

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



4-09-03

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

April 8, 2003

Mr. and Mrs. Damele
3750 Victor Ave.
Oakland, CA 94619

Dear Mr. and Mrs. Damele:

Subject: Fuel Leak Case No. RO0000132, Leon's Arco, 4401 Market St., Oakland, CA 94608

Alameda County Environmental Health, Local Oversight Program (LOP) staff has received and reviewed the case file for the subject site including the March 18, 2003 Workplan Groundwater Monitoring and Site-Specific Risk Assessment prepared by Streamborn. The work plan is meant to provide sufficient information, data and analysis to determine if site closure is warranted. Please be aware of the following technical comments when performing the proposed work.

Technical Comments

1. Groundwater Monitoring- Please perform an additional groundwater monitoring event on the seven monitoring wells at the site. Groundwater samples shall be analyzed for TPHg and BTEX. The need for any future monitoring will be determined after the submission and review of your Human Health Risk Assessment.
2. Your Risk Assessment shall include the following information:
 - A compilation of historic investigation data. Please indicate if any the data points have been over-excavated.
 - Several cross-sectional diagrams and include utilities and their depths.
 - A rose diagram indicating historic gradient.
 - Groundwater concentration versus time plots for MW2, MW4 and MW5 and an interpretation of whether the concentrations are increasing, decreasing or stable.
 - Delineation of soil and groundwater using iso-concentration contour maps and an estimate of residual mass of petroleum in soil and groundwater.
 - A Tier 1 and Tier 2 Risk Assessment using any of the following guidance documents; City of Oakland ULR Document, the SFRWQCB RBSL Document or the ASTM Guidance software. As a conservative evaluation, soil data evaluated should be the original concentrations not adjusted for natural attenuation. Since drinking water wells are not allowed for this site, as should be noted in your Risk Management Plan, the ingestion of drinking water as an exposure pathway may be omitted.
 - Conclusion and recommendation section offering remediation or investigation options if necessary.

Mr. and Mrs. Damele
RO0000132
Leon's Arco, 4401 Market St., Oakland, CA 94608
April 8, 2003

Technical Report Request

Please submit the following technical report to our office according to the following schedule:

- July 1, 2003- Groundwater Monitoring Report
- August 1, 2003- Risk Assessment Report

Please be advised, I will be your new caseworker. If you have any questions, please contact me at (510) 567-6765.

Sincerely,



Barney M. Chan
Hazardous Materials Specialist

C: B. Chan, D. Drogos, files
Mr. D. Lovell, Streamborn, P.O. Box 8330, Berkeley, CA 94707-8330
Christopher & Cynthia Fleming, 15133 Flying Mist Rd., San Leandro, CA 94579
Mon&RA4401 Market St

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



03-03-02

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

February 28, 2003

Casimiro and Josephine Damele
3750 Victor Ave.
Oakland, CA 94619

Dear Mr. and Mrs. Damele:

Subject: Fuel Leak Case No. RO0000132, Leon's Arco, 4401 Market St., Oakland, CA
94608;

Our letter dated December 27, 2002 asked you to submit by January 31, 2002:

- 1) Workplan for Risk Evaluation
- 2) Current Groundwater Monitoring Report

To date we have not received either.

Submit the reports requested by March 31, 2003 to Alameda County Environmental Health
(Attention: Barney Chan) who will take over review of this case. If you have any questions, call
Barney Chan at 510-567-6765.

Sincerely,

Don Hwang
Hazardous Materials Specialist
Local Oversight Program

c: Douglas Lovell, Streamborn, P.O. Box 8330, Berkeley, CA 94707-8330
Christopher & Cynthia L. Fleming, 15133 Flying Mist Rd., San Leandro, CA 94579
Barney Chan
File

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



12-20-02

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

December 27, 2002

Casimiro and Josephine Damele
3750 Victor Ave.
Oakland, CA 94619

Dear Mr. and Mrs. Damele:

Subject: Fuel Leak Case No. RO0000132, Leon's Arco, 4401 Market St., Oakland, CA 94608;

Alameda County Environmental Health staff reviewed "Letter Report Groundwater Monitoring..." dated January 18, 2002, "Letter Report Disposal of Investigation-Derived Waste..." dated October 22, 2001, and "Letter Report Potential Conduit & Sensitive Receptor Study..." dated December 3, 2001, all prepared by Streamborn. Groundwater monitoring was conducted for wells MW-1, MW-3, MW-4, MW-5, MW-6, and MW-7 on November 29, 2001. Historical groundwater concentration trends of nondetectable or very low concentrations for all analytes continued for wells MW-1, MW-3, MW-6, and MW-7. On November 29, 2001, MW-4 and MW-5 analyte concentrations increased to the highest levels since sampling was initiated on February 1, 2001. Total Petroleum Hydrocarbon (Gasoline) and benzene concentrations for MW-4 and MW-5, were 3,100 ug/l and 110 ug/l, and 1,600 ug/l and 73 ug/l, respectively.

"Letter Report Potential Conduit & Sensitive Receptor Study..." dated December 3, 2001, looked for preferred hydrogeologic pathways and sensitive receptors within 500 feet of the subject property. No sensitive receptors were found and there were no potential conduits. (The sanitary sewer along Market Street was below the groundwater table but not in the direction of the groundwater flow.) "Letter Report Disposal of Investigation-Derived Waste..." dated October 22, 2001, indicated that waste previously stored onsite have been properly disposed.

TECHNICAL COMMENTS

- 1) Risk Evaluation - A review of the analyte concentrations left in place for soil found benzene exceeded the Oakland Tier 1 Risk Based Screening Level (RBSL) of 0.069 ppm

Mr. and Mrs. Damele
December 27, 2002
Page 2 of 2

for subsurface soil for inhalation of indoor air vapors for residential land use with a carcinogenic risk at 12 ppm in the April 8, 1999 B10(15-15.5), 1.5 ppm October 28, 1994 MW2-15, <0.62 ppm April 8, 1999 B9(15-15.5), <0.62 ppm April 8, 1999 B11(15-15.5), 0.46 ppm October 27, 1994 SB2-15, and 0.079 ppm October 27, 1994 SB2-10.5 samples. Therefore, a site specific risk evaluation is needed to show that the benzene contaminated soil concentrations in place will not be detrimental to human health or the environment.

- 2) Groundwater Monitoring – Groundwater samples were last collected on November 29, 2001. Please perform another round of groundwater sampling.

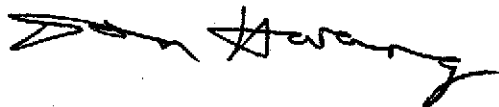
TECHNICAL REPORT REQUEST

Please submit technical reports to the Alameda County Environmental Health (Attention: Don Hwang), according to the following schedule:

January 31, 2002: Workplan for Risk Evaluation and Groundwater Monitoring Report.

