

Wickham, Jerry, Env. Health

From: Wickham, Jerry, Env. Health
Sent: Tuesday, December 05, 2006 6:46 PM
To: 'cindy@bonkowski.com'
Subject: RO0395 Groundwater monitoring at 4212 23rd Avenue, Oakland

Cynthia,

This message is in response to our telephone conversation of November 13, 2006 and your recent phone message of December 5, 2006. As we discussed on November 13, 2006, groundwater sampling of the existing monitoring wells is required for the site at 421 23rd Avenue to obtain representative data of current conditions. Groundwater monitoring has not been conducted at the site since 2001. Groundwater samples are to be analyzed for TPH as gasoline, TPH as diesel, MTBE and fuel oxygenates by EPA Method 8260, and 1,2-dichloroethane and EDB by EPA Method 8260.

Regards,

Jerry Wickham

Alameda County Environmental Health
1131 Harbor Bay Parkway
Alameda, CA 94502-6577
510-567-6791 Phone
510-933-9335 Fax
jerry.wickham@acgov.org

12/5/2006

RO 395

January 4, 2005
L98174

Mr. Amir K. Gholami
Hazardous Materials Specialist
Alameda County Health Care Services
Environmental Protection Department
1131 Harbor Bay Parkway
Alameda, CA 94502-6577

B

BONKOWSKI & ASSOCIATES, INC.
Geotechnical Services and
Hazardous Materials Management

**Subject: Closure Request for the Golden Gate Petroleum Site at
421 23rd Avenue, Oakland, CA**

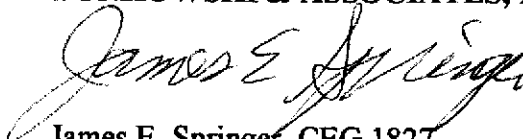
Dear Mr. Gholami:

Corporate Headquarters
6400 Hollis Street, Suite 4
Emeryville, California 94608
Phone: (510) 450-0770
Fax: (510) 450-0801

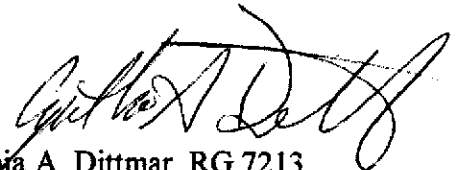
On behalf of Bay Area/ Diablo Petroleum (dba Golden Gate Petroleum), Bonkowski & Associates, Inc. has reviewed the files for their site at 421 23rd Avenue in Oakland. Based on our review, it appears that the petroleum hydrocarbon contaminant plume has stabilized and any remaining off-site migration of contaminants no longer poses a significant human health or ecological risk.

We request that you grant closure for this site. Upon your letter granting closure, we plan to destroy any existing monitor wells in accordance with Alameda County Public Works Department's permit requirements.

Sincerely,
BONKOWSKI & ASSOCIATES, INC.



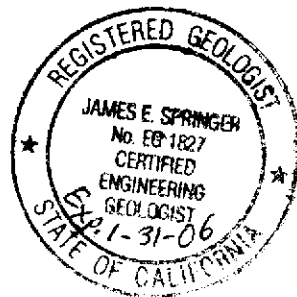
James E. Springer, CEG 1827
Project Geologist



Cynthia A. Dittmar, RG 7213
Project Geologist

cc. Dennis O'Keefe, Golden Gate Petroleum
File

JES/jes





CORPORATE OFFICE
501 SHELL AVENUE
MARTINEZ, CA 94553
TEL 925-228-2222
FAX 925-957-9587

March 24, 2003

P.J.
✓ 120395
Alameda 3/27/03
AG

Alameda County
MAR 26 2003
Environmental Health

Alameda County Health Care Services
Environmental Protection Dept.
1131 Harbor Bay Parkway
Alameda, CA 94502-6577

Att: Amir K. Gholami, REHS
Hazardous Materials Specialist

Re: Golden Gate Petroleum – Site: Oakland – 421 23rd Ave., Oakland CA 94606

Per your request we have reviewed the last quarterly groundwater monitoring report and based upon that information we have filled in your requested sheet to the best of our ability.

Should you have any additional questions, please do not hesitate to give me a call or contact Mr. Mike Bonkowski, at Bonkowski & Associates of Emeryville at (510) 450-0770.

Regards,

Wenche "Venke" M. Lier
Environmental Compliance Manager
Golden Gate Petroleum

cc: Oakland - File

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



Mr. Dennis O'Keefe
 Golden Gate Petroleum
 501 Shell Ave
 Martinez, CA 94553

RO0000395

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

RE: Golden Gate Petroleum, (Formerly Bay Area Diablo Petroleum), 421 23rd Ave., Oakland 94606

Dear Mr. O'Keefe:

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

Site Address:

| | |
|--|--|
| Depth to groundwater | 7 to 9 Feet |
| Groundwater flow gradient and speed | SW; TRD |
| Benzene (ppb) | ND to 5.6 ppb |
| Toluene (ppb) | ND to 0.5 ppb |
| Ethylbenzene (ppb) | ND to 1.1 ppb |
| Xylene (ppb) | ND to 3.2 ppb |
| MTBE (ppb) | ND to 13,000 ppb |
| TPHg (ppb) | ND to 6,800 ppb |
| TPHd (ppb) | ND to 1,800 ppb |
| Solvents if any (ppb) | ND (Never tested) |
| Heavy Metals if any | Never tested |
| Well Screen levels (for each monitoring well) | Not Available at this time. |
| Date information collected for concentrations | From Nov 11, 1999 to June 4, 2002 |
| Plume Stability: increasing or decreasing or stable? | MTBE Plume increasing, TPH6 ↑, BTEX stable |
| Any "Active Remediation" occurring presently or past? | No |
| Other Pertinent Information regarding this site (use space below if needed) | SEE Attached Narrative, Sect II. |

Please fill out one form for each site indicated above and email me back, thanks

GOLDEN GATE PETROLEUM

CORPORATE OFFICE
501 SHELL AVENUE
MARTINEZ, CA 94553
TEL 925-228-2222
FAX 925-957-9587

**NARRATIVE WORK DESCRIPTION
BAY AREA/DIABLO PETROLEUM CARDLOCK
421 23RD AVENUE, OAKLAND, CA
CLAIM # 13772**

I. INTRODUCTION

The site location is the Bay Area/Diablo Petroleum (dba Golden Gate Petroleum) facility location at 42 23rd Avenue in Oakland, California. The site is situated at the northwest corner of the intersection of Kennedy Street and 23rd Ave. The site has operated as a service station since 1976.

II. ACTIVITIES UNDER PREVIOUS REIMBURSEMENTS

Tank Removal, Initial Investigation and Remediation

In August 1998, Bonkowski & Associates of Emeryville, CA oversaw the removal of five underground storage tanks (UST's) and associated piping from the property. The UST's were used to store premium unleaded gasoline, regular unleaded gasoline and diesel fuel. The UST's were replaced with two 20,000-gallon, double walled, fiberglass underground storage tanks.

Laboratory analysis of soil and groundwater samples collected from the UST excavation revealed elevated levels of hydrocarbons in the soil and groundwater. During the tank removal activities, approximately 1,300 cubic yards of petroleum-impacted soil was excavated and removed from the site. In addition approximately 28,000 gallons of petroleum-impacted groundwater and floating product were removed.

Corrective action costs associated with the soil over-excavation and groundwater treatment were included in Reimbursement Request #1

Subsurface Investigation and Installation of Monitoring Wells

In November 1999, Hageman-Aguilar, Inc. (now Hydro Analysis, Inc.) drilled eight Geoprobe borings and installed four monitoring wells in the vicinity of the former tank excavation. Gasoline, MTBE and diesel constituents were detected in groundwater at the site. MTBE was detected at a maximum of 13,000 ug/L (ppb). The investigation is summarized in the "Report of Subsurface Investigation", dated November 23, 1999.

Corrective action costs associated with the investigation and monitoring well installation were included in Reimbursement Request #2.

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



ENVIRONMENTAL HEALTH SERVICES

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

July 19, 2002

Mr. Dennis O'Keefe
Golden Gate Petroleum
1001 Galaxy Way, Suite 308
Concord, CA 94520

Dear Mr. O'Keefe:

Subject: Fuel Leak Site No. **RO0000395**, Golden Gate Petroleum, 421 23rd Ave., Oakland, CA 94606

Alameda County Environmental Health, Local Oversight Program (LOP), has reviewed the case files for the referenced site including the July 9, 2002 Hydro Analysis, Inc. Quarterly Monitoring Report. The report concludes that diesel, gasoline and benzene are no longer constituents of concern for the site. However, MTBE appears to have migrated off-site and was detected at a concentration of 2710 parts per billion (ppb) in monitoring well MW-3.

