office has not received any of the promised technical reports. You are reminded that these requests were pursuant to the California Water Code Section 13267 (b). Failure to submit the requested reports will cause this site to be referred to the Water Board and/or the Alameda County District Attorney Office for civil enforcement.

Please submit the requested reports to our office within 30 days or by December 9, 1994.

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

Sincerely,



Barney M. Chan
Hazardous Materials Specialist

cc: G. Jensen, Alameda County District Attorney Office
S. Arrigala, RWQCB
Mr. S. Solomon, Gen-Tech Environmental, 1936 Camden Ave.,
Suite 1, San Jose, CA 95124

1enf4919

ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY

DAVID J. KEARS, Agency Director



R0107

RAFAT A. SHAHID, ASST. AGENCY DIRECTOR

July 8, 1994
StID # 3687

Mr. Charles Lawlor
DiSalvo Trucking
859 Harrison St.
San Francisco, CA 94107-1124

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: Request for Technical Reports for Further Subsurface
Investigation at DiSalvo Trucking, 4919 Tidewater,
Oakland CA 94601**

Dear Mr. Lawlor:

This letter serves to request submission of the technical reports previously listed in the February 24, 1994 request from the Regional Water Quality Control Board (RWQCB). It also serves to comment on the May 17, 1994 Gen-Tech Environmental Investigation report and request additional information.

Please be aware that our office has not yet received several of the technical reports previously requested by the RWQCB subsequent to the pre-enforcement hearing held at our office on January 18, 1994. These reports are:

1. The report which details the analysis and disposal of the bioremediated soils generated from the tank removals;
2. A reply to the question as to whether sampling was performed beneath the remote hydrants; and
3. The report which describes the installation of the interceptor drain and trench. Through recent conversation with Mr. Stuart Solomon of Gen Tech, I understand that the report which addresses the bioremediated soils has been retrieved and is being sent to our office. The other reports have not been sent.

In regards to our review of the May 17, 1994 report, our office has the following comments/concerns:

1. The results are consistent with the previous boring results presented by Gen Tech in 1989. Significant free product still exists north and northeast of the former tank pit as previously identified.
2. Soil contamination appears to be defined to this site.
3. Groundwater contamination has not been defined, particularly the west side of the site, beyond the "Truck Plaza and Offices". A minimum of one additional monitoring well will be required in this area to further define the limits of the hydrocarbon plume.

Mr. Charles Lawlor
StID # 3687
4919 Tidewater Ave.
July 8, 1994
Page 2.

4. Quarterly monitoring must be reinstated and monitoring reports should be sent to our office **within 45 days of each monitoring event.**

5. Our office encourages restarting free product and groundwater removal from the recovery well. This does not relieve your responsibility to remove free product from all wells as required by Title 23, Chapter 16, Article 5, Section 2655.

Our office disagrees that the reactivation of the recovery well and trench system should be effective in capturing the plume. The one recovery trench is not sufficient to capture or control the hydrocarbon plume. **A minimum of one additional recovery trench should be installed, preferably at the leading edge and another within the hydrocarbon plume.** The groundwater results from the May 17, 1994 report indicate that the plume is slowly migrating westerly. In order to verify the viability of this remedial action, please determine:

- a. What is the sustainable pump rate from the recovery well?
- b. What is the expected area of influence when pumping from the recovery well? **You should perform a pump test to determine this.**

I further understand that Mr. Solomon has drafted a work plan which describes remedial alternatives. One such alternative includes the excavation of the affected area and the biotreatment of groundwater. Please inform our office which remedial alternative you have chosen for this site. Keep in mind, the proposed schedule given to our office at the time of the pre-enforcement hearing stated that a Feasibility Study and Remediation Work Plan would be submitted by **March 30, 1994.** As an interim measure, groundwater and free product removal from the recovery well and other affected wells should be performed.

Please respond to the items, particularly the highlighted ones, mentioned above in writing **within 30 days or by August 10, 1994.**

Please be aware, our office has moved to:

**1131 Harbor Bay Parkway
2nd Floor, Alameda CA 94502.**

In addition, until our phone system is in place, you may leave a message for me at (510) 271-4310.

Mr. Charles Lawlor
StID # 3687
4919 Tidewater
July 8, 1994
Page 3.