If you have any questions, you may call me at 567-6746.

Sincerely,



Don Hwang
Hazardous Materials Specialist
Local Oversight Program

c: Douglas Lovell, Streamborn, P.O. Box 8330, Berkeley, CA 94707-8330

Christopher & Cynthia L. Fleming, 15133 Flying Mist Rd., San Leandro, CA 94579

File

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



9-24-01

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

September 20, 2001

Casimiro and Josephine Damele
3750 Victor Ave.
Oakland, CA 94619

Dear Mr. and Mrs. Damele:

Subject: Leon's Arco, 4401 Market St., Oakland, CA 94608;
RO0000132

On September 14, 2001, Matt Hall of Streamborn requested that free product monitoring be discontinued because no free product had been detected. "Letter Report Groundwater Monitoring..." dated September 14, 2001 by Streamborn showed that free product monitoring was performed monthly from February 2001 to August 2001 for monitoring wells MW-4, MW-5, and MW-6. Free product found have all been <0.005 feet. Therefore, free product monitoring may be discontinued.

If you have any questions, you may call me at 567-6746.

Sincerely,

Don Hwang
Hazardous Materials Specialist

c: Matt Hall, Streamborn, P.O. Box 8330, Berkeley, CA 94707-8330

Christopher & Cynthia L. Fleming, 15133 Flying Mist Rd., San Leandro, CA 94579

File

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



07-31-01

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

July 27, 2001

Casimiro and Josephine Damele
3750 Victor Ave.
Oakland, CA 94619

Dear Mr. and Mrs. Damele:

Subject: Leon's Arco, 4401 Market St., Oakland, CA 94608;
RO0000132

"Report Installation and Sampling of Four New Monitoring Wells..." by Streamborn dated March 23, 2001 and received on July 11, 2001 was reviewed. Thus, the monitoring well construction specifications, soil boring logs, and soil boring sample results for MW-4, MW-5, MW-6, and MW-7, requested in our letter of July 25, 2001 had already been submitted. MW-7, the furthest downgradient well, and located on residential property, was nondetectable (ND) for all constituents analyzed in soil on January 5, 2001 and in groundwater on February 1, 2001. Maximum soil concentrations found among MW-4, MW-5, and MW-6 sampled on January 4 and 5, 2001, were 560 mg/kg Total Petroleum Hydrocarbons-Gasoline (TPH-G), <3.1 mg/kg Benzene, <3.1 mg/kg Toluene, 8.5 mg/kg Ethylbenzene, 43 mg/kg Xylenes (BTEX), and 0.046 mg/kg Fuel Oxygenates.

However, we have not received the conduit study. Please submit. If you have any questions, you may call me at 567-6746.

Sincerely,

Don Hwang
Hazardous Materials Specialist

cc: Douglas Lovell, Streamborn, PO Box 8330, Berkeley, CA 94707-8330

Christopher & Cynthia L. Fleming, 15133 Flying Mist Rd., San Leandro, CA 94579

File

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



07-26-01

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

July 25, 2001

Casimiro and Josephine Damele
3750 Victor Ave.
Oakland, CA 94619

Dear Mr. and Mrs. Damele:

Subject: Leon's Arco, 4401 Market St., Oakland, CA 94608;
RO0000132

"Letter Report Groundwater Monitoring..." dated June 18, 2001 by Streamborn was reviewed. This was the first report issued since our letter of January 13, 2000 approving "Revised Workplan Investigation and Remediation of Gasoline-Contaminated Soil and, 4401 Market St., Oakland, CA, Project #P214, December 22, 1999" with the extension of well screens to 25 ft. below ground surface (bgs). Missing were monitoring well construction specifications, soil boring logs, and soil boring sample results for MW-4, MW-5, MW-6, and MW-7. Submit. Also, a conduit study was proposed but results were not submitted. Submit.

If you have any questions, you may call me at 567-6746.

Sincerely,

Don Hwang
Hazardous Materials Specialist

c: Douglas Lovell, Streamborn, P.O. Box 8330, Berkeley, CA 94707-8330

Christopher & Cynthia L. Fleming, 15133 Flying Mist Rd., San Leandro, CA 94579

File

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



*Sent 1/14/00
Including cc's*

20132

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

January 13, 2000

Casimiro and Josephine Damele
3750 Victor Ave.
Oakland, CA 94619

Dear Mr. and Mrs. Damele:

Subject: Leon's Arco, 4401 Market St., Oakland, CA 94608;
StId 812

My letter of December 29, 1999 indicated that all of the requested modifications to "Revised Workplan Investigation and Remediation of Gasoline-Contaminated Soil and Groundwater, 4401 Market St., Oakland, CA, Project #P214, dated December 22, 1999" were made except the extension of well screens to 25 ft. bgs. On January 10, 2000, I spoke to your consultant, Kenneth Alexander of Streamborn, and he agreed to this change. Therefore, the workplan with this change is approved.

If you have any questions, you may call me at 567-6746.

Sincerely,

Don Hwang
Hazardous Materials Specialist

c: Kenneth Alexander, Streamborn, P.O. Box 8330, Berkeley, CA 94707-8330

Christopher & Cynthia L. Fleming, 15133 Flying Mist Rd., San Leandro, CA 94579

File

L.S.

ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY
DAVID J. KEARS, Agency Director



*Sent 1/3/00
Including cc's*

20132

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

December 29, 1999

Casimiro and Josephine Damele
3750 Victor Ave.
Oakland, CA 94619

Re: Leon's Arco, 4401 Market St., Oakland, CA 94608;
StId 812

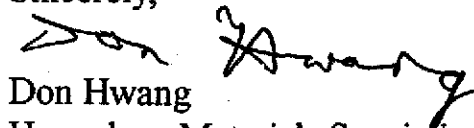
Dear Mr. and Mrs. Damele:

"Revised Workplan Investigation and Remediation of Gasoline-Contaminated Soil and Groundwater, 4401 Market St., Oakland, CA, Project #P214", dated December 22, 1999, prepared by Streamborn, was reviewed. All of the requested modifications were made except:

1) Extension of well screens to 25 ft. bgs.

The workplan can be approved if the above change is made. If you have any questions, you may call me at 567-6746.

Sincerely,


Don Hwang
Hazardous Materials Specialist

C: Kenneth Alexander, Streamborn, P.O. Box 8330, Berkeley, CA 94707-8330
Christopher & Cynthia L. Fleming, 15133 Flying Mist Rd., San Leandro, CA 94579
File

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



Sent 12/13/99
Including cc's

20132.