Unfortunately, quarterly groundwater monitoring was not continued after the January 2001 event, but only resumed in June 2002. The resulting data is not sufficient to establish a trend, however, it does appear that the contaminants, BTEX and diesel are not contaminants of concern. Gasoline concentrations, though low in the June 2002 sampling event, were not low in the prior January 2001 sampling. Therefore, our office recommends that you continue quarterly monitoring for the analytes, TPHg and MTBE. Please use EPA Method 8260 to confirm the MTBE concentration in the highest impacted sample. In addition, please test for TAME, ETBE, DIPE, TBA, EDB and EDC in this sample to confirm their absence. Should TPHg concentrations increase to past levels, you should again run the samples for BTEX.

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

Sincerely,

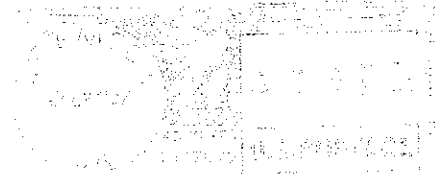
Barney M. Chan
Hazardous Materials Specialist

C: B. Chan, files


Mr. G. Aguiar, Hydro Analysis, Inc., 11100 San Pablo Ave., Suite 200-A, El Cerrito, CA 94530

02mon421 23rd

ALAMEDA COUNTY
HEALTH CARE SERVICES AGENCY
DEPARTMENT OF ENVIRONMENTAL HEALTH
Suite 230
1131 Harbor Bay Parkway
Alameda, CA 94502-6577



*Not Deliverable as Addressed
Unable to mail*



RETURN TO
[Illegible]

NOT @ THIS ADDRESS!

*ATTN:
HAZ-Mat
Barnett
Chen*

Mr. Dennis O'Keefe
Golden Gate Petroleum
1001 Galaxy Way, Suite 308
Concord, CA 94520

94520+3749 15



ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



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

July 19, 2002

Mr. Dennis O'Keefe
Golden Gate Petroleum
1001 Galaxy Way, Suite 308
Concord, CA 94520

Dear Mr. O'Keefe:

Subject: Fuel Leak Site No. RO0000395, Golden Gate Petroleum, 421 23rd Ave., Oakland, CA 94606

Alameda County Environmental Health, Local Oversight Program (LOP), has reviewed the case files for the referenced site including the July 9, 2002 Hydro Analysis, Inc. Quarterly Monitoring Report. The report concludes that diesel, gasoline and benzene are no longer constituents of concern for the site. However, MTBE appears to have migrated off-site and was detected at a concentration of 2710 parts per billion (ppb) in monitoring well MW-3.

Unfortunately, quarterly groundwater monitoring was not continued after the January 2001 event, but only resumed in June 2002. The resulting data is not sufficient to establish a trend, however, it does appear that the contaminants, BTEX and diesel are not contaminants of concern. Gasoline concentrations, though low in the June 2002 sampling event, were not low in the prior January 2001 sampling. Therefore, our office recommends that you continue quarterly monitoring for the analytes, TPHg and MTBE. Please use EPA Method 8260 to confirm the MTBE concentration in the highest impacted sample. In addition, please test for TAME, ETBE, DIPE, TBA, EDB and EDC in this sample to confirm their absence. Should TPHg concentrations increase to past levels, you should again run the samples for BTEX.

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. G. Aguiar, Hydro Analysis, Inc., 11100 San Pablo Ave., Suite 200-A, El Cerrito, CA 94530

02mon421 23rd

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



ENVIRONMENTAL HEALTH SERVICES
ENVIRONMENTAL PROTECTION
1131 Harbor Bay Parkway, Suite 250
Alameda, CA 94502-8577
(510) 567-6700
FAX (510) 337-9335

December 6, 2000
StID # 191

Mr. Dennis O'Keefe
Golden Gate Petroleum
1001 Galaxy Way, Suite 308
Concord, CA 94520

Re: Golden Gate Petroleum Site, 421 23rd Ave., Oakland CA 94606

Dear Mr. O'Keefe:

Thank you for the submission of the November 17, 2000 Quarterly Groundwater Monitoring and Sensitive Receptor Survey and Conduit Study as prepared by your consultant, Hydro Analysis, Inc. These surveys did not identify any water supply wells, basements or sumps or private wells. One subsurface storm drain was identified that runs eastward towards 23rd Ave. to a connection which, empties into the Tidal Canal. However, no potential human health or ecological health risk currently exists, though concentrations of total petroleum hydrocarbons as gasoline and MTBE remain elevated in the down-gradient well, MW-6.

Consistent with current policy, groundwater monitoring should continue until a trend analysis (typically after compiling a minimum of four quarters of groundwater monitoring data) and a reasonable assumption that natural attenuation will attenuate the current levels can be made.

Please 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. K. Alexander, Hydro Analysis, Inc., 11100 San Pablo Ave., Suite 200-A, El Cerrito,
CA, 94530

Mon421 23rd

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



August 25, 2000
StID # 191

Mr. Dennis O'Keefe
Golden Gate Petroleum
1001 Galaxy Way, Suite 308
Concord, CA 94520

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 Golden Gate Petroleum, 421 23rd Ave., Oakland CA 94606

Dear Mr. O'Keefe:

Our office has received and reviewed the **Hydro Analysis (HA) August 22, 2000 Well Installation and Quarterly Groundwater Monitoring Report** for the above referenced site. This report details the results of the recent installation of three off-site monitoring wells and their sampling plus sampling from the other four monitoring wells and two tank pit casings. The results indicate that groundwater contamination has migrated in the westerly direction, but concentrations do not appear to be at levels, which would pose a human health or ecological risk. The results illustrate how methyl tertiary butyl ether (MTBE) migrates faster than the rest of the petroleum plume and how its concentration is less attenuated than petroleum.

Our office has the following comments to your consultant's recommendations:

- At this time, you may put on-hold any further off-site subsurface investigation until groundwater concentrations have stabilized or show a consistent trend.
- We concur that quarterly groundwater monitoring should occur on all existing wells. You may discontinue sampling from the tank pit casings.
- We concur that a sensitive receptor survey should be performed. The results of this survey will help determine if additional subsurface investigation will be required.
- We concur that a conduit study should be done to determine if there are any preferential pathways for groundwater migration. This study should be in conjunction with the receptor survey to determine there is a potential health or ecological risk.
- A human health and ecological risk assessment can be put on-hold at this time. No immediate human health risk appears to exist and until the prior items are done, representative data and exposure pathways are unknown.

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. K. Alexander, Hydro Analysis, Inc., 11100 San Pablo Ave., Suite 200-A, El Cerrito,
CA 94530

comment421 23rd



State Water Resources Control Board



Division of Clean Water Programs

2014 T Street • Sacramento, California 95814 • (916) 227-
Mailing Address: P.O. Box 944212 • Sacramento, California 94244-2120
FAX (916) 227-4530 • Internet Address: <http://www.swrcb.ca.gov/~cwp/home/ustcf>

ENVIRONMENTAL PROTECTION
00 MAR 24 AM 9:44

Winston H. Hickox
Secretary for
Environmental
Protection

191

March 20, 2000

CC

Mr. Dennis O'Keefe
Golden Gate Petroleum
1001 Golden Gate Way, Suite 308
Concord, CA 94520

PRE-APPROVAL OF CORRECTIVE ACTION COSTS, CLAIM NO. 13772, SITE ADDRESS: 421 23RD AVENUE, OAKLAND

I have reviewed your request, received on February 10, 2000, for pre-approval of corrective action costs; I will place these documents in your file for future reference. I have included a copy of the "Cost Pre-Approval Request" form; please use this form in the future for requesting pre-approval of corrective action costs.

With the following provisions, the **total cost pre-approved** as eligible for reimbursement for the monitoring well installation, and related work, is **\$11,665.00**. The cost proposal for this work by Hageman-Aguilar is pre-approved for the amount shown above. Note that some costs associated with the single, submitted bid (consultant work) have been adjusted to what the Fund considers as "reasonable and necessary", since 3 bids were not submitted (see the attached budget tracking form for details).

In an effort to expedite future reimbursement requests associated with the implementation of these pre-approved tasks, we request that the attached budget tracking form be completed/updated and submitted with the relevant supporting documentation.

*Be aware that this pre-approval does not constitute a decision on reimbursement: **all reasonable and necessary corrective action costs for work directed and approved by the local regulator will be eligible for reimbursement per the terms of your Letter of Commitment at costs consistent with those pre-approved in this letter.***

***All future costs for corrective action must be approved in writing by Fund staff.
Future costs for corrective action must meet the requirements of
Article 11, Chapter 16, Underground Storage Tank Regulations.***

- The actual costs and scope of work performed must be consistent with the pre-approval for it to remain valid.
- The work products must be acceptable to Alameda County Health Care Services (ACHCS).

California Environmental Protection Agency

- If a different scope of work becomes necessary, then you must request pre-approval of costs on the new scope of work.
- Although I have referred to the Hageman-Aguilar proposal in my pre-approval above, please be aware that you will be entering into a private contract: the State of California cannot compel you to sign any specific contract.

I also want to remind you that the Fund's regulations require that you obtain at least three bids, or a bid waiver from Fund staff, from qualified firms for all future necessary corrective action work.