Sincerely,



Barney M. Chan
Hazardous Materials Specialist

cc: G. Jensen, Alameda County District Attorney Office
S. Solomon, Gen Tech, 1936 Camden Ave., Suite 1, San Jose 95124
S. Arigala, RWQCB
2DiSalvo

ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY

DAVID J. KEARS, Agency Director



R0107

RAFAT A. SHAHID, ASST. AGENCY DIRECTOR

March 16, 1994
StID # 3687

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

Mr. Charles Lawlor
Di Salvo Trucking Co.
660 Mariposa St.
San Francisco CA 94107

Re: Comment on March 4, 1994 Work Plan for Site Investigation at
4919 Tidewater Ave., Oakland CA 94601

Dear Mr. Lawlor:

Our office has received and reviewed the above referenced work plan for additional site investigation as prepared by your consultant, Gen-Tech Environmental. This work plan calls for the installation of up to twelve exploratory borings and the installation of three monitoring wells. This work will be used to determine the extent of the soil and groundwater contaminant plume. Because this work has been previously discussed with you and your consultant, Mr. Solomon, this work plan is accepted and you should may proceed as soon as possible with the following conditions:

1. Our office is not comfortable with the statement "up to twelve borings" will be installed. Please inform our office if less than the twelve borings noted in Figure 1 of this report are to be installed. Our concern is the adequacy of site characterization if this number is reduced. It is assumed that a grab groundwater sample will be taken and analyzed for each boring advanced.
2. Prior to actual installation of the three monitoring wells, you are to provide our office notification of the exact locations of these wells. We understand that their locations will be dependent on the field results of the borings.
3. It is unclear whether soil samples from each or any of the boreholes or monitoring wells will be analyzed for the appropriate parameters. Please, at a minimum, screen all soil samples taken, preferably with an instrument or method sensitive to diesel fuel and oil and grease. There should be a rationale for all soil samples not analyzed by a certified laboratory.
4. You should run additionally oil and grease, preferably TPH as motor oil, on all samples analyzed. Recall, one of the tanks removed was a waste oil tank and considerable TOG has already been reported previous samples.

Mr. Charles Lawlor
StID # 3687
4919 Tidewater
March 16, 1994
Page 2.

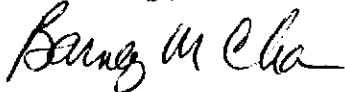
5. Please provide our office **48 working hours** notice prior to any field activity so I may make arrangements to witness this work.

As you will recall, this work plan was provided in response to the January 18, 1994 pre-enforcement hearing held at our office. At that time, a number dates were proposed for: an **Interim Report, Exploratory borings, Groundwater monitoring wells, Technical Report on well installation and sampling and a Feasibility Study and Remediation Work Plan.** Please note that all of the above proposed dates have elapsed without the promised submission, except the Feasibility Study and Remediation Work Plan which was to be completed by March 30, 1994. You are also aware that the Request for Technical Reports from the Regional Water Quality Control Board (RWQCB) requires the submission of specific information within 30 days of that letter ie **by March 28, 1994.** Therefore, although the projected dates at the time of the hearing have passed, this date is to be adhered to. Any extension requires written approval from the RWQCB. I have spoken recently with Mr. Solomon and he foresees submission of the requested documents by this date.

Please provide written comment to the above items **within 15 days** or by **March 31, 1994** so we may expedite the proposed work.

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

Sincerely,



Barney M. Chan
Hazardous Materials Specialist

cc: R. Hiett, RWQCB
G. Jensen, Alameda County District Attorney Office
S. Solomon, Gen-Tech Environmental, 1936 Camden Ave., Suite 1
San Jose, CA 95124
E. Howell, files

wpapDisalvo

CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD

SAN FRANCISCO BAY REGION
2101 WEBSTER STREET, SUITE 500
OAKLAND, CA 94612
(510) 286-1255

ALCO
HAZMAT

94 FEB 25 AM 11:35



Mr. Charles Lawlor
Di Salvo Trucking Co.
660 Mariposa Street
San Francisco, CA 94107

February 24, 1994
File:01-0495 & 2198.17

RE: Legal Request for Submittal of a Technical Report Resulting from the Alameda County Department of Environmental Health's Pre-Enforcement Review Panel Meeting on January 18, 1994

Dear Mr. Lawlor:

It has been brought to my attention by Regional Board staff that a condition of soil and groundwater pollution exists on the property located at 4919 Tidewater Avenue, Oakland, as a result of an underground storage tank release. The Alameda County Department of Environmental Health (ACHD) staff have requested technical reports from you to fulfill your obligations per California Code of Regulations, Title 23 Waters, Chapter 16, Underground Storage Tank Regulations, Article 11, Corrective Action Requirements. It is my understanding that ACHD staff were unsuccessful in eliciting your co-operation in resolving these issues through normal correspondence.

A Pre-Enforcement Review Panel was held at the ACHD offices on January 18, 1994, attended by Mr. Sum Arigala of my staff. Pursuant to the Regional Board's authority under Section 13267(b) of the California Water Code, you are hereby required to submit a technical report to address soil and groundwater pollution **Within thirty (30) Days of the date of this letter.** This technical report should specifically address the following numbered items:

- 1) Clarify the two addresses which have been referred to at this site, 4909 and 4919 Tidewater Avenue. Is RWL Investments a responsible party and if so, who is their contact person?
- 2) The ACHD files contain the following reports:
 - * 4/27/89 GET Underground Tank Removal Report
 - * 6/15/89 GET Technical Report Preliminary Investigation
 - * 3/12/91 GET Contaminated Site Interim Report
 - * 7/14/89 GET Declassification of Contaminated Soil ReportPlease provide all additional reports for this site including but not limited to reports: detailing the analysis and disposal of all bioremediated soils, detailing the removal and sampling beneath the remote dispensers, detailing the installation of the interceptor drain and trenches, detailing the sampling in the south-west portion of the site, verifying

Enforcement Panel
Page 2 of 3

the proper closure of the 8" piping encountered during the tank excavation and accounting for the total amount of freeproduct removed from the site, the removal process and frequency of removal.