December 10, 1999

Re: Leon's Arco, 4401 Market St., Oakland, CA 94608;
Std 812

Casimiro and Josephine Damele
3750 Victor Ave.
Oakland, CA 94619

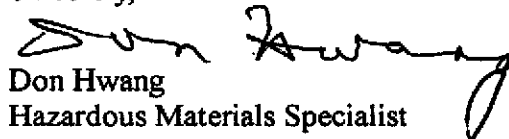
Dear Mr. and Mrs. Damele:

"Workplan Investigation and Remediation of Gasoline-Contaminated Soil and Groundwater, 4401 Market St., Oakland, CA, Project #P214", dated October 15, 1999, prepared by Streamborn, was reviewed. The following modifications are requested:

- 1) The proposed location of MW-4 is in the tank excavation. Instead, install a monitoring well by the existing location of MW-2 or in place of it. MW-2 is improperly screened. It is screened from 20 ft. to 25 ft. below ground surface (bgs). Only once since this well was installed has the groundwater level on this site been measured within this range (in a boring on July 9, 1999 and in MW-2, the groundwater level depths have never been lower than 20 ft).
- 2) Drill new monitoring wells to 25 ft. below ground surface (bgs).
- 3) Increase well screens to from 10 ft. bgs to 25 ft. bgs.
- 4) Eliminate the proposed MW-7. It appears to be so far away that no contaminants would be expected at that location.
- 5) Instead, install a monitoring well by B15.

Please amend your workplan to incorporate these changes and submit the modifications within 30 days. However, if you disagree with these changes then please contact me. If you have any questions, you may call me at 567-6746.

Sincerely,


Don Hwang
Hazardous Materials Specialist

le

C: Kenneth Alexander, Streamborn, P.O. Box 8330, Berkeley, CA 94707-8330
Christopher & Cynthia L. Fleming, 15133 Flying Mist Rd., San Leandro, CA 94579

File

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

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



ENVIRONMENTAL HEALTH SERVICES

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

20132

September 3, 1999

Re: Leon's Arco, 4401 Market St., Oakland, CA 94608;

Stid 812

Casimiro and Josephine Damele
3750 Victor Ave.
Oakland, CA 94619

Dear Mr. and Mrs. Damele:

"Report Soil and Groundwater Investigation, 4401 Market St., Oakland, CA, Project #P214", dated July 30, 1999, prepared by Streamborn, was reviewed. The report indicated that on July 9, 1999, 4 borings, B13, B14, B15, and B16 were drilled. The groundwater sample collected from the boring which is located furthest downgradient from the former location of the underground storage tanks, had 5,100 ug/L total petroleum hydrocarbons as gasoline (TPH-G). Thus, the extent of the plume still has not been delineated. More work is required to delineate the plume.

Free product was found in boring B10. The presence of free product should be confirmed and needs to be remediated. A Corrective Action Plan, which includes an assessment of impacts, a feasibility study, and applicable cleanup levels, is required. Also, an investigation to determine why the free product was present is necessary. The monitoring wells, MW1, MW2, and MW3, were screened below the groundwater depth. Therefore, the monitoring wells may have missed free product if it had been present. The installation of additional monitoring wells near the former tank excavation and on 44th St. by the residence needs to be considered.

Please provide a workplan, which will at a minimum delineate the plume, monitor for free product, include a Corrective Action Plan, and a conduct a conduit study. If you have any questions, you may call me at 567-6746.

Sincerely,

Don Hwang
Hazardous Materials Specialist
L.S.

C: Kenneth Alexander, Streamborn, P.O. Box 8330, Berkeley, CA 94707-8330
Christopher & Cynthia L. Fleming, 15133 Flying Mist Rd., San Leandro, CA 94579
File

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



ARCO c 4401 Market St.
RO#132 (Oakland)

ENVIRONMENTAL HEALTH SERVICES

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

June 17, 1999

Christopher & Cynthia L. Fleming
15133 Flying Mist Rd.
San Leandro, CA 94579

Re: 903 - 44th St., Oakland, CA 94608

Dear Mr. & Mrs. Fleming,

This letter explains the status of the subject property with respect to groundwater pollution in the vicinity. The subject property is located down-gradient from ~~Market St., Oakland, CA~~ where four underground storage tanks were removed on June 22, 1990. The highest concentrations for the contaminants found in soil samples collected beneath the tanks were 870 ppm Total Petroleum Hydrocarbon (Gasoline) [TPH (Gas)], 38 ppm Benzene, 24 ppm Toluene, 26 ppm Ethylbenzene, 140 ppm Xylene. These concentrations prompted a soil and groundwater investigation.

In April 1999, 3 borings, B-9, B-10, and B-11, were collected on 44th St. in front of your property at 903-44th St. B-9, B-10, and B-11, are located west to east on 44th St. B-10 had free product. B-11 had 2,600 ugh/l TPH (Gas) and 34 ugh/l Benzene. B-9 had 850 ug/l TPH (Gas) and 9.5 ug/l Benzene. The groundwater gradient in the area is south/southwest. Therefore, the groundwater contamination from the upgradient location may extend underneath your property. Thus, the request to install borings on your property. The purpose of the borings is to collect soil and groundwater samples to assess the nature and vertical and lateral extent of the release. The information obtained may also result in a Corrective Action Plan, which will remedy or mitigate the effects of the release.

Based on the information currently available to our staff, we conclude that groundwater pollution likely to be detected beneath the subject property is likely the result of the migration of pollutants in groundwater from upgradient sites. In general, the Regional Water Quality Control Board does not pursue enforcement action against a property owner whose land overlies contaminated groundwater if that contamination is solely the result of the migration of groundwater contaminants from an off-site source or sources. Accordingly, the Regional Water Quality Control Board will not name current and future owners of the subject property as dischargers with respect to groundwater pollution from off-site sources. However, the Regional Water Quality Control Board may hold such a

property owner responsible for investigation or cleanup tasks if he or she refuses to provide reasonable access to an upgradient discharger attempting to investigate and cleanup off-site groundwater pollution.

If you have any questions, please call me at (510) 567-6746.

Sincerely,

A handwritten signature in black ink that reads "Don Hwang". The signature is written in a cursive style with a large, stylized "D" and "H".