Please remember that it is still necessary to submit the actual costs of the work as explained in the Reimbursement Request Instructions to confirm that the costs are consistent with this pre-approval before you will be reimbursed. ***Please insure that your consultant prepares their invoices to include the required break down of costs on a time and materials basis, that invoiced tasks are consistent with the original proposal, and that reasonable explanations are provided for any changes made in the scope of work or increases in the costs. When the invoices are submitted you must include copies of all:***

- *subcontractor invoices (includes lab invoices)*
- *technical reports, when available, and*
- *applicable correspondence from ACHSA.*

Please call if you have any questions; I can be reached at (916) 227-7883.

Sincerely,



Mark Owens, Water Resources Control Engineer
Technical Review Unit
Underground Storage Tank Cleanup Fund

cc: Mr. Barney Chan, Alameda County Health Care Services, Alameda



ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



ENVIRONMENTAL HEALTH SERVICES

ENVIRONMENTAL PROTECTION

1131 Harbor Bay Parkway

Alameda, CA 94502-6577

(510) 567-6700

(510) 337-9432

January 12, 2000

StID #191

Mr. Harvey Brook
Golden Gate Petroleum
1001 Galaxy Way, Suite 308
Concord, CA 94520

**Re: Work Plan for Subsurface Investigation, Golden Gate Petroleum, 421 23rd Ave.,
Oakland CA 94606**

Dear Mr. Brook:

Our office has received and reviewed the January 7, 2000 work plan referenced above sent in response to my November 30, 1999 letter. As you are aware, this work follows up the past investigation by Hageman-Aguiar (HA), which included the installation of four monitoring wells and eight geoprobe borings. Since the initial results indicated a potential for off-site migration of petroleum constituents, additional investigation was required.

The work plan proposes the installation of three off-site monitoring wells on the south side of Kennedy St. Soil and groundwater samples will be collected from each boring and these samples will be analyzed for TPH as gasoline, TPH as diesel, BTEX and MTBE.

Our office approves of this work plan with the following conditions:

- Please insure that a minimum of one soil sample is collected for analysis of the above mentioned parameters from each boring.
- Please confirm at a minimum the highest and lowest **detected** MTBE concentration in soil and in groundwater using EPA Method 8260.
- Prior to the installation of the three wells, please take additional groundwater elevation readings to confirm the on-site gradient direction. Should the gradient vary from the initial direction, please alter the location of the wells appropriately.
- Please contact our office prior to the installation of the wells and incorporate the new wells into the monitoring plan along with the existing wells.

You are also reminded that based upon the confirmation of elevated MTBE concentrations (like that originally detected) active groundwater remediation will be required.

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

Mr. Harvey Brook
Golden Gate Petroleum
421 23rd Ave., Oakland CA
StID #191
January 12, 2000
Page 2.

Sincerely,



Barney M. Chan
Hazardous Materials Specialist

C: B. Chan, files

Mr. G. Aguiar, Hageman-Aguiar, Inc., 11100 San Pablo Ave., Suite 200-A, El Cerrito,
CA 94530

Mr. M. Owens, SWRCB Cleanup Fund, 2014 T St., Suite 130, Sacramento, CA 94244-2120
Mwwpap421 23rd

191



ENVIRONMENTAL
PROTECTION

00 JAN -3 PM 4: 38

*Environmental & Water Resources Engineering
Groundwater Consultants*

December 31, 1999

Barney Chan
Alameda County Environmental Health
1131 Harbor Bay Parkway
2nd Floor
Alameda, CA 94502

Re: Golden Gate Petroleum
421-23rd Ave, Oakland, CA

Dear Mr. Chan:

This letter is to advise you of our progress in the preparation of the workplan for additional subsurface investigation down-gradient of the site (off-site investigation). We are in the process of finalizing the exact locations of the proposed off-site monitoring wells and shortly we will be providing a draft copy of the workplan to Golden Gate Petroleum for their review. We expect to deliver the completed workplan to your office by Friday, January 7, 1999.

If you have any questions, please contact me at (510)620-0891.

Gary Aguiar
Principal Engineer



HAGEMAN-AGUIAR, INC.

*Environmental & Water Resources Engineering
Groundwater Consultants*

ENVIRONMENTAL
PROTECTION
99 DEC 16 PM 2:22

#191

December 15, 1999

Barney Chan
Alameda County Environmental Health
1131 Harbor Bay Parkway
2nd Floor
Alameda, CA 94502

Re: Golden Gate Petroleum
421-23rd Ave, Oakland, CA

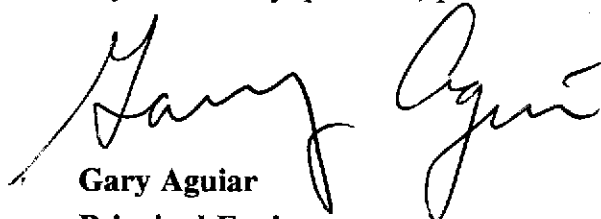
Dear Mr. Chan:

This letter is in response to your letter to Harvey Brook, Golden Gate Petroleum, dated November 30, 1999. Hageman-Aguilar, Inc., is in the process of preparing a workplan for additional subsurface investigation down-gradient of the site (off-site investigation). In addition to proposing the installation of one or more additional monitoring wells, the workplan will outline the procedures for 1) a sensitive receptors survey and 2) a conduit study to determine if any preferential pathways exist for groundwater migration.

The proposed workplan will provided to you no later than January 3, 2000. Upon completion of the proposed scope of work, the results will be presented in a final report that will include recommendations for future actions at the site. Although the exact scope of work cannot be determined at the present time, future actions will necessarily include the preparation of a risk assessment in accordance with ASTM Standard E-1739. If the results of the investigation indicate potential impact to the Oakland-Alameda Estuary, the risk assessment will be expanded to include an ecological risk assessment.

The next "round" of quarterly groundwater sampling is scheduled to be conducted on February 11, 2000. Every effort will be made for this quarterly sampling to coincide with the installation and sampling of additional off-site monitoring wells.

If you have any questions, please contact me at (510)620-0891.



Gary Aguiar
Principal Engineer

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



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

November 30, 1999
StID # 191

Mr. Harvey Brook
Golden Gate Petroleum
1001 Galaxy Way, Suite 308
Concord, CA 94520

**Re: Report of Subsurface Investigation at Golden Gate Petroleum, 421-23rd Ave.,
Oakland CA 94606**

Dear Mr. Brook:

Our office has received and reviewed the November 23, 1999 Hageman-Aguiar (HA) report referenced above. This report gives the results of soil and groundwater samples taken from the recent geoprobe borings and monitoring wells advanced at this site. The work plan followed was that by Bonkowski & Associates, previously provided and approved, with slight changes.

Our office concurs with the following HA observations:

- Soil contamination appears confined to the area southeast of the existing underground tanks and pump islands, with the highest concentrations being found in the boring from MW-2.
- The gasoline, diesel and MTBE plumes appear to be concentrated in the same southeast direction from the existing underground tanks. The limits of these contaminants in groundwater have not been defined and it is assumed that the contamination has migrated off-site.
- The general groundwater gradient from the initial monitoring event indicates a southwest direction, however, given the groundwater results, a southeasterly direction may also exist.
- There's a relative absence of benzene in both soil and groundwater.
- The groundwater samples from the extraction casings exhibited relative low gasoline, diesel and BTEX with slightly elevated MTBE. Given these results, HA believes that the soil and groundwater removal performed during the tank removals has had a significant impact in removing petroleum contamination. They, therefore, do not recommend using the extraction casings for remediation purposes.

HA, in their November 24, 1999 cover letter has the following recommendations:

- Conduct additional subsurface investigation down-gradient of the site
- Conduct a sensitive receptors survey (wells and surface water bodies)
- Conduct quarterly monitoring and
- Prepare a risk assessment in accordance with ASTM Standard E-1739.

Mr. Harvey Brook
Golden Gate Petroleum
421 23rd Ave., Oakland 94606
StID # 191
November 30, 1999
Page 2.

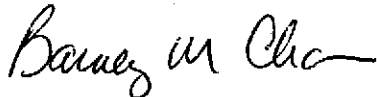
Our office agrees with these recommendations. We also have the following concerns:

- You should also perform a conduit study to determine if any preferential pathways exist for groundwater migration.
- Your risk assessment should also include an ecological risk assessment due to the proximity of the Oakland-Alameda estuary.
- If groundwater monitoring confirms the presence of elevated MTBE concentrations, some type of active remediation must be proposed. Therefore, you cannot rule out the possibility of using the extraction trench and casings installed by Bonkowski & Associates.

Please provide comment to this letter and provide a work plan for your off-site investigation to our office within 30 days or no later than January 3, 2000.

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

Sincerely,

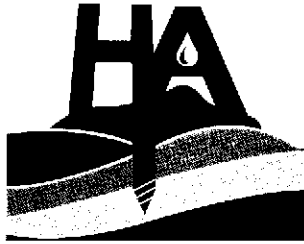


Barney M. Chan
Hazardous Materials Specialist

C: B. Chan, files

Mr. G. Aguiar, Hageman-Aguiar, Inc., 11100 San Pablo Ave., Suite 200-A, El Cerrito,
CA 94530

Mr. M. Owens, SWRCB Cleanup Fund, 2014 T St., Suite 130, Sacramento, CA 94244-2120
Add Wp421-23rd



HAGEMAN-AGUIAR, INC.