- 3) Please provide a work plan which:
- a. Calls for the installation of a minimum of three monitor wells;
 - b. calls for the advancement of additional borings and the collection of grab groundwater samples to help delineate the extent of pollution;
 - c. discusses whether additional trenches will be necessary for free product collection;
 - d. discusses what available technology is being considered for the site;
 - e. provides a time schedule for all future activities;
 - f. commits to providing quarterly reports which provide groundwater analytical results as well as discusses what has been done that quarter and what will be done next quarter.

Our office is aware that many of the above items have been addressed in the draft proposal provided by the ACHD and to our office at the time of the pre-enforcement Panel Review. The proposed schedule also promises a number of reports and field work which precede our requested response date. You are encouraged to provide the requested reports by those deadlines but you are requested to have ACHD staff concurrence with the specifics of your field activities.

All work should adhere to the requirements of the Tri-Regional Board Staff Recommendations for the Preliminary Evaluation and Investigation of Underground Storage Tank Sites-August 10, 1990 and Article 11 of Title 23, Waters, California Code of Regulations.

I am hereby transmitting this request for a technical report to ACHD for service and continued case handling. You should be aware that failure on your part to submit the requested technical report, or late submittal may result in fines up to \$1000 per day of delinquency. Your response to this technical report request should be sent to the attention of Mr, Barney Chan at ACHD. Please inform their office at least three (3) working days in advance of all field activities.

Please be advised that this is a formal request for a technical reports pursuant to California Water Code Section 13267 (b). Any extensions of the stated deadlines, or modifications of the required tasks, must be confirmed in writing by either this agency or the ACHD.

Enforcement Panel
Page 3 of 3

If you have any questions regarding the contents of this letter,
Please contact Mr. Chan of ACHD, at (510) 271-4530.

Sincerely,



for

Steven R. Ritchie
Executive Officer

cc: Gil Jensen, ACDA, 7677 Oakport Street, Suite 400, Oakland
94621
Barney Chan, ACHD, 80 Swan Way, Suite 200, Oakland 94621

Alameda County Health Care Services Agency, Department of Environmental Health, Hazardous Materials Division

| | | |
|-------------------------------|---|---------------------------|
| In Re The Property Known As : |) | Notice of Official Action |
| Di Salvo Trucking Co. |) | By the San Francisco Bay |
| Mr. Charles Lawlor |) | Regional Water Quality |
| 660 Mariposa St. |) | Control Board |
| San Francisco, CA 94107 |) | |

Dear Mr. Lawlor:

The attached Official Notice of Request for Technical Reports pursuant to Water Code Section 13267(b) has been forwarded to this office for legal service, and oversight. As the Agency responsible for enforcing the terms of this Official Action, all communication should continue to be directed to this office. Please make arrangements to comply by calling me at (510) 271-4530 to coordinate all future activities.

Failure to comply could result in liability for civil or administrative penalties of up to \$1000 per day of delinquency.

I Barney M. Chan, do hereby certify that I served Mr. Charles Lawlor with a copy of the attached Notice of Official Action by the Regional Board by certified mailer

P 386 338 448

Dated: February 28, 1994

Barney M Chan
(signature)

ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY

DAVID J. KEARS, Agency Director



R0107

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 14, 1993

Mr. Richard Idell
650 California St., Suite 1900
San Francisco, CA 94108

**Re: Date for Pre-enforcement Hearing for Di Salvo Trucking, 4919
Tidewater Ave., Oakland CA 94601**

Dear Mr. Idell:

I have received your faxed request for notification of the time for the pre-enforcement hearing for Di Salvo Trucking. As you are aware, Mr. Tom Peacock is in charge of setting up the dates and times for these type hearings. Because of his recent illness, I have been unable to obtain a time for the hearing set for January 18, 1994. I apologize for this inconvenience, but in his absence, I do not know the exact schedule for the day. Any estimate on my part would be sheer guesswork. You will be notified as soon as the time is set. If you need further clarification in Mr. Peacock's absence, please speak to Mr. Gil Jensen of the District Attorney Office. His number is (510) 569-9281.

If you have any questions, I may be reached at (510) 271-4530.