Don Hwang
Hazardous Materials Specialist

C: files

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



20132

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

May 21, 1999

Casimiro and Josephine Damele
3750 Victor Ave.
Oakland, CA 94619

Re: Leon's Arco, 4401 Market St., Oakland, CA 94608;
Stid 812

Dear Mr. and Mrs. Damele:

LANDOWNER NOTIFICATION AND PARTICIPATION REQUIREMENTS

This letter is to inform you of new legislative requirements pertaining to cleanup and closure of sites where an unauthorized release of hazardous substance, including petroleum, has occurred from an underground storage tank (UST). Section 25297.15(a) of Ch. 6.7 of the Health & Safety Code requires the primary or active responsible party to notify all current record owners of fee title to the site of: 1) a site cleanup proposal, 2) a site closure proposal, 3) a local agency intention to make a determination that no further action is required, and 4) a local agency intention to issue a closure letter. Section 25297.15(b) requires the local agency to take all reasonable steps to accommodate responsible landowners' participation in the cleanup or site closure process and to consider their input and recommendations.

For purposes of implementing these sections, you have been identified as the primary or active responsible party. Please provide to this agency, within twenty (20) calendar days of receipt of this notice, a complete mailing list of all current record owners of fee title to the site. You may use the enclosed "list of landowners" form (sample letter 2) as a template to comply with this requirement. If the list of current record owners of fee title to the site changes, you must notify the local agency of the change within 20 calendar days from when you are notified of the change.

If you are the sole landowner, please indicate that on the landowner list form. The following notice requirements do not apply to responsible parties who are the sole landowner for the site.

Mr. and Mrs. Damele
Page 2 of 2
May 21, 1999

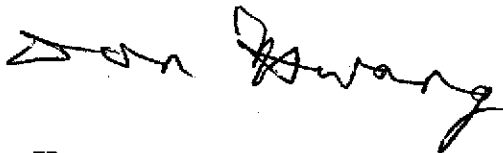
In accordance with Section 25297.15(a) of Ch. 6.7 of the Health & Safety Code, you must certify to the local agency that all current record owners of fee title to the site have been informed of the proposed action before the local agency may do any of the following:

- 1) consider a cleanup proposal (corrective action plan)
- 2) consider a site closure proposal
- 3) make a determination that no further action is required
- 4) issue a closure letter

You may use the enclosed "notice of proposed action" form (sample letter 3) as a template to comply with this requirement. Before approving a cleanup proposal or site closure proposal, determining that no further action is required, or issuing a closure letter, the local agency will take all reasonable steps necessary to accommodate responsible landowner participation in the cleanup and site closure process and will consider all input and recommendations from any responsible landowner.

Please call me at (510) 567-6746 should you have any questions about the content of this letter.

Sincerely,



Don Hwang
Hazardous Materials Specialist

Enclosures

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



Ro# 132

ENVIRONMENTAL HEALTH SERVICES

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

February 5, 1999

Re: Leon's Arco, 4401 Market St., Oakland, CA 94608;

Stid 812

Casimiro and Josephine Damele
3750 Victor Ave.
Oakland, CA 94619

Dear Mr. and Mrs. Damele:

A letter dated Dec. 29, 1997, was sent to you indicating that the "Workplan Investigation of Gasoline Contaminated Soil and Groundwater, 4401 Market St., Oakland, CA, Project #P214", dated September 15, 1997, was approved. A call today to your consultant, Kenneth Alexander, with Streamborn, indicated that work has not commenced.

According to Section 25298 of the California Health and Safety Code, underground storage tank closure is incomplete until the responsible party characterizes and remediates the contamination resulting from product discharge. As the responsible party, you are in violation of this section of the Code, for which Section 25299 specifies civil penalties of up to \$5,000, for each day of violation, upon conviction. Also, failure to furnish technical reports regarding documented or potential groundwater contamination violates Section 13267(b) of the California Water Code. The Regional Water Quality Control Board (RWQCB) can impose civil penalties of up to \$1,000 per day that such a violation continues.

Please contact this office within 7 days to indicate your intent to commence implementation of the above mentioned workplan. If you have any questions, you may call me at 567-6746.

Sincerely,

Don Hwang
Hazardous Materials Specialist

cc: Kenneth Alexander, Streamborn, P.O. Box 8330, Berkeley, CA 94707-8330
Leroy Griffin, City of Oakland Fire Services Agency
file

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



RO#132

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

December 29, 1997

STID# 812

Casimiro and Josephine Damele
3750 Victor Avenue
Oakland, CA 94619

Subject: Workplan Investigation for Gasoline-Contaminated Soil
and Groundwater for 4401 Market Street, Oakland,
CA 94608

Dear Mr. & Ms. Damele:

This office has received the aforementioned workplan dated September 15, 1997, submitted by Streamborn Consultants, your consultant of record. Thank you for the prompt submission of this plan.

Upon review of the workplan, this office concurs with the scope of the plan as submitted. Please obtain the necessary permits with the City of Oakland as outlined in the "scope of work". Please also have your consultant contact this office seventy-two (72) hours prior to commencing any site activities as we may oversee any site work.

Call this office if you have any questions. The telephone number is (510) 567-6737

Sincerely,

Brian P. Oliva, REHS, REA
Hazardous Materials Specialist

c: K.B. Alexander, Streamborn, P.O. Box 8330, Berkeley,
CA 94707-8330
Leroy Griffin, Oakland Fire Dept.

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



RO#132

ENVIRONMENTAL HEALTH SERVICES

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

Std 812/lop

June 5, 1997

Mr. Casimiro Damele
3750 Victor Ave
Oakland CA 94619

Subject: 4401 Market Street, Oakland CA 94608

Dear Mr. Damele:

This office has completed a review of W.A. Craig, Inc.'s *Workplan-Soil and Groundwater Quality Investigation*, dated May 9, 1997, for the subject site. This workplan is not acceptable. At this time, this office recommends that you obtain multiple bids for the required workplan proposal. Please be advised that the State Cleanup Fund will not reimburse for workplan proposals or investigations that are not within the scope of investigations and cleanup required by the County.

Please refer to our letters, dated December 4, 1996 and March 7, 1997, for an overview of the current requirements for investigations and evaluations at your site. Also attached for your reference is a copy of the San Francisco Bay Regional Water Quality Control Board's (RWQCB) *Interim Guidance on Required Cleanup at Low-Risk Fuel Sites*.

If you have questions regarding this matter or would like to schedule a meeting, please do not hesitate to call me at (510)567-6755. If you have questions regarding reimbursement eligibility with the State Cleanup Fund, please contact Steve Marques at (916)227-0746.