Environmental & Water Resources Engineering
Groundwater Consultants

November 24, 1999

Barney Chan
Alameda County Environmental Health
1131 Harbor Bay Parkway
2nd Floor
Alameda, CA 94502

Re: Subsurface Investigation
Golden Gate Petroleum
421-23rd Ave, Oakland, CA

ENVIRONMENTAL
PROTECTION
99 NOV 24 PM 2:41

Dear Mr. Chan:

Please find enclosed a copy of the "Report Of Subsurface Investigation, Golden Gate Petroleum, 421-23rd Avenue, Oakland, California" by Hageman-Aguiar, Inc., dated November 23, 1999. This report provides the results of the recent subsurface investigation that was conducted at the site in accordance with the "Site Assessment and Corrective Action Workplan" by Bonkowski & Associates, dated November 16, 1998.

In addition to the presentation of data, the report provides a detailed data analysis. The data analysis clearly indicates that relatively effective contaminant source removal was achieved at the time of the previous underground tank removals and over-excavation activities. It appears that only residual dissolved Gasoline and MTBE remain as constituents-of-concern in the shallow groundwater.

The data analysis also provides compelling evidence that future groundwater extraction from within the previous excavation backfill (Casing-1 and Casing-2), as has been previously proposed, will have only very limited benefit in the remediation of the existing shallow groundwater contamination.

Prior to undertaking active remediation at the site, it is recommended that other alternatives be considered. Based upon available data, a more reasonable course of action for eventual case closure may be 1) conduct additional subsurface investigation to determine the down-gradient extents of the dissolved constituent plumes, 2) conduct a sensitive receptors survey in the area (locate any active water wells and/or sensitive water bodies), 3) conduct quarterly groundwater sampling for a period of time that would be adequate to demonstrate that concentrations are either attenuating or have stabilized, and then 4) prepare a risk assessment according to ASTM Standard E-1739 "Standard Guide for Risk-Based Corrective Action Applied at Petroleum Sites" (RBCA screening).

If you have any questions, or wish to discuss the data presented in this report, please contact me at (510)620-0891.



Gary Aguiar
Principal Engineer

191

Fax Cover Sheet

DATE: November 22, 1999

TO: Barney Chan **PHONE:** (510)567-6700
Alameda County Health **FAX:** (510)337-9335

FROM: Gary Agular **PHONE:** (510)620-0891
Hageman-Agular, Inc. **FAX:** (510)620-0894

RE: Golden Gate Petroleum, 421-23rd Ave, Oakland, CA

Number of pages including cover sheet: 2

Message



*Environmental & Water Resources Engineering
Groundwater Consultants*

November 22, 1999

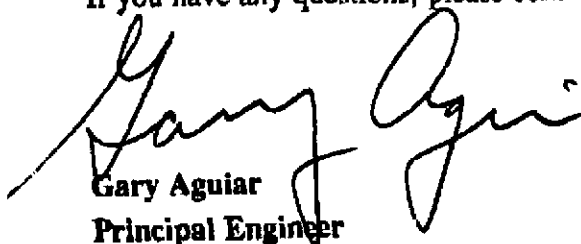
Barney Chan
Alameda County Environmental Health
1131 Harbor Bay Parkway
2nd Floor
Alameda, CA 94502

Re: Subsurface Investigation
Golden Gate Petroleum
421-23rd Ave, Oakland, CA

Dear Mr. Chan:

Please be advised that we are still awaiting the laboratory results from Entech Laboratory for the MTBE confirmation analyses (EPA 8260) of the shallow groundwater samples collected from monitoring wells MW-1, MW-2, MW-3 and MW-4. The results were due on November 19, but we have been informed of a delay. We expect the results shortly, and will deliver the completed subsurface investigation report to your office by Wednesday, November 24, 1999.

If you have any questions, please contact me at (510)620-0891.


Gary Aguiar
Principal Engineer

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)

November 1, 1999
StID # 191

Mr. Harvey Brook
Golden Gate Petroleum
1001 Galaxy Way, Suite 308
Concord, CA 94520

Re: Work Plan for 421 23rd Ave., Oakland CA 94606

Dear Mr. Brook:

This letter confirms the receipt of tentative results from the initial Geoprobe investigation performed by Hageman-Aguiar, Inc. (HA) at the above referenced site. As you are aware, HA has initiated the work plan previously proposed by Bonkowski & Associates and approved by our office. HA has interpreted the initial soil and groundwater data from the geoprobe investigation and slightly changed the locations of the monitoring wells. Our office has reviewed the iso-concentration maps and the revised well location map and concur with their locations. I understand that the wells are scheduled for installation today.

HA has stated that the final version of this investigation will be completed by November 22, 1999. Please let me know if there are any changes in this completion date.

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

Sincerely,

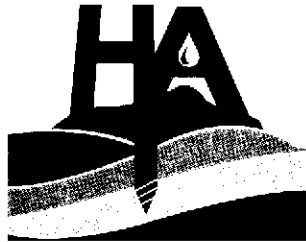
Barney M. Chan
Hazardous Materials Specialist

cc: B. Chan, files

Mr. G. Aguiar, Hageman-Aguiar, Inc., 11100 San Pablo Ave., Suite 200-A, El Cerrito,
CA 94530

Mr. M. Owens, SWRCB Cleanup Fund, 2014 T. St., Suite 130, Sacramento, CA 94244-
2120

modwp421 23rd



HAGEMAN-AGUIAR, INC.

*Environmental & Water Resources Engineering
Groundwater Consultants*

ENVIRONMENTAL
PROTECTION
99 OCT -5 PM 2:56

#191

October 4, 1999

Barney Chan
Alameda County Environmental Health
1131 Harbor Bay Parkway
2nd Floor
Alameda, CA 94502

Re: Golden Gate Petroleum
421-23rd Ave, Oakland, CA

Dear Mr. Chan:

This letter is provided in response to your letter dated September 24, 1999, to Mr. Harvey Brook at Golden Gate Petroleum. In that letter, you have requested information regarding the status of the implementation of the workplan for subsurface investigation that was prepared by Bonkowski & Associates.

Please be advised that Hageman-Aguiar, Inc., has been authorized to take over the project and to begin the field work as soon as possible. The following is the currently planned schedule for implementation of the workplan:

TIME SCHEDULE

| TASK | COMPLETION DATE |
|--|-------------------|
| 1) Geoprobe Sampling Field Work | October 8, 1999 |
| 2) Laboratory Results | October 15, 1999 |
| 3) Data Analysis, Final Placement of Wells | October 22, 1999 |
| 4) Monitoring Well Installation | November 1, 1999 |
| 5) Well Development | November 4, 1999 |
| 6) Well Sampling | November 8, 1999 |
| 7) Laboratory Results | November 15, 1999 |
| 8) Data Analysis, Final Report | November 22, 1999 |

As you can see from this time schedule, we are currently prepared to begin the field work on Friday October 8, 1999. In the event that you wish to be present on-site, please consider this formal notice that the geoprobe field work will be conducted this Friday.

If you have any questions, please contact me at (510)620-0891.

A handwritten signature in black ink, appearing to read "Gary Aguiar". The signature is written in a cursive style with a large initial "G" and "A".

Gary Aguiar
Principal Engineer

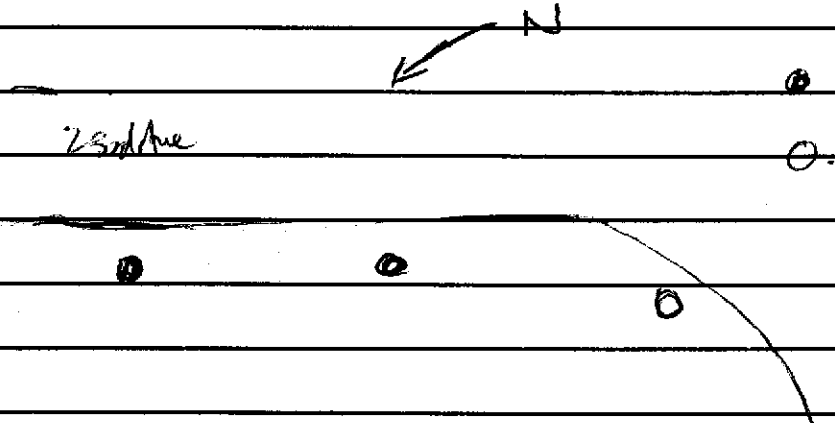
cc: M. Owens, SWRCB Cleanup Fund,
2014 T St., Suite 130, Sacramento, CA 94244-2120

HAZARDOUS WASTE GENERATOR INSPECTION REPORT

STID #: 131 FACILITY NAME: Golden Gate Petroleum PG. 1 OF 1

SUPPLEMENTAL FORM 421 - 23rd Ave Oakland

Present to observe geoprobe advancements according to approved Benkowski & Assoc. rep. - G. Azublan present
 Gross drilling



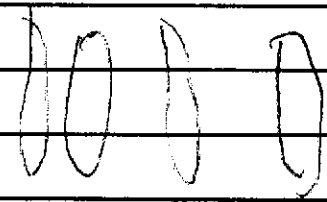
- borings advanced at time of inspection
- borings not yet advanced

gw encountered @ ~12'
 gw equilibrate @ ~9'
 Also sampled ^{water from} the casing from the trench.