Sincerely,

Barney M. Chan
Hazardous Materials Specialist

cc: C. Lawlor, Di Salvo Trucking, 660 Mariposa St., San Francisco, CA 94107
G. Jensen, Alameda County District Attorney Office
E. Howell, files

Pre4919

ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY



DAVID J. KEARS, Agency Director

R0107

RAFAT A. SHAHID, ASST. AGENCY DIRECTOR

September 23, 1993
StID # 3687

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

Mr. Charles Lawlor
Di Salvo Trucking
660 Mariposa St.
San Francisco, CA 94107

**Re: Status of Subsurface Investigation at 4919 Tidewater Ave.,
Oakland CA 94601, Di Salvo Trucking**

Dear Mr. Lawlor:

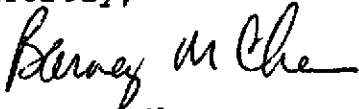
My last correspondence to you was an April 14, 1993 letter written after the April 13th meeting with you, your consultant, Mr. Stuart Solomon, and myself. In this meeting, I stressed that our office considered this case a high priority given the amount of diesel fuel released at this site. I was encouraged after this meeting since you concurred with the proposal of additional borings and monitoring wells. Many items were discussed in this meeting. They were summarized in my April 14th letter. You were formally requested to provide copies of reports which the County did not have, to provide a report which addressed specific questions and to provide a work plan which outlined the installation of additional soil borings and a minimum of three monitoring wells. Please refer to the enclosed letter for your reference. All these technical reports were requested within 45 days of that letter (end of June). To this date, over five months later, our office has yet to receive any of the requested reports.

We are aware that Di Salvo is attempting to reach a settlement from Chevron, who may have some liability due to their installation of the underground tanks at this site. You have been requested to inform our office of the Chevron contact for the intent of notification of remediation requirements. As of this date, we have not been given this information. As mentioned in our previous conversation, because of the extent of the fuel release and because of the failure to perform the requested subsurface investigation, a pre-enforcement hearing will be scheduled for this site at the end of October 1993. You will be formally notified of the exact time and date in the future. Again, you are requested to notify our office of the contact with Chevron so they may also be present at this hearing.

Mr. Charles Lawlor
StID # 3687
4919 Tidewater Ave.
September 23, 1993
Page 2.

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

Sincerely,



Barney M. Chan
Hazardous Materials Specialist

enclosure (Mr. Lawlor)

cc: G. Jensen, Alameda County District Attorney Office
S. Solomon, Gen-Tech Environmental, 1936 Camden Ave., Ste.1,
San Jose, CA 95124
E. Howell, files

4-4919Tide

ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY

DAVID J. KEARS, Agency Director



R0107

RAFAT A. SHAHID, ASST. AGENCY DIRECTOR

April 14, 1993
StID # 3687

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

Mr. Charles Lawlor
Di Salvo Trucking
660 Mariposa St.
San Francisco, CA 94107

Re: Comment on Meeting Regarding Work Plan for Further Subsurface Investigation at 4919 Tidewater Ave, Oakland CA 94601

Dear Mr. Lawlor:

This letter serves to summarize the April 13, 1993 office meeting I had with you and your consultant, Mr. Stuart Solomon regarding the status of the investigation at the above referenced site. Some of our office's concerns were due to the lack of progress in free product removal and the determination of the extent of the soil and groundwater contamination. Other questions appear to have resulted from the lack of one or more technical reports. Because of this, I would like to make you aware that our office is in receipt of the following reports:

- * April 27, 1989, Underground Tank Removal, 4919 Tidewater Ave. Geo-Environmental Technology
- * June 15, 1989, Preliminary Investigation, 4919 Tidewater Ave. Geo-Environmental Technology
- * July 14, 1989, Declassification of contaminated soil located at Di Salvo Trucking Company, 4949 Tidewater, Oakland, CA.

Please provide copies of all other reports beyond the three listed above. In addition, during this meeting, it was agreed that you should provide a summary report giving the current status of all work, outlining all past work and reports and providing a schedule for a future proposed work (which I will outline later in this letter).

The following County concerns have been conveyed to you on several occasions through a series of letters. I would like to summarize these concerns and if an explanation of any these items is not addressed in any of the additional reports which you will be providing, please respond to these items in your forthcoming report/work plan.

1. Please provide manifests for all hydrant fuel lines removed and disposed of in addition to analytical results of soil samples from the fuel line trenches.

Mr. Charles Lawlor
StID # 3687
4919 Tidewater Ave.
April 14, 1993
Page 2.

2. Please provide evidence of the proper capping of the eight inch pipeline uncovered during the underground tank removals.

3. Please provide the report detailing the sampling and analysis of the bioremediated soils generated from the tank removals. Include any written response from our office or that of the Regional Water Quality Control Board (RWQCB) authorizing the reuse of these soils.

4. Please detail the installation of the trench system installed at site. A map showing its location relative to the previous borings should be provided.

5. Please provide the report detailing the results of the perimeter samples which apparently define, partially, the limits of soil and groundwater contamination.

In regards to what items should be done to continue the investigation, (excluding the submittal of all additional reports), we discussed the following:

1. Exploratory borings would be drilled to groundwater and soil and grab groundwater samples will be taken for analysis. A minimum of three monitoring wells should be installed to determine the groundwater gradient and define the limits of the soil and groundwater contamination.