Sincerely,

Amy Leech
Hazardous Materials Specialist

Attachments (3)

c: Steve Marques, SWRCB Cleanup Fund
ALL-file

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



RO#132

StId 812/lop
March 7, 1997

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

Mr. Casimiro Damele
3750 Victor Ave
Oakland CA 94619

Subject: 4401 Market Street, Oakland CA 94608

Dear Mr. Damele:

This office has completed a review of W.A. Craig, Inc.'s *Risk Based Corrective Action Tier 1 Evaluation and Tier 2 Workplan*, dated January 15, 1997, for the subject site. The workplan is not acceptable since it did not address shallow soil data collection and free-product investigation on the site. In addition, the work plan did not adequately describe potential receptors and receptor pathways in the *Risk-Based Corrective Action Applied at Petroleum Release Sites (RBCA) Tier 1 Evaluation*. Please submit a workplan to this office that addresses the following items:

1. The petroleum hydrocarbon contamination in shallow soils at this site were reportedly observed during a soil trenching survey that occurred prior to the 1994 PSA investigation. Soil samples were apparently not collected and analyzed in a laboratory and overexcavation of contaminated soil was not performed subsequent to the trenching work. In addition, it does not appear that shallow soil samples, including soil beneath the former dispenser islands, were collected and analyzed for the presence of gasoline contamination during past investigations. Quantitative soil data should be collected for these areas.
2. Soil and groundwater samples are to be collected in the area of boring SB-2. Free-product was reportedly observed in this location during a previous investigation. Groundwater samples should be collected in this area in order to re-evaluate contaminant concentrations in groundwater on site in an area that is expected to be the most heavily contaminated. Based on the results of this investigation, it may be necessary to install a monitoring or recovery well in the vicinity of boring SB-2 to assess the presence/severity and, if deemed necessary, the removal of floating product at this site.
3. The extent of petroleum hydrocarbons in groundwater must be determined downgradient from monitoring well MW-2 and the eastern side of the property. The sample locations noted in Figure 2 of the January 15, 1997 work plan are adequate. However, the installation of four new monitoring wells, as proposed in this work plan, may not be necessary. Monitoring well placement should be based on the data derived from a Soil and Water Investigation (SWI) discussed below.
4. In order to accomplish the requested information in items one through three above, you are required to conduct a **Soil and Water Investigation (SWI)** to determine the lateral and vertical extent and severity of **both soil and ground water** contamination resulting from past releases at the site. **The SWI is to include an investigation of shallow soil in the vicinity of the former dispenser islands and trenches, as well as, an investigation of the extent of groundwater contamination in the vicinity of boring SB-2 and downgradient from the site.**

Damele
Re: 4401 Market St.
March 7, 1997
Page 2 of 3

As discussed in our meeting on December 16, 1996, a SWI can be accomplished by using rapid site assessment/push technology (e.g. GeoProbe® or Precision Sampling®). **Soil and groundwater samples are to be analyzed for TPH-G, BTEX, and MTBE. In addition, collect a "background" soil sample at this site in an area where no contamination is expected. Analyze this sample for key site-specific parameters, including fraction of organic carbon (foc), soil bulk density, soil moisture content, and soil porosity. If necessary, this data can be used in a RBCA Tier-2 evaluation.**

The information gathered by the SWI will be used to determine an appropriate course of action (Corrective Action Plan) to remediate the site, if deemed necessary. The SWI must be conducted in accordance with the RWQCB's Staff Recommendations for the Initial Evaluation and Investigation of Underground Tanks, and be consistent with requirements set forth in Article 11 of Title 23, California Code of Regulations. In addition, the San Francisco Bay RWQCB's *Interim Guidance on Required Cleanup at Low-Risk Fuel Sites* and the ASTM E1739-95 document entitled *Standard Guide for Risk-Based Corrective Action (RBCA) Applied at Petroleum Release Sites* should be used to evaluate this site.

5. A RBCA Tier 1 evaluation must be completed that includes comparing Tier-1 Risk Based Screening Levels (RBSLs) to the soil and groundwater contaminant concentrations identified on site from the requested investigation indicated above, as well as, other investigations conducted previously. The purpose of this evaluation is to establish cleanup goals for soil and groundwater based on risk to human health and the environment.

Part of a Tier 1 evaluation includes determining potential human or environmental receptors at risk. This evaluation is typically based on the current and anticipated land-use of the subject site and of any other effected adjoining properties. Some examples of potential receptors are 1) commercial workers or residential occupants residing inside buildings above soil and/or groundwater contamination and 2) construction workers excavating or children playing in contaminated soil.

RBSLs will, therefore, need to be developed for one or more of the following receptor pathways: Soil-Vapor Intrusion from Soil to Buildings, Surficial Soil for Ingestion/Dermal/Inhalation, and Groundwater Vapor Intrusion from Groundwater to Buildings.

The Risk Based Screening Levels (RBSLs) calculated and considered in the W.A. Craig Tier 1 Evaluation was for the groundwater ingestion pathway. Per the San Francisco Bay Regional Water Quality Control Board's (RWQCB) *Interim Guidance on Required Cleanup at Low Risk Fuel Sites*, the groundwater ingestion pathway need *not* be considered if the groundwater is not currently used as a source of drinking water or projected to be used within the life time of the plume. It is not anticipated that shallow groundwater in the vicinity of the subject site is being used for drinking water. However, a well survey should be completed to verify what types of wells are located within a 1/2 mile radius of this site.


Damele
Re: 4401 Market St.
March 7, 1997
Page 3 of 3

6. In future reports, indicate the locations of former USTs and associated appurtenances (i.e., suspected sources of contamination) on site maps. Also, include in quarterly reports iso-concentration maps of TPH-G and benzene concentrations in groundwater based on site-specific data.

The above listed items are to be included in a work plan proposal due to this office by April 7, 1997. The most cost-effective Corrective Action Plan can be developed and implemented after the soil and groundwater contamination has been fully characterized, a risk assessment of potential receptors has been evaluated, and cleanup goals established.

Please contact me at (510)567-6755 if you have questions.

Sincerely,



Amy Leech
Hazardous Materials Specialist

c: Attn: Geoffrey Fiedler, W.A. Craig, Inc., PO Box 448, Napa CA 94559-0448 w/attachment
Cheryl Gordon, SWRCB Cleanup Fund
SAH ALL/file

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



RO#132

Std 812/lop
March 7, 1997

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

Mr. Casimiro Damele
3750 Victor Ave
Oakland CA 94619

Subject: 4401 Market Street, Oakland CA 94608

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Dannele
Re: 4401 Market St.
March 7, 1997
Page 2 of 3

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RBSLs will, therefore, need to be developed for one or more of the following receptor pathways: Soil-Vapor Intrusion from Soil to Buildings, Surficial Soil for Ingestion/Dermal/Inhalation, and Groundwater Vapor Intrusion from Groundwater to Buildings.