Kennedy St

ca T1 water clear white - no odor
 ca T2 " " " "

bleeding



Will provide analytical prior to deciding if MMS should be installed

PRINT NAME: _____ INSPECTED BY: BCHAN
 SIGNATURE: _____ DATE: 10/8/99

#191

Fax Cover Sheet

DATE: October 4, 1999

TO: Barney Chan **PHONE:** (510)567-6700
Alameda County Health **FAX:** (510)337-9335

FROM: Gary Agular **PHONE:** (510)620-0891
Hageman-Agular, Inc. **FAX:** (510)620-0894

RE: Golden Gate Petroleum, 421-23rd Ave. Oakland, CA

Number of pages including cover sheet: 4

Message



HAGEMAN-AGUIAR, INC.

*Environmental & Water Resources Engineering
Groundwater Consultants*

October 4, 1999

Barney Chan
Alameda County Environmental Health
1131 Harbor Bay Parkway
2nd Floor
Alameda, CA 94502

Re: Golden Gate Petroleum
421-23rd Ave, Oakland, CA

Dear Mr. Chan:

This letter is provided in response to your letter dated September 24, 1999, to Mr. Harvey Brook at Golden Gate Petroleum. In that letter, you have requested information regarding the status of the implementation of the workplan for subsurface investigation that was prepared by Bonkowski & Associates.

Please be advised that Hageman-Aguiar, Inc., has been authorized to take over the project and to begin the field work as soon as possible. The following is the currently planned schedule for implementation of the workplan:

TIME SCHEDULE

| TASK | COMPLETION DATE |
|--|------------------------|
| 1) Geoprobe Sampling Field Work | October 8, 1999 |
| 2) Laboratory Results | October 15, 1999 |
| 3) Data Analysis, Final Placement of Wells | October 22, 1999 |
| 4) Monitoring Well Installation | November 1, 1999 |
| 5) Well Development | November 4, 1999 |
| 6) Well Sampling | November 8, 1999 |
| 7) Laboratory Results | November 15, 1999 |
| 8) Data Analysis, Final Report | November 22, 1999 |

As you can see from this time schedule, we are currently prepared to begin the field work on Friday October 8, 1999. In the event that you wish to be present on-site, please consider this formal notice that the geoprobe field work will be conducted this Friday.

If you have any questions, please contact me at (510)620-0891.

A handwritten signature in black ink, appearing to read "Gary Aguiar". The signature is fluid and cursive, with the first name "Gary" and the last name "Aguiar" clearly distinguishable.

Gary Aguiar
Principal Engineer

cc: M. Owens, SWRCB Cleanup Fund,
2014 T St., Suite 130, Sacramento, CA 94244-2120

September 24, 1999
StID # 191

Mr. Harvey Brook
1001 Galaxy Way, #308
Concord, CA 94520

Re: Golden Gate Petroleum, 421 23rd Ave., Oakland CA 94606

Dear Mr. Brook:

This letter requests that you provide our office an acceptable time schedule for the implementation of the previously approved November 16, 1998 work plan for the above site. As you will recall, our office required additional investigation of this site based on the results of samples taken from the August 1998 tank removals. Our office, working along with the City of Oakland Fire Services, allowed the installation and operation of the new fuel tanks on the condition that you proceed with your site investigation. The November 16, 1998 work plan from Bonkowski & Associates called for the advancement of eight geoprobe borings to characterize the site and the installation of four monitoring wells. In addition, if necessary, groundwater extraction would be considered from the extraction trench installed within the tank pit.

On your behalf, Bonkowski & Associates requested and was granted an extension for the initiation of this work until 45 days after receipt of the Letter of Commitment from the Cleanup Fund, or not later than July 1, 1999. On April 2, 1999, I confirmed Corrective Action Compliance for this site with the Cleanup Fund. On August 9, 1999 our office received a copy of a Pre-Approval of Corrective Action Costs from the Cleanup Fund. Therefore, our office anticipated the initiation of the work plan by September 24, 1999. To date, we have not been informed of the status of the implementation of the aforementioned work plan. Therefore, we will, through copying the Cleanup Fund, notify them of this situation. I am recommending that they issue a 90 day compliance letter which could result in the removal of their commitment to reimburse your remediation expenses.

Please contact our office and provide an acceptable schedule for your work plan within 10 days or by October 4, 1999. You may contact me at (510) 567-6765.

Sincerely,

Barney M. Chan
Hazardous Materials Specialist

C: B. Chan, files

Mr. M. Bonkowski, Bonkowski & Associates, 6400 Hollis St., Suite 4, Emeryville, CA 94608
Mr. M. Owens, SWRCB Cleanup Fund, 2014 T St., Suite 130, Sacramento CA 94244-2120
Mr. C. Campanella, 5401 San Leandro St., Oakland CA 94601
Sch-wp421-23



State Water Resources Control Board



Division of Clean Water Programs

2014 T Street • Sacramento, California 95814 • (916) 227-
Mailing Address: P.O. Box 944212 • Sacramento, California • 94244-2120
FAX (916) 227-4530 • Internet Address: <http://www.swrcb.ca.gov/~cwphome/ustcf>

Gray Davis
Governor

ENVIRONMENTAL
PROTECTION

99 AUG 10 PM 2: 08

Winston H. Hickox
Secretary for
Environmental
Protection

August 9, 1999

#191

expect w/p to start no
later than 45 days i.e.
Sept 24, 1999.

Mr. Harvey Brook
1001 Galaxy Way, #308
Concord, CA 94520

**PRE-APPROVAL OF CORRECTIVE ACTION COSTS, CLAIM NO. 13772,
SITE ADDRESS: 421 23rd AVE, OAKLAND**

I have reviewed your request, received on July 23, 1999 for pre-approval of corrective action costs; I will place these documents in your file for future reference. I have included a copy of the "Cost Pre-Approval Request" form; please use this form in the future for requesting pre-approval of corrective action costs.

With the following provisions, the **total cost pre-approved** as eligible for reimbursement, is **\$17,602.00**. The cost proposal for this work by Bonkowski is approved for eligible costs as submitted.

Be aware that this pre-approval does not constitute a decision on reimbursement: all reasonable and necessary corrective action costs for work directed and approved by the local regulator will be eligible for reimbursement per the terms of your Letter of Commitment at costs consistent with those pre-approved in this letter.

***All future costs for corrective action must be approved in writing by Fund staff.
Future costs for corrective action must meet the requirements of
Article 11, Chapter 16, Underground Storage Tank Regulations.***

- The actual costs and scope of work performed must be consistent with the pre-approval for it to remain valid.
- The work products must be acceptable to Alameda County Health Care Services.
- If a different scope of work becomes necessary, then you must request pre-approval of costs on the new scope of work.
- Although I have referred to the Bonkowski proposal in my pre-approval above, please be aware that you will be entering into a private contract: the State of California cannot compel you to sign any specific contract.

California Environmental Protection Agency



STID #191

State Water Resources Control Board



BC

Winston H. Hickox
Secretary for
Environmental
Protection

Division of Clean Water Programs
2014 T Street • Sacramento, California 95814 • (916) 227-4539
Mailing Address: P.O. Box 944212 • Sacramento, California • 94244-2120
FAX (916) 227-4530 • Internet Address: <http://www.swrcb.ca.gov/~cwphome/ustcf>

Gray Davis
Governor

APR 23 1999

William Martin
Bay Area/Diablo Petroleum Co.
1001 Galaxy Way #308
Concord, CA 94520

UNDERGROUND STORAGE TANK CLEANUP FUND, CLAIM NO. 013772, FOR SITE ADDRESS:
421 23RD AVE, OAKLAND 94606

The State Water Resources Control Board (State Board) is able to issue, pursuant to applicable regulations, the enclosed Letter of Commitment (LOC) in an amount not to exceed \$200,000. This LOC is based upon our review of the corrective action costs you reported to have incurred to date. The LOC may be modified by the State Board.

It is very important that you read the terms and conditions listed in the enclosed LOC. Claims filed with the Underground Storage Tank Cleanup Fund far exceed the funding available and it is very important that you make use of the funding that has been committed to your cleanup in a timely manner.

You are reminded that you must comply with all regulatory agency time schedules and requirements and you must obtain three bids for any required corrective action. Only corrective action costs *required* by the regulatory agency to protect human health, safety and the environment can be claimed for reimbursement. **Unless waived in writing, you are required to obtain preapproval of costs for all future corrective action work (form enclosed).** If you have any questions on obtaining preapproval of your costs or the three bid requirement, please call Mark Owens, our Technical Reviewer assigned to claims in your Region, at (916) 227-7883. Failure to obtain preapproval of your future costs may result in the costs not being reimbursed.