2. Continual removal of any free product would continue from the extraction well. Quarterly reports should be issued detailing the work performed during the past quarter and any anticipated work for the following quarter.

3. Consideration would be given to extending the current trench network to include more of those areas containing free product. Our office had concerns that all free product areas may not be affected with the current system.

4. Other alternatives to groundwater extraction will be investigated. Our office stated our willingness to consider enhanced bioremediation through reinjection of inoculated groundwater and supplemented inorganic sources.

Mr. Charles Lawlor
StID # 3687
4919 Tidewater Ave.
April 14, 1993
Page 3.

5. The importance of providing a time schedule for proposed tasks was stressed.

Because of the serious potential of free product, our office requests the submission of all additional reports to our office **within 30 days** and the submission of a formal work plan including the above items **within 45 days** of this letter.

You are reminded that this is a formal request for technical reports pursuant to the California Water Code Section 13267 (b). Failure to submit the requested documents may subject Di Salvo Trucking to civil liabilities.

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

Sincerely,



Barney M. Chan
Hazardous Materials Specialist

cc: G. Jensen, Alameda County District Attorney Office
R. Hiett, RWQCB
S. Solomon, Gen-Tech Environmental, 1936 Camden Ave., Ste.1,
San Jose, CA 95124
E. Howell, files
3-4919Tidewater

ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY

DAVID J. KEARS, Agency Director



RAFAT A. SHAHID, ASST. AGENCY DIRECTOR

R0107

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

March 12, 1993
StID # 3687

Di Salvo Trucking
Mr. Charles Lawler
660 Mariposa St.
San Francisco, CA 94107

NOTICE OF VIOLATION

**Re: Request for Technical Report and Work Plan for Additional
Subsurface Investigation and Remediation at 4919 Tidewater
Ave., Oakland CA 94601, Di Salvo Trucking**

Dear Mr. Lawler:

You were contacted in my May 7, 1992 letter requesting the status of the subsurface investigation at the above site. Apparently only portions of the the proposed activities of the June 15, 1989 and March 12, 1991 proposal reports from Geo-Environmental Technology were performed. Mr. Stuart Solomon, your consultant, responded to the May 7th letter in his June 22, 1992 letter. Some of the issues raised in my letter were addressed but others remained unresolved. Because of this, I wrote you again in my October 21, 1992 letter and requested a number of items and offered the County's opinion of the "Proposed Resolution" of Mr. Solomon in his June 22, 1992 letter. I also included a compromise proposal to Mr. Solomon's "Proposed Resolution". You were requested to provide a written response to my October 21, 1992 letter within 30 days. To this date, our office has not received any written reply from you.

I recently contacted Mr. Solomon and requested an update on the status of the investigation and remediation at this site. He stated that he had not been authorized to issue any status report and he believed none of the items in the County's compromise proposal had been performed. These items were:

1. The installation of a minimum of three monitoring wells to determine gradient and extent of groundwater contamination.
2. The initiation of free product removal from the collection well and the issuance of quarterly monitoring reports which give monitoring well analytical results, gradient determination and a status of work performed.

Mr. Charles Lawler
DiSalvo Trucking
StID # 3687
March 12, 1993
Page 2.

3. The issuance of a "technical report" which would minimally include the results of additional borings on the perimeter of the site, offer options for addressing the dissolved product and describe additional soil remediation.

The items which remain unresolved were:

- a. Provide copies of the manifest for the disposal of the fuel lines and any analytical results from pipeline soil samples.
- b. Provide evidence of the proper closure of the 8-10" pipe discovered during the excavation of the underground tanks.

The extent of contamination at this site is severe. Reportedly, 20,000 gallons of diesel has already been removed from the excavation pit. There remains an undetermined amount of free product and dissolved product under this site and it is not clear whether the contamination has migrated beyond the property limits.

Please be advised that you are currently in violation of:

Title 23, California Code of Regulations, Section 2652 (d) which states the until the investigation and cleanup is complete the owner or operator shall submit reports to the local agency every three months or at a more frequent interval.

Title 23, California Code of Regulations, Section 2655 which states that the owner or operator shall conduct free product removal in a manner which minimizes the spread of contamination into previously uncontaminated zones by using recovery and disposal techniques appropriate to the hydrogeologic conditions at the site.

In addition, you are also in violation of Section 25298 (c) (4), of the California Health and Safety Code (CH&SC) which states that no person shall close an underground tank system unless the person has demonstrated to the appropriate agency that the site has been investigated to determine if there are any present, or were past releases, and if so, that appropriate corrective or remedial actions have been taken.

Mr. Charles Lawler
StID #3687
4919 Tidewater Ave.
March 12, 1993
Page 3.