The Risk Based Screening Levels (RBSLs) calculated and considered in the W.A. Craig Tier 1 Evaluation was for the groundwater ingestion pathway. Per the San Francisco Bay Regional Water Quality Control Board's (RWQCB) *Interim Guidance on Required Cleanup at Low Risk Fuel Sites*, the groundwater ingestion pathway need *not* be considered if the groundwater is not currently used as a source of drinking water or projected to be used within the life time of the plume. It is not anticipated that shallow groundwater in the vicinity of the subject site is being used for drinking water. However, a well survey should be completed to verify what types of wells are located within a 1/2 mile radius of this site.

Damele
Re: 4401 Market St.
March 7, 1997
Page 3 of 3

6. In future reports, indicate the locations of former USTs and associated appurtenances (i.e., suspected sources of contamination) on site maps. Also, include in quarterly reports iso-concentration maps of TPH-G and benzene concentrations in groundwater based on site-specific data.

The above listed items are to be included in a work plan proposal due to this office by April 7, 1997. The most cost-effective Corrective Action Plan can be developed and implemented after the soil and groundwater contamination has been fully characterized, a risk assessment of potential receptors has been evaluated, and cleanup goals established.

Please contact me at (510)567-6755 if you have questions.

Sincerely,



Amy Leech
Hazardous Materials Specialist

c: Attn: Geoffrey Fiedler, W.A. Craig, Inc., PO Box 448, Napa CA 94559-0448 w/attachment
Cheryl Gordon, SWRCB Cleanup Fund
ALL/file

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



RO #132

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

Std 812
December 5, 1996

Mr. and Mrs. Damele
3750 Victor Ave
Oakland CA 94619

Subject: 4401 Market Street, Oakland CA 94608

Dear Mr. and Mrs. Damele:

Per our conversation this afternoon, this letter is to confirm a meeting date to discuss the status of past investigations and the direction of future investigations at the subject site. Topics to discuss during the meeting should include items discussed in our letter December 4, 1996.

The meeting will be held at Alameda County Department of Environmental Health on December 16, 1996 at 2:00 P.M.. We are located at 1131 Harbor Bay Parkway, Alameda, CA. Please see the attached map for directions. Please enter the building through the front door and check in at the reception desk downstairs.

Looking forward to meeting you on December 16th. Please call me at (510)567-6755 if you have questions.

Sincerely,

Amy Leech
Hazardous Materials Specialist

ATTACHMENT

c: Attn: David Connelly and Geoffrey Fiedler, W.A. Craig, PO Box 448, Napa, CA 94559-0448
w/attachment
ALL/files

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



Ro#132

StId 812/lop
December 4, 1996

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

Mr. Casimiro Damele
3750 Victor Ave
Oakland CA 94619

Subject: 4401 Market Street, Oakland CA 94608

Dear Mr. Damele:

This office has recently completed a review on the status of environmental investigations at the subject site that included a review of W.A. Craig, Inc.'s *Groundwater Monitoring Reports*, dated July 1995, March 1996, and June 1996.

Four underground storage tanks (USTs) were removed from this site in 1990. A preliminary site assessment (PSA) to evaluate the vertical and lateral extent of soil contamination and groundwater gradient and flow direction was completed by W.A. Craig, Inc. at this site in 1994. The PSA included the installation of four soil borings and three monitoring wells. Prior to the PSA investigation, a trenching survey of soil across this site apparently identified petroleum hydrocarbon contamination in soil within the boundaries of the trenches; the specifics of this investigation is *not* well documented in our files. To date, six groundwater monitoring events have been completed at this site.

Per letters dated March 10 and April 21, 1995 from W.A. Craig, Inc. to our office, overexcavation of contaminated soil was planned in the vicinity of boring SB-2 where free-product was identified in 1994. In addition, W.A. Craig, Inc. indicated that a work plan would be submitted to this office that proposes to investigate the extent of groundwater contamination emanating from the site.

To date, however, we have not received any information regarding the proposed work indicated above. In light of the San Francisco Bay Regional Water Quality Control Board's (RWQCB) *Interim Guidance on Required Cleanup at Low Risk Fuel Sites* (see copy attached), dated January 5, 1996, and the recent review of the case file, we request the following information be incorporated as part of the site management strategy and submitted to this office for review:

1. This office recommends that the American Society for Testing and Materials (ASTM) guidance document entitled *Standard Guide for Risk-Based Corrective Action (RBCA) Applied at Petroleum Release Sites* (Designation: E 1739-95) be used to establish a cleanup strategy for this site and to assess risk to human health and the environment.
2. Although, the presence of petroleum hydrocarbons were reportedly observed during a soil trenching survey that occurred prior to the 1994 PSA investigation, the specifics of this investigation is *not* well documented in our files. Please submit specific information on this investigation that includes the location of the trench(es), the vertical and lateral extent of the trench(es), soil sample results, etc..

In addition, it does not appear that shallow soil samples, including soil beneath the former dispenser islands, were collected and analyzed for the presence of gasoline contamination

Damele
Re: 4401 Market St.
December 4, 1996
Page 2 of 3

during past investigations. Therefore, prior to completing overexcavation activities at this site, a proposal to investigate the presence, severity, and extent of soil contamination in this area, must be included in the next work plan as discussed below in item #5.

3. W.A. Craig, Inc. indicated in their report entitled *Soil and Ground Water Investigation*, dated January 9, 1995, that free-product was discovered in boring SB-2. If available, please submit information describing the depth the free-product was discovered and the product thickness, etc.. It may be necessary to install a monitoring or recovery well in the vicinity of boring SB-2 to assess the presence/severity and, if deemed necessary, the removal of floating product at this site.
4. Based on the seven soil borings that were installed in 1994, cross-sectional maps should be developed and used to assist in future assessments of this site. Please include cross-sectional maps of the site in future reports to our office.
5. Groundwater gradient and flow direction have been determined at this site by monitoring the three on-site monitoring wells (MW-1, MW-2, and MW-3). However, it does not appear the three monitoring wells, MW-1 through MW-3, were screened adequately to detect the presence of free-product. In addition, the severity and extent of groundwater contamination was *not* established in the 1994 PSA investigation.

Therefore, prior to completing the proposed overexcavation of soil at this site, please submit a work plan that proposes to assess the severity and extent of soil and groundwater contamination at this site. **The work plan is due to this office no later than February 12, 1997.**

6. Please re-submit the June 1996 *Groundwater Monitoring Report* to include the following corrections/additions:
 - Correct site address on Table 2.
 - Laboratory Analytical Report and Chain-of-Custody documentation did not correspond to the subject site.
 - In future quarterly reports, please indicate the locations of former USTs and associated appurtenances (i.e., suspected sources of contamination) on site maps. Also, include iso-concentration maps of TPH-G and benzene concentrations in groundwater based on site-specific data.

This office looks forward to moving ahead with your case in order to bring it to closure. We would like to schedule a meeting with you and/or your consultant this month to discuss future assessments and cleanup strategies for your site.