The following documents needed to submit your reimbursement request are enclosed:

- "Reimbursement Request Instructions" package. **Retain this package for future reimbursement requests.** These instructions must be followed when seeking reimbursement for corrective action costs incurred after January 1, 1988. Included in the instruction package are samples of completed reimbursement request forms and spreadsheets.
- "Bid Summary Sheet" to list information on bids received which **must be completed and returned.**
- "Reimbursement Request" forms which you **must use to request reimbursement of costs incurred.**
- "Spreadsheet" forms which you **must use in conjunction with your reimbursement request.**

CALIFORNIA ENVIRONMENTAL
PROTECTION

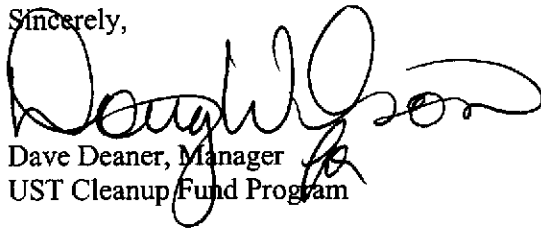
99 APR 26 PM 2:24

THIS IS IMPORTANT TO YOU, PLEASE NOTE:

You have 90 calendar days from the date of this letter to submit your first reimbursement request for incurred corrective action costs. **NO EXTENSIONS CAN BE GRANTED.** If you fail to do so, your LOC funds will automatically be reduced to zero (deobligated). Once this occurs, any future funds for this site are subject to availability when you submit your first reimbursement request. We continuously review the status of all active claims. You must continue to remain in compliance and submit a reimbursement request every 6 months. Failure to do so will result in the Fund taking steps to withdraw your LOC.

If you have any questions regarding the enclosed documents, please contact Anna Torres at (916) 227-4388.

Sincerely,



Dave Deaner, Manager
UST Cleanup Fund Program

Enclosures

cc: Mr. Thomas Peacock
Alameda County EHD
1131 Harbor Bay Pkway, 2nd Fl.
Alameda, CA 94502-6577



ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



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

April 1, 1999
StID # 191

Mr. Harvey Brook
Golden Gate Petroleum
1001 Galaxy Way, Suite 308
Concord, CA 94520

**Re: Request for Extension for Implementation of Site Assessment and Corrective Action
Plan for 421 23rd Ave., Oakland CA 94606**

Dear Mr. Brook:

This letter acknowledges receipt of and approves your work plan extension request (via fax from Bonkowski & Associates). In accordance to your request, you will initiate the approved site assessment and corrective action plan within 45 days after receipt of a Letter of Commitment from the Cleanup Fund or no later than July 1, 1999.

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

Sincerely,

Barney M. Chan
Hazardous Materials Specialist

C: B. Chan, files

Ms. C. Gordon, SWRCB Cleanup Fund (by fax only)

Mr. M. Bonkowski, Bonkowski & Associates (by fax only)

Wpext421-23rd

April 1, 1999
VIA FACSIMILE (510) 337-9335

Mr. Barney Chan
Environmental Health Services
1131 Harbor Bay Parkway, Suite 250
Alameda, CA 94502-6577

B

BONKOWSKI & ASSOCIATES, INC
Geotechnical Services and
Hazardous Materials Management

Corporate Headquarters
6400 Hollis Street, Suite 4
Emeryville, California 94608
Phone: (510) 450-0770
Fax: (510) 450-0801

Branch Office
McNear Building
7 Fourth Street, Suite 49
Petaluma, CA 94952
Phone: (707) 766-8940
Fax: (707) 766-8935

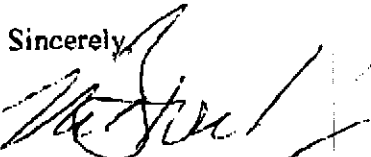
RE: Site Assessment and Corrective Action Workplan
421 23rd Avenue
Oakland, CA 94606

Dear Mr. Chan:

We are in receipt of your letter directive dated February 24, 1999 to implement the approved Corrective Action Workplan for the subject site by April 7, 1999 (see attached). As you know, Golden Gate Petroleum, the owner of the property, conducted a removal action in August 1998, and has applied for relief of this effort from the Cleanup Fund. We understand that the Cleanup Fund is planning on issuing a Letter of Commitment for this site, possibly within the next two weeks. Golden Gate Petroleum has expended substantial resources to date, although they have every intention of completing the directed Work.

On behalf of Golden Gate Petroleum, therefore, we request that you grant an extension of this Work until 45 days after we have receipt of the Letter of Commitment from the Cleanup Fund, or not later than July 1, 1999.

Please feel free to contact me at (510) 450-0770 if you have any questions or need any additional information.

Sincerely,


Michael S. Bonkowski, CEG 1329
Senior Managing Principal

Cc: Mr. Harvey Brook, Golden Gate Petroleum
Ms. C. Gordon, SWRCB Cleanup Fund, 2014T Street, Suite
130, Sacramento, California

#191

ENVIRONMENTAL
PROTECTION

April 1, 1999
VIA FACSIMILE (510) 337-9335

99 APR -5 PM 4: 16

Mr. Barney Chan
Environmental Health Services
1131 Harbor Bay Parkway, Suite 250
Alameda, CA 94502-6577

B

BONKOWSKI & ASSOCIATES, INC.
Geotechnical Services and
Hazardous Materials Management

**RE: Site Assessment and Corrective Action Workplan
421 23rd Avenue
Oakland, CA 94606**

Dear Mr. Chan:

Corporate Headquarters
6400 Hollis Street, Suite 4
Emeryville, California 94608
Phone: (510) 450-0770
Fax: (510) 450-0801

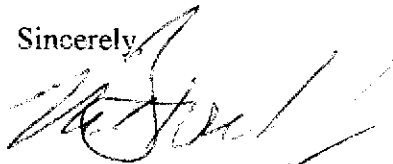
We are in receipt of your letter directive dated February 24, 1999 to implement the approved Corrective Action Workplan for the subject site by April 7, 1999 (see attached). As you know, Golden Gate Petroleum, the owner of the property, conducted a removal action in August 1998, and has applied for relief of this effort from the Cleanup Fund. We understand that the Cleanup Fund is planning on issuing a Letter of Commitment for this site, possibly within the next two weeks. Golden Gate Petroleum has expended substantial resources to date, although they have every intention of completing the directed Work.

Branch Office
McNear Building
7 Fourth Street, Suite 49
Petaluma, CA 94952
Phone: (707) 766-8940
Fax: (707) 766-8935

On behalf of Golden Gate Petroleum, therefore, we request that you grant an extension of this Work until 45 days after we have receipt of the Letter of Commitment from the Cleanup Fund, or not later than July 1, 1999.

Please feel free to contact me at (510) 450-0770 if you have any questions or need any additional information.

Sincerely,



Michael S. Bonkowski, CEG 1329
Senior Managing Principal

Cc: Mr. Harvey Brook, Golden Gate Petroleum
~~Ms. C. Gordon~~, SWRCB Cleanup Fund, 2014T Street, Suite
130, Sacramento, California

Mark Owens: Technical

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



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

February 24, 1999
StID #191

Mr. Harvey Brook
Golden Gate Petroleum
1001 Galaxy Way, Suite 308
Concord, CA 94520

Re: Site Assessment and Corrective Action Workplan for 421 23rd Ave., Oakland 94606

Dear Mr. Brook:

Our office approved the November 16, 1998 Corrective Action Workplan for the above referenced site in my November 25, 1998 letter. Since this time, we are aware that the Underground Storage Tank Cleanup Fund (Cleanup Fund) has reviewed your application claim for reimbursement and you have been designated a Priority Class "C". Please be reminded that current and future reimbursement is contingent on your timely and efficient performance of the approved remedial actions.

Therefore, to avoid jeopardizing your status with the Cleanup Fund, our office requests that you perform the previously approved work plan (borings and monitoring well) **within 45 days or by April 7, 1999.**

You are reminded to contact me 72 working hours prior to this work. I may be reached at (510) 567-6765.

Sincerely,

Barney M. Chan
Hazardous Materials Specialist

✓ C: B. Chan, files

Ms. C. Dittmar, Bonkowski & Associates, 3650 Mount Diablo Blvd., Suite 200,
Lafayette, CA 94549

Ms. C. Gordon, SWRCB Cleanup Fund, 2014 T Street, Suite 130, Sacramento CA 95814

CAPimp421

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



November 25, 1998
StID # 191

Mr. Harvey Brook
Golden Gate Petroleum
1001 Galaxy Way, Suite 308
Concord, CA 94520

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

Re: Site Assessment and Corrective Action Workplan for 421 23rd Ave., Oakland CA 94606

Dear Mr. Brook:

Thank you for the submission of the November 16, 1998 work plan referenced above prepared by Bonkowski and Associates. The work plan proposes work which further characterizes the soil and groundwater at the site and provides a method to remediate groundwater, if necessary.