You should be aware that Section 25299 (a) (5) of the CH&SC authorizes a civil penalty of not less than \$500 or more than \$5000 for each underground tank for each day of violation. Failure to submit the requested reports may cause this case to be referred to the Regional Water Quality Control Board (RWQCB) or to the Alameda County District Attorney's Office for enforcement.

Please submit the following items within 30 days:

1. A technical report which details all past work. All boring sample results should be shown on a site map along with their respective petroleum concentration. Items (a) and (b) from above should also be addressed. The report should also provide a work plan for the installation of a minimum of three monitoring wells and the removal of free product from the collection well at regular intervals. Free product recovery must begin immediately.
2. Please provide the 4/27/89 report by Geo-Environmental Technology which documents the concentrations of all reused soils which were used at 4909 Tidewater. You are reminded to provide quarterly reports on the status of your remediation detailing the amounts of free product removed during the quarter and the intended work for the next quarter. When monitoring wells are installed, you should provide a groundwater gradient map, monitoring well analytical results and maps estimating the extent of the soil and groundwater contamination in all quarterly monitoring reports.

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

Sincerely,



Barney M. Chan
Hazardous Materials Specialist

cc: G. Jensen, Alameda County District Attorney Office
R. Hiatt, RWQCB
S. Solomon, Geo-Environmental Technology, 260 Cristich Lane,
Campbell, CA 95008
E. Howell, files
NOV4919

ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY

DAVID J. KEARS, Agency Director



R0107

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

October 21, 1992
STID. # 3687

Di Salvo Trucking
Attn: Mr. Charles Lawler
660 Mariposa St.
San Francisco, CA 94107

Re: Comment on Proposed Modified Interim Workplan for Di Salvo
Trucking, 4919 Tidewater Ave., Oakland CA 94601

Dear Mr. Lawler:

Our office has received your consultant's June 22, 1992 response to my May 7, 1992 letter requesting further information and an addendum workplan for the the above site. We acknowledge the "situation" which Di Salvo Trucking is in and therefore will consider your consultant's "Proposed Resolution" as an interim measure to address the free product situation. Be advised that a more elaborate groundwater treatment system will be required to treat the dissolved petroleum contamination in the future and that a groundwater treatment system will be required if there is evidence of offsite migration of petroleum contaminant.

It appears that a number of issues in my May 7, 1992 letter still need your clarification. Please respond to the following:

1. Please provide copies of the manifests for the disposal of the fuel lines mentioned in item #1. Be advised that additional soil samples will be required under the former remote fuel lines, west of the 10,000 gallon diesel tank at a frequency of 1 per every 20 linear feet. Samples should be analyzed for Total Petroleum Hydrocarbons as diesel (TPHd) and Benzene, Toluene, Ethylbenzene and Xylenes (BTEX).
2. The eight inch pipe containing diesel fuel which traverses your property but is unclear as to the origin or ownership of must be plugged or capped at its entrance and exit to your site. Please verify that this has been done on your next report to our office.
3. Please address question 1 of my May letter regarding the final disposition of the contaminated stockpiled soils generated from this site. Please provide copies of the analytical results of verification bioremediated soil samples which were used as fill at 4909 Tidewater. What sampling frequency was used?

Mr. Charles Lawler
STID # 3687
4919 Tidewater Ave.
October 21, 1992
Page 2.

4. I understand that the trenches proposed in the Gen-Tech March 12, 1991 proposal have been installed. Please give the progress as to the amount of free product which has been removed from the recovery sump. This information should be included on all quarterly reports along with copies of disposal receipts for any product removed.

In response to Mr. Solomon's "Proposed Resolution" our office would offer the following comments:

1. The extent of shallow groundwater contamination at this site is great as evidenced by the free product found in borings performed by Geo-Environmental Technology. To recommend only one monitoring well in the assumed down gradient is not technically sound. In fact, Geo-Environmental Technology's June 15, 1989 proposal called for the installation of 5 shallow groundwater monitoring wells to define the lateral extent of groundwater contamination. I would recommend a minimum of ~~three~~ monitoring wells be installed, one in the assumed upgradient direction and two in the assumed downgradient direction. The wells should be located appropriately to determine the extent of the hydrocarbon plume, if possible. The wells should be monitored quarterly for TPH as diesel, oil and grease and BTEX. One concession can be made, that is, sampling may occur semi-annually until detectable amounts of the above parameters are found in any of the wells, in which case sampling will revert to quarterly.

2 and 3. Free product removal from the collection pit can and should begin immediately. Quarterly reports should be provided per item 3 of Mr. Solomon's proposed resolution. The contents of such reports should also include groundwater gradient diagrams.

4. The above actions may continue for a period of one year and be reviewed and accelerated as your company is able to. These actions are permissible on the condition that monitoring well results indicate that the hydrocarbon plume is still confined to your site.

A number of items in Mr. Solomon's June 22, 1992 letter are to be addressed in a "technical report to follow shortly". Please inform our office when we might receive this report. Recall this report was to address the extremity samples which will verify the extent of soil contamination and offer options for addressing the dissolved product and also describe additional soil remediation.