Damele
Re: 4401 Market St.
December 4, 1996
Page 3 of 3

The review of environmental assessment/investigations for the subject site has been transferred from Susan Hugo to the undersigned of this office. Please call me at (510)567-6755 if you have questions and to schedule a meeting time.

Sincerely,



Amy Leech
Hazardous Materials Specialist

ATTACHMENT

c: Attn: Geoffrey Fiedler, W.A. Craig, Inc., PO Box 448, Napa CA 94559-0448 w/attachment
Cheryl Gordon, SWRCB Cleanup Fund
ALL/file

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



R0#132

Stld 812/lop
December 4, 1996

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

Mr. Casimiro Damele
3750 Victor Ave
Oakland CA 94619

Subject: 4401 Market Street, Oakland CA 94608

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1. This office recommends that the American Society for Testing and Materials (ASTM) guidance document entitled *Standard Guide for Risk-Based Corrective Action (RBCA) Applied at Petroleum Release Sites* (Designation: E 1739-95) be used to establish a cleanup strategy for this site and to assess risk to human health and the environment.
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Damele
Re: 4401 Market St.
December 4, 1996
Page 2 of 3

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Damele
Re: 4401 Market St.
December 4, 1996
Page 3 of 3

The review of environmental assessment/investigations for the subject site has been transferred from Susan Hugo to the undersigned of this office. Please call me at (510)567-6755 if you have questions and to schedule a meeting time.

Sincerely,



Amy Leech
Hazardous Materials Specialist

ATTACHMENT

c: Attn: Geoffrey Fiedler, W.A. Craig, Inc., PO Box 448, Napa CA 94559-0448 w/attachment
Cheryl Gordon, SWRCB Cleanup Fund
ALL/file

**ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY**

DAVID J. KEARS, Agency Director



R0132

RAFAT A. SHAHID, ASST. AGENCY DIRECTOR

March 25, 1994
STID# 812

Mr. Casimiro Damele
3750 Victor Avenue
Oakland, California 94619

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: Work Plan for Overexcavation of Soil and Installation of
Groundwater Monitoring Wells - Damele Property
4401 Market Street, Oakland California 94608**

Dear Mr. Damele:

This office has completed review of the "Work Plan for Overexcavation of Soil and Installation of Groundwater Monitoring Wells" dated February 10, 1994 and submitted by W.A. Craig, Inc. for the referenced site.

Based on this review, the basic elements of the work plan is acceptable with the following conditions:

- 1) During borehole advancement, soil samples should be collected at a minimum of every five feet in the unsaturated zone, significant changes in lithology, and where field screening identifies the presence of contaminants. The selection of samples chosen for laboratory analysis should be based primarily on field evidence. At least one of the samples submitted for analysis from each boring must be from the saturated/unsaturated zone interface.
- 2) Wells should be surveyed to an accuracy of 0.01 foot and referenced to mean sea level (MSL).
- 3) The vertical and lateral extent of soil and groundwater contamination must be delineated. The isoconcentration line of the contaminant plume must be determined.
- 4) Submit a site map delineating contamination contours for soil using the data collected to date.
- 5) Any waste (hazardous or non-hazardous) generated at the site must be characterized and disposed appropriately. Documents of all waste disposal must be provided to this office.
- 6) Groundwater flow direction must be established at the site. One monitoring well must be installed within ten feet in the verified downgradient location of former tank area.

Mr. Casimiro Damele
RE: 4401 Market Street, Oakland, CA 94608
March 25, 1994
Page 2 of 3

- 7) All monitoring wells must be sampled **every quarter** and **groundwater elevation measurements** must be incorporated in the quarterly monitoring program. Groundwater must be analyzed for TPH gasoline, benzene, ethyl benzene toluene, xylene and lead.
- 8) Reports and proposal must be signed by a California Registered Geologist or Registered Civil Engineer with the statement of their qualifications for each lead professionals involved with this project.
- 9) The rationale for the proposed location of monitoring well MW-1 (north of former underground storage tanks) at the property boundary must be justified. A monitoring well along Market Street, east of the former tanks A & B is a better location for an upgradient well and will give a good three points triangular calculations for groundwater flow direction.

This office is aware of your pending letter of commitment from the cleanup fund. However, you must be in compliance with the corrective action regulations to be eligible for reimbursements. The site investigation and/or remediation must be conducted in a timely fashion.

The approved workplan must be implemented within 30 days from the date of this letter. Any extension of stated deadlines or changes in the workplan must be confirmed in writing and approved by this office.

A report must be submitted within 30 days after completion of this investigation. Until cleanup is complete, you will need to submit reports to this office every three months or at a more frequent interval, if specified at any time. In addition, the following items must be incorporated in your future reports or workplans:

- a cover letter from the responsible party or tank owner stating the accuracy of the report and whether he/she concurs with the conclusions and recommendations in the report or workplan
- site map delineating contamination contours for soil and groundwater based on recent data should be included and the status of the investigation and cleanup must be identified
- proposed continuing or next phase of investigation / cleanup activities must be included to inform this department of the responsible party or tank owner's intention

Mr. Casimiro Damele
RE: 4401 Market Street, Oakland, CA 94608
March 25, 1994
Page 3 of 3

- any changes in the groundwater flow direction and gradient based on the measured data since the last sampling event must be explained
- historical records of groundwater level in each well must be tabulated to indicate the fluctuation in water levels
- tabulate analytical results from all previous sampling events; provide laboratory reports (including quality control/quality assurance) and chain of custody documentation

Please contact me at (510) 271-4530 if you have any questions concerning this letter.

Sincerely,



Susan L. Hugo
Senior Hazardous Materials Specialist

cc: Rafat A. Shahid, Asst. Agency Director, Environmental Health
Rich Hiett, San Francisco Bay RWQCB
Edgar B. Howell, Chief, Hazardous Materials Division - files
W.A. Craig, II - P.O. Box 448, Napa, California 94559-0448

ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY

DAVID J. KEARS, Agency Director



R0132

RAFAT A. SHAHID, ASST. AGENCY DIRECTOR

October 27, 1993
STID# 812

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. Casimiro Damele
3750 Victor Avenue
Oakland, California 94619

**Subject: 90 day Compliance Letter for Site Investigation at
4401 Market Street, Oakland California 94608**

Dear Mr. Damele:

On September 29, 1993, your file was reviewed by State Water Resources Control Board staff with the Underground Storage Tank Cleanup Fund Program (Cleanup Fund). The purpose of their review was to determine if you are in compliance with the corrective action orders and directives which is a requirement for reimbursement of cleanup costs from the Cleanup Fund.