Further site characterization will be performed by advancing eight (8) Geoprobe borings throughout the site. Both soil and groundwater samples will be collected. The soil samples from successive depths in each boring will be screened for the indication of contamination. It is assumed that the sample with the highest screening values will also be analyzed by a certified laboratory. Please insure that at least one soil boring is analyzed in addition to the groundwater sample from each bore hole. The samples will be analyzed for the following parameters; TPHg, TPHd, BTEX and MTBE. You are advised to perform a silica gel clean-up of the samples prior to the analysis for TPHd. In addition, MTBE should be confirmed by a GC/MS method (8240 or 8260) on the groundwater sample with the highest MTBE concentration obtained by EPA Method 8020.

Based on the results of the Geoprobe borings, four monitoring wells will be installed. A preliminary figure was provided indicating the proposed location of these wells. You are requested to confirm the location of these wells prior to installation.

Since there was the anticipation of groundwater contamination, a collection trench consisting of slotted horizontal piping below the anticipated groundwater level was installed in the assumed down-gradient location of the former underground tanks. If the results of the monitoring wells indicate the need, the collection trench will be used to extract groundwater. It was assumed that the greatest amount of groundwater contamination lies within the former tank pit, a reasonable assumption.

This work plan is acceptable to our office with the following comments/conditions:

- The soil and groundwater cleanup levels mentioned in the work plan are not applicable for this site. Appropriate cleanup levels should be consistent with ASTM Risk Based Corrective Action (RBCA) methodology and protective of potential ecological receptors.
- On a quarterly basis, you should submit a report summarizing the work performed the prior quarter and the work planned for the next quarter. An update on any scheduled work should also be included.
- Please contact this office at least 72 working hours prior to any work at the site.

3650 Mt. Diablo Blvd., Suite 200
Lafayette, CA 94549
(925) 283-9042
(925) 284-3552 Fax

Bonkowski & Associates

Fax

To: Mr. Barney Chan...

From: Cindy Dittmar (925) 284-0407

Fax: (510) 337-9335

Pages: 4

Phone: (510) 567-6765

Date: 10/28/98

Re: CAP for Oakland Cardlock

CC: File

| | | | | |
|---------------------------------|--|---|--|---|
| <input type="checkbox"/> Urgent | <input checked="" type="checkbox"/> For Review | <input type="checkbox"/> Please Comment | <input checked="" type="checkbox"/> Please Reply | <input type="checkbox"/> Please Recycle |
|---------------------------------|--|---|--|---|

• Comments:

Mr. Chan:

As we discussed today on the phone, the Corrective Action Plan for the Bay Area/Diablo Petroleum Oakland Cardlock at 421 23rd Avenue will be sent to your office on or before November 27, 1998. If this is acceptable to you please contact me at (925) 284-0407 to confirm. Thanks for your assistance with this matter.

Sincerely,
Bonkowski and Associates, Inc.



Cindy Dittmar
Senior Engineer

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



ENVIRONMENTAL HEALTH SERVICES
ENVIRONMENTAL PROTECTION (LOI)
1131 Harbor Bay Parkway, Suite 250
Alameda, CA 94502-6577
(510) 587-6700
FAX (510) 337-9335

August 21, 1998
StID # 191

Mr. Terry Pinney
Golden Gate Petroleum
1001 Galaxy Way, Suite #308
Concord CA 94520

Re: Supplemental IRM Workplan for Oakland Cardlock, 421 23rd Ave., Oakland CA 94606

Dear Mr. Pinney:

In lieu of signing the requested page on the August 18, 1998 IRM Work plan , I am writing this letter. This letter serves to reply to the IRM (Interim Remedial Measures) Workplan submitted to me today during my site visit by Mr. Peter Holland of Bonkowski & Associates. As you are aware, our office will be overseeing the investigation and remediation of this site through Alameda County Environmental Health's Local Oversight Program (LOP). A Notice of Responsibility (NOR) has been recently sent to you informing you of this administrative action.

Although the IRM was initially sent to and approved by Mr. Leroy Griffin of the City of Oakland, our office was aware and concurred with those actions stated in the August 18, 1998 report. Those items included:

- The removal of free product and impacted groundwater from the tank pit,
- The proper disposal of this collected groundwater;
- The over-excavation of highly impacted areas including the ends of Tank 1 and 2 and three of the four former dispenser islands;
- The installation of a collector trench within the underground tank pit. The collector trench consists of slotted 4 inch PVC piping wrapped in filter fabric and lain horizontally at the base of the tank pit along the south and west sides. Vertical risers are placed at the ends of the piping.
- The proper disposal of stockpiled soil generated from the tank removal.

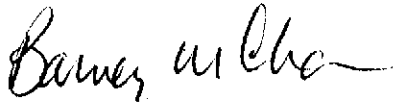
At the conclusion of your tank removal activities, please provide a copy of the complete Underground Storage Tank Closure Plan to our office and the City of Oakland. It was noticed that a map indicating the exact locations of samples was not included in this report.

You are also required to submit a Corrective Action Plan (CAP) pursuant to Title 23, Division 3, Chapter 16, Section 2725(d). The CAP consists of a site assessment, a feasibility study and a proposal for applicable cleanup levels. The initial work performed in the IRM work plan has greatly contributed to the preliminary site assessment part of the CAP. At this time, our office requests the submission of a work plan to determine the impact of the petroleum release to groundwater. Because you are, at this time, installing and permitting a new underground tank system, you may submit your work plan within 30 days of the conclusion of the restoration of site, the permitting of the underground tanks or the disposal of soil or groundwater, whichever is occurs last.

Mr. Terry Pinney
Golden Gate Petroleum
421 23rd Ave.
StID #191
August 21, 1998
Page 2.

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. M. Bonkowski, Bonkowski & Associates, 3650 Mount Diablo Blvd., Suite 200, Lafayette,
CA 94549

Mr. Leroy Griffin, City of Oakland, Fire Dept., OES, 505 14th St., 7th Floor, Oakland 94612

Stat421-23

Transfer of Eligible Local Oversight Case

RP1 Golden Gate Petroleum
1001 Galaxy Way, Suite #308
Concord CA 94520
c/o Mr Terry Pinney

STID 191 Date of Input/By: 8/19/98
NW

RP2 -

Mr. Charles
Campanella
801 San
Leandro St
Oak 94621

Date: 8/17/98 From: B. Chan

Site Name: 421 23rd Ave Bay Area Diablo Petroleum

Address: _____ City: Oak Zip: 94606

To be eligible for LOP, case must meet 3 qualifications:

1. N Tanks Removed? # of removed? 5 Date removed: 8/17/98
2. N Samples received? Contamination level: 3100 gas ppm diesel
Type of test _____
Contamination should be over 100 ppm TPH to qualify for LOP
3. Y N Petroleum? Circle Type(s): • Avgas • leaded • unleaded • fuel oil • jet
• diesel • waste oil • kerosene • solvents

Procedure to follow should your site meet all the above qualifications:

1.
 - a. _____ Close the deposit refund case.
 - b. _____ Account for ALL time you have spent on the case.
 - c. _____ Turn in account sheet to Leslie.

If there are funds still remaining it is still better to transfer the case to LOP as the rate for LOP allows more overhead. DO NOT attempt to continue to oversee the site simply because there are funds remaining!

Remaining DepRef \$'s: _____
DepRef Case Closed with Candyce/Leslie? Y N (If no, explain why below.)

2. Submit the completed A and B permit application forms to NORMA.
3. Give the entire case to the proper LOP staff.

NA: A:\LOPTRNS.FRM;REV November 21,1995

Site transferred from City of Oakland (Leloy Griffin)

UNDERGROUND STORAGE TANK UNAUTHORIZED RELEASE (LEAK) / CONTAMINATION SITE REPORT

| | | |
|--|--|--|
| EMERGENCY <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO | HAS STATE OFFICE OF EMERGENCY SERVICES REPORT BEEN FILED? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO | FOR LOCAL AGENCY USE ONLY I HEREBY CERTIFY THAT I HAVE DISTRIBUTED THIS INFORMATION ACCORDING TO THE DISTRIBUTION SHOWN ON THE INSTRUCTION SHEET ON THE BACK PAGE OF THIS FORM. |
| REPORT DATE 08/17/98 | CASE # | SIGNED: <i>Barney Chan</i> DATE: 8/18/98 |

| | | | | |
|-------------|--|---|------------------------------------|--|
| REPORTED BY | NAME OF INDIVIDUAL FILING REPORT DENNIS M O'LEEFE | PHONE (925) 603 8670 | SIGNATURE <i>Dennis O'Leefe</i> | |
| | REPRESENTING <input type="checkbox"/> LOCAL AGENCY <input type="checkbox"/> OWNER/OPERATOR <input type="checkbox"/> REGIONAL BOARD <input type="checkbox"/> OTHER | COMPANY OR AGENCY NAME Golden Gate Petroleum | | |
| | ADDRESS 1001 Galaxy Way Ste 308, Concord CA 94520 | | | |

| | | | |
|-------------------|--|----------------------------------|-------------------------|
| RESPONSIBLE PARTY | NAME Golden Gate Petroleum <input type="checkbox"/> UNKNOWN | CONTACT PERSON William Martin | PHONE (925) 603 8670 |
| | ADDRESS 1001 Galaxy Way Ste 308 Concord CA 94520 | | |

| | | | | |
|---------------|---|-----------------------------------|-------------------------|--|
| SITE LOCATION | FACILITY NAME (IF APPLICABLE) | OPERATOR Golden Gate Petroleum | PHONE (925) 603-8670 | |
| | ADDRESS 421 23rd Ave Oakland Alameda 94601 | | | |
| | CROSS STREET Kennedy Ave | | | |

| | | | |
|-----------------------|--|---|---------------------------------|
| IMPLEMENTING AGENCIES | LOCAL AGENCY AGENCY NAME Alameda County Health Department | CONTACT PERSON Rob Weston <i>Barney Chan</i> | PHONE (510) 567678 |
| | REGIONAL BOARD Bay Area R.W.Q.C.B | | CONTACT PERSON Chuck Headlee |

| | | |
|---------------------|--------------|--|
| SUBSTANCES INVOLVED | (1) Gasoline | QUANTITY LOST (GALLONS) <input checked="" type="checkbox"/> UNKNOWN |
| | (2) Diesel | <input checked="" type="checkbox"/> UNKNOWN |

| | | | | |
|---------------------|---|---|--|--|
| DISCOVERY/ABATEMENT | DATE DISCOVERED 08/13/98 | HOW DISCOVERED <input type="checkbox"/> INVENTORY CONTROL <input type="checkbox"/> SUBSURFACE MONITORING <input type="checkbox"/> NUISANCE CONDITIONS <input type="checkbox"/> TANK TEST <input checked="" type="checkbox"/> TANK REMOVAL <input type="checkbox"/> OTHER | | |
| | DATE DISCHARGE BEGAN UNKNOWN | METHOD USED TO STOP DISCHARGE (CHECK ALL THAT APPLY) <input type="checkbox"/> REMOVE CONTENTS <input checked="" type="checkbox"/> CLOSE TANK & REMOVE <input type="checkbox"/> REPAIR PIPING <input type="checkbox"/> REPAIR TANK <input type="checkbox"/> CLOSE TANK & FILL IN PLACE <input type="checkbox"/> CHANGE PROCEDURE <input type="checkbox"/> REPLACE TANK <input type="checkbox"/> OTHER | | |
| | HAS DISCHARGE BEEN STOPPED? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO IF YES, DATE | | | |

| | | |
|--------------|---|--|
| SOURCE/CAUSE | SOURCE OF DISCHARGE <input checked="" type="checkbox"/> TANK LEAK <input type="checkbox"/> UNKNOWN <input type="checkbox"/> PIPING LEAK <input type="checkbox"/> OTHER | CAUSE(S) <input type="checkbox"/> OVERFILL <input type="checkbox"/> RUPTURE/FAILURE <input type="checkbox"/> SPILL <input type="checkbox"/> CORROSION <input checked="" type="checkbox"/> UNKNOWN <input type="checkbox"/> OTHER |
|--------------|---|--|

| | |
|-----------|--|
| CASE TYPE | CHECK ONE ONLY <input checked="" type="checkbox"/> UNDETERMINED <input type="checkbox"/> SOIL ONLY <input type="checkbox"/> GROUNDWATER <input type="checkbox"/> DRINKING WATER - (CHECK ONLY IF WATER WELLS HAVE ACTUALLY BEEN AFFECTED) |
|-----------|--|

| | |
|----------------|--|
| CURRENT STATUS | CHECK ONE ONLY <input type="checkbox"/> NO ACTION TAKEN <input type="checkbox"/> PRELIMINARY SITE ASSESSMENT WORKPLAN SUBMITTED <input type="checkbox"/> POLLUTION CHARACTERIZATION <input type="checkbox"/> LEAK BEING CONFIRMED <input type="checkbox"/> PRELIMINARY SITE ASSESSMENT UNDERWAY <input type="checkbox"/> POST CLEANUP MONITORING IN PROGRESS <input type="checkbox"/> REMEDIATION PLAN <input type="checkbox"/> CASE CLOSED (CLEANUP COMPLETED OR UNNECESSARY) <input checked="" type="checkbox"/> CLEANUP UNDERWAY |
|----------------|--|

| | | | |
|-----------------|--|--|---|
| REMEDIAL ACTION | CHECK APPROPRIATE ACTION(S) (SEE BACK FOR DETAILS) | | |
| | <input checked="" type="checkbox"/> EXCAVATE & DISPOSE (ED) <input type="checkbox"/> EXCAVATE & TREAT (ET) <input type="checkbox"/> NO ACTION REQUIRED (NA) <input type="checkbox"/> OTHER (OT) | <input type="checkbox"/> REMOVE FREE PRODUCT (FP) <input type="checkbox"/> PUMP & TREAT GROUNDWATER (GT) <input type="checkbox"/> TREATMENT AT HOOKUP (HU) | <input type="checkbox"/> ENHANCED BIO DEGRADATION (IT) <input type="checkbox"/> REPLACE SUPPLY (RS) <input type="checkbox"/> VENT SOIL (VS) |

COMMENTS: Interim remediation action consist of soil, tanks and groundwater removal. A collection trench w/ slotted pvc piping is going to installed on 2 sides of the tank pit.

white -env.health
 yellow -facility
 pink -files

ALAMEDA COUNTY, DEPARTMENT OF ENVIRONMENTAL HEALTH
 Hazardous Materials Inspection Form

1131 Harbor Bay Pkwy.
 Suite 250
 Alameda, CA 94502-6577
 (510) 567-6700

II, III

II.A BUSINESS PLANS (Title 19)

- ___ 1. Immediate Reporting 2703
- ___ 2. Bus. Plan Stds. 25503(b)
- ___ 3. RR Cars > 30 days 25503.7
- ___ 4. Inventory Information 25504(a)
- ___ 5. Inventory Complete 2730
- ___ 6. Emergency Response 25504(b)
- ___ 7. Training 25504(c)
- ___ 8. Deficiency 25505(a)
- ___ 9. Modification 25505(b)

II.B ACUTELY HAZ. MATLS

- ___ 10. Registration Form Filed 25533(a)
- ___ 11. Form Complete 25533(b)
- ___ 12. RMPP Contents 25534(c)
- ___ 13. Implement Sch. Req'd? (Y/N)
- ___ 14. OffSite Conseq. Assess. 25524(c)
- ___ 15. Probable Risk Assessment 25534(d)
- ___ 16. Persons Responsible 25534(g)
- ___ 17. Certification 25534(f)
- ___ 18. Exemption Request? (Y/N) 25536(b)
- ___ 19. Trade Secret Requested? 25538

III. UNDERGROUND TANKS (Title 23)

- | | |
|-------------------------------|---|
| General | ___ 1. Permit Application 25284 (H&S) |
| | ___ 2. Pipeline Leak Detection 25292 (H&S) |
| | ___ 3. Records Maintenance 2712 |
| | ___ 4. Release Report 2651 |
| | ___ 5. Closure Plans 2670 |
| Monitoring for Existing Tanks | ___ 6. Method |
| | 1) Monthly Test |
| | 2) Daily Vadose Semi-annual groundwater One time soils |
| | 3) Daily Vadose One time soils Annual tank test |
| | 4) Monthly Gndwater One time soils |
| | 5) Daily Inventory Annual tank testing Cont pipe leak det Vadose/gndwater mon. |
| | 6) Daily Inventory Annual tank testing Cont pipe leak det |
| | 7) Weekly Tank Gauge Annual tank testing |
| | 8) Annual Tank Testing Daily Inventory |
| | 9) Other |
| | ___ 7. Precs Tank Test 2643 Date: _____ |
| | ___ 8. Inventory Rec. 2644 |
| | ___ 9. Soil Testing 2646 |
| ___ 10. Ground Water. 2647 | |
| New Tanks | ___ 11. Monitor Plan 2632 |
| | ___ 12. Access. Secure 2634 |
| | ___ 13. Plans Submit 2711 Date: _____ |
| | ___ 14. As Built 2635 Date: _____ |

Site ID # 191 Site Name Bay Area Double Petroleum Today's Date 8/17/98
 Site Address 421 23rd Ave
 City Oak Zip 94606 Phone _____

___ MAX AMT stored > 500 lbs, 55 gal., 200 cft.?

Inspection Categories:

- ___ I. Haz. Mat/Waste GENERATOR/TRANSPORTER
- ___ II. Business Plans, Acute Hazardous Materials
- III. Underground Tanks Removal

* Calif. Administration Code (CAC) or the Health & Safety Code (HS&C)

Comments:

SUSTS removed on 8/14/98, removed by L. Griffin OFD
Site visit to observe tank pit, lines & dispensers excavation
- Significant over excavation of orig pit has occurred & contractors are excavating deeper to set new 20k USTs.
Site @ 11'
"Baker" tank (20k gal) brought in to store water from pit, has approx 17k gal water currently
- Apparently free product observed w