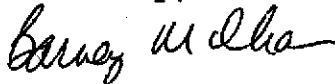
Mr. Charles Lawler
STID # 3687
4919 Tidewater Ave.
October 21, 1992
Page 3.

Please provide a written response to this letter within 30 days of receipt of this letter. This response should include copies of the requested documents, answer all questions posed and comment on the conditions of the County's counter proposal to Mr. Solomon's "Proposed Resolution".

This is a formal request for technical reports pursuant to the California Water Code Section 13267 (b). Failure to submit the requested documents may subject Di Salvo Trucking to civil liabilities.

Please contact me at (510) 271-4350 should you have any questions regarding this letter.

Sincerely,



Barney M. Chan
Hazardous Materials Specialist

cc: G. Jensen, Alameda County District Attorney Office
R. Hiett, RWQCB
RWL Investments Inc., P.O. Box 3765, San Francisco, CA
94120
S. Solomon, Geo-Environmental Technology, 260 Cristich Lane,
Campbell, CA 95008
E. Howell, files
2-4919Tide

SH

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



R0107

DEPARTMENT OF ENVIRONMENTAL HEALTH
Hazardous Materials Program
80 Swan Way, Rm. 200
Oakland, CA 94621
(415)

December 14, 1990

Mr. Andrew Clark-Clough
Port of Oakland
530 Water Street
Oakland, CA 94607

Dear Andrew:

Michele Heffes had requested that we keep the Port informed of any activities associated with underground tanks at facilities located within Port property. With this in mind, I wanted to briefly provide you a status report on Di Salvo Trucking, located at 4919 Tidewater Avenue. Based on the map Lydia Huang of Baseline gave us, it appears that Di Salvo is within Port boundaries.

I was given this case earlier this week and reviewed the information we have. There were 4 tanks removed from the facility in March 1989, and water and diesel were seen flowing into the pit from a corner of the excavation. Di Salvo had Geo-Environmental conduct a preliminary assessment at the site, in May 1989, and the results show that product was in at least nine borings. A "recovery sump" was created in a portion of the tank excavation to capture the product flowing into the pit. At the time of the report, approximately 2,400 gallons of diesel had been recovered from the sump.

I contacted Stuart Solomon of Geo-Environmental on December 13, 1990 to find out if anything else has been done since 1989. It appears that they've pumped out about 30,000 gallons of water diesel mixture that he estimates to be 50 to 75% product. I told Stuart that I want to see a workplan by the end of January. I called Mr. John Tounger of Di Salvo and left a message for him to call me.

From the report, it appears that when the tanks were operating the diesel was pumped through a hydrant system, and during the investigation at least 2 areas of corrosion in the hydrant system were discovered. During my conversation with Stuart, he proposed that they do some trenching on the property to pull as much product as possible out and into the sump area where it can be recovered. This seems acceptable to me, but they will be required to install monitoring wells to be able to show that they are indeed containing the contamination and that it isn't traveling off-site.

I also completed the Underground Storage Tank Unauthorized Release Report for this site since that hadn't been done. I've enclosed a copy for your files.

If you have any questions or need additional information, feel free to call me at 271-4320.

Sincerely,

Cynthia Chapman

Cynthia Chapman
Hazardous Materials Specialist

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



SITE: 4919 Tidewater Ave.

R0107

DEPARTMENT OF ENVIRONMENTAL HEALTH
Hazardous Materials Program
80 Swan Way, Rm. 200
Oakland, CA 94621
(415)

Certified Mail #P833 981 488

July 19, 1989

Mr. John Tounger
Disalvo Trucking
660 Mariposa Street
San Francisco, CA 94107

Subject: Unauthorized Release
Removal of Underground Fuel and Waste Oil Tanks
Disalvo Trucking
4919-4909 Tidewater Ave.
Oakland, CA 94612

Dear Mr. Tounger:

Thank you for submitting the results for analysis of subsurface soil and ground water samples taken in response to the underground tank removals from the above shown facility. Because of the degree of contamination found, this facility is considered to have experienced a confirmed release of petroleum hydrocarbons that has impacted subsurface soil and ground water. The extent of this contamination must be assessed and remediated.

Our office will be the lead agency overseeing both the soil and groundwater remediation of this site. The Regional Water Quality Control Board (RWQCB) is currently unable to oversee the large number of contamination cases within Alameda County and has delegated the handling of this case to our Division. We will be in contact with the RWQCB in order to provide you with guidance concerning the RWQCB's remediation requirements. However, please be aware that you are responsible for diligent actions to protect waters of the State.

To complete contaminant assessment and begin remediation, we require that you submit a work plan which, at a minimum, addresses the items listed below and presents a timetable for their completion. Please submit this workplan within 30 days of the date of this letter.

DiSalvo Trucking
July 19, 1989
Page 2

I. Introduction

- A. Statement of scope of work
- B. Site map showing location of existing and past underground storage tanks and lifts
- C. Site History
 - provide historical site use and ownership information. Include a description of types and locations of hazardous materials used on site.