As a result of their review, it has been determined that you are currently not in compliance because of lack of investigation.

For cases such as yours, the Cleanup Fund is providing responsible parties with an opportunity to come into compliance provided the regulatory agency will issue a revised corrective action directive. You must take positive concrete steps to come into compliance.

Please refer to the attached memorandum from the Cleanup Fund regarding their requirements before a Letter of Commitment can be issued obligating funds to assist you with the cleanup of your site.

Accordingly, pursuant to **Section 13267 (b) of the California Water Code**, you are hereby directed to submit a workplan - preliminary site assessment (PSA) to determine the extent of soil and groundwater contamination that has resulted from the former leaking tanks. This PSA was requested for submission in a letter dated 11/30/92 from this office (see attachment). Your workplan must be submitted **no later than November 26, 1993** for approval. The approved workplan must be implemented **within 90 calendar days from the date of this letter.**

Please be aware, that pursuant to Title 23, Division 3, Chapter 16, Article 11 of the California Code of Regulations you are required to have an approved workplan prior to initiation of any work. In addition, you must provide a status report of all activities, including the progress of this case every **90 days** to this office.

Mr. Casimiro Damele
RE: 4401 Market St. Oakland, CA 94608
October 27, 1993
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All reports and proposal must be signed by a California Registered Geologist or Registered Civil Engineer with the statement of their qualifications for each lead professionals involved with this project.

If you have any questions regarding the provisions of this letter and/or the necessary work at the site, please call me at (510) 271-4530.

Sincerely,



Susan L. Hugo
Senior Hazardous Materials Specialist

attachments

cc: Edgar B. Howell, Chief - files
State Water Resources Control Board, Clean-up Fund

ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY



DAVID J. KEARS, Agency Director

RAFAT A. SHAHID, ASST. AGENCY DIRECTOR

November 30, 1992
STID# 812

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. Casimiro Damele
3750 Victor Avenue
Oakland, California 94619

**RE: Site Investigation and Remediation Requirements
Following Underground Storage Tank Removals at
4401 Market Street, Oakland California 94608**

Dear Mr. Damele:

The Alameda County Department of Environmental Health, Hazardous Materials Division has recently reviewed the files concerning the removal of four underground storage tanks on June 22, 1990 at the referenced site. We are in receipt and has completed review of the "Final Closure Plan for the Underground Storage Tank Removal" dated January 15, 1992 and submitted by W. A. Craig, Inc.

Soil samples collected immediately following tank and soil removal contained up to 870 parts per million (ppm) of total petroleum hydrocarbon as gasoline (TPHg) and 5 ppm of benzene. Holes were present in the three 500 gallon tanks while the fourth tank (1000 gallon) had a three inches split seam. Slight to heavy hydrocarbon staining and odor in the backfill and native soil were noted during the removal of the tanks. Clearly, the referenced site has experienced a confirmed release pursuant to the San Francisco Bay Regional Water Quality Control Board (RWQCB) fuel leak criteria. As such, further investigation and/or cleanup must be initiated.

A preliminary assessment must be conducted to determine the extent of soil and/or groundwater contamination that has resulted from the former leaking tanks. The information gathered by this investigation will be used to assess the need for additional actions at the site. The preliminary assessment (workplan) should be designed to provide all of the information in the format shown in the attachment at the end of this letter which is based on the RWQCB's guidelines.

A minimum of three monitoring wells must be installed to established gradient direction of the groundwater at the site. One monitoring well must be installed within 10 feet of the former tank location in the verified downgradient direction. Groundwater elevation readings must be performed every month for twelve consecutive months and reduced to quarterly thereafter. Groundwater monitoring wells must be sampled on a quarterly basis and analyzed for the following target compounds: TPH as gasoline, benzene, toluene, ethyl benzene and xylene. Initial groundwater samples must also be analyzed for lead.

Mr. Casimiro Damele
RE: 4401 Market Street Oakland, California 94608
November 30, 1992
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The contaminated stockpiled soil with elevated TPHg (260 ppm) and benzene (3.7 ppm) used as backfill must be re-excavated from the pits and properly disposed. Copies of stockpiled soil disposition must be submitted to this office. Only clean fill must be used as backfill. Reuse of stockpiled soil is allowed only if the analytical results of soil samples collected from the pile at a rate of one per 20 cubic yards showed non detectable level of hydrocarbon contaminants. Reuse of soil with levels of hydrocarbon contaminants are subject to the RWQCB's waste discharge requirements. Response to this issue must be included in your workplan.

Until cleanup is complete, you will need to submit reports to this office and to RWQCB every three months (or at a more frequent interval, if specified at any time by either agency). In addition, the following items must be incorporated in your future reports or workplans:

- a cover letter from the responsible party or tank owner stating the accuracy of the report and whether he/she concurs with the conclusions and recommendations in the report or workplan
- site map delineating contamination contours for soil and groundwater based on recent data should be included and the status of the investigation and cleanup must be identified
- proposed continuing or next phase of investigation / cleanup activities must be included to inform this department or the RWQCB of the responsible party or tank owner's intention
- any changes in the groundwater flow direction and gradient based on the measured data since the last sampling event must be explained
- historical records of groundwater level in each well must be tabulated to indicate the fluctuation in water levels
- tabulate analytical results from all previous sampling events; provide laboratory reports (including quality control/quality assurance) and chain of custody documentation
- soil and groundwater samples must be analyzed for lead in addition to total petroleum hydrocarbon as gasoline, benzene, toluene, ethylbenzene and xylene

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Please submit a time schedule for all the phases of the investigation and remediation activities and the anticipated time when cleanup will be completed at the site.

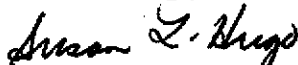
Your workplan must be submitted no later than **January 18, 1993**. All reports and proposals must be submitted under seal of a California Registered Geologist or Registered Civil Engineer with a statement of qualifications for each lead professionals involved with the project. Copies of reports must also be submitted to :

Rich Hiett
RWQCB, San Francisco Bay Region
2101 Webster Street, Fourth Floor
Oakland, California 94612

Because we are overseeing this site under the designated authority of the Regional Water Quality Control Board, this letter constitutes a formal requests for technical reports pursuant to California Water Code Section 13267 (b). Any extensions of stated deadlines or changes in the workplan must be confirmed in writing and approved by this agency or RWQCB.

Please contact me at (510) 271-4530 if you have any questions concerning this letter.

Sincerely,



Susan L. Hugo
Senior Hazardous Materials Specialist

Enclosure

cc: Rich Hiett, San Francisco Bay RWQCB
Gil Jensen, Alameda County District Attorney's Office
Edgar B. Howell, Chief, Hazardous Materials Division - files