II. Site Description

- A. Vicinity description including hydrogeologic setting
- B. Initial soil contamination and excavation results
 - provide sampling procedures used
 - indicate depth to ground water
 - describe soil strata encountered
 - provide soil sampling results, chain of custody forms, identity of sampler
 - describe methods for storing and disposal of all soils

III. Plan for determining extent of soil contamination on site

- A. Describe approach to determine extent of lateral and vertical contamination
 - identify subcontractors, if any
 - identify methods or techniques used for analysis
 - provide sampling map showing all lines of excavation and sampling points
 - if a step out procedure is used, define action level for determination of "clean" isopleth
 - provide chain of custody forms, lab analysis results, all receipts and manifests, & identity of sampler
- B. Describe method and criteria for screening clean versus contaminated soil. If onsite soil aeration/bioremediation is to be utilized, then provide a complete description of method that includes:
 - volume and rate of aeration/turning
 - method of containment and cover
 - wet weather contingency plans
 - permits obtained
- C. Describe security measures

Disalvo Trucking
July 19, 1989
Page 3

IV. Plan for determining ground water contamination

- Construction and placement of wells should adhere to the requirements of the "Regional Board Staff Recommendations for Initial Evaluation and Investigation of Underground Tanks". Provide a description of placement and rationale for the location of monitoring wells including a map to scale.
- The placement and number of wells must be able to determine the extent and magnitude of the free product and dissolved product plumes.

A. Drilling method for construction of monitoring wells

- expected depth and diameter of monitoring wells
- date of expected drilling
- casing type, diameter, screen interval, and pack and slot sizing techniques
- depth and type of seal
- development method and criteria for adequacy of development
- plans for cuttings and development water

B. Ground water sampling plan

- method for free product measurement, observation of sheen
- well purging procedures
- sample collection procedures
- chain of custody procedures
- procedures for determining ground water gradient

D. Sampling schedule

- measure free product weekly for first month following well installation
- measure free product and dissolved constituents monthly for first three months.
- after first three months monitor quarterly.
- monitoring must occur a minimum of one year.

V. Provide a site safety plan

Disalvo Trucking
July 19, 1989
Page 4

VI Development of a remediation Plan.

A. The remediation plan is to include a time schedule for remediation, and, at minimum, must address the following issues:

- removal of all free product. Manual bailing is not acceptable as a recovery system. Actual amount of free product removed must be monitored and tabulated.
- remediation of contaminated soils and dissolved constituents must follow RWQCB's resolution No. 68-16.
- soils containing 1,000+ ppm of hydrocarbons must be remediated. Soils containing between 100 and 1,000 ppm must be remediated unless sufficient evidence is provided which indicates no adverse effects on groundwater will occur. Clean up of soils to 100 ppm is strongly recommended.
- design of remedial action system should be based on a review of hydrogeologic and water quality data and on an evaluation of mitigation alternatives. The determination of probable capture zone(s) of extraction system(s) should be based on aquifer characteristics as determined by aquifer test data

VII Reporting

- A. Technical reports should be submitted with a cover letter from DiSalvo Trucking. The letter must be signed by a principal executive officer or by an authorized representative of that person.
- B. Monthly reports must be submitted for the next three months with the first report due 90 days from the above letter date.
- C. Quarterly reports must be submitted with the first report due 90 days after the final monthly report. These reports should describe the status of the investigation and cleanup.
- D. All reports and proposals must be signed by a California-Certified Engineering Geologist, California Registered Geologist or a California-Registered Civil Engineer (see page 2, 2 June 1988 RWQCB document). A statement of qualifications should be included in

Disalvo Trucking
July 19, 1989
Page 5

all reports. Initial tank removal and soil sampling does not require such expertise; however, borehole and monitoring well installation and logging, and impact assessments do require such a professional.

All proposals, reports and analytical results pertaining to this investigation and remediation must be sent to our office and RWQCB. You should be aware that this Division is working in conjunction with the RWQCB and that this is a formal request for technical reports pursuant to California Water Code Section 13267 (b). Failure to respond or a late response may result in referral of this case to the RWQCB for enforcement and may subject DiSalvo Trucking to civil liabilities imposed by the RWQCB to a maximum amount of \$1,000 per day. Any extensions of agreed upon time deadlines must be confirmed in writing by either this Division or the RWQCB.

Should you have any questions concerning the contents of this letter or the status of this case please contact Ariu Levi, Hazardous Materials Specialist, at 415-271-4320.

Sincerely,

R/A Sh
Rafat Shahid, Chief
Hazardous Materials Program

cc: Gil Jensen, Alameda County District Attorney, Consumer &
Environmental Protection
Scott Hugenburger, RWQCB
Howard Hatayama, DOHS
Inspector Hallert, OFD
Stuart Solomon, Geo-Environmental Tech
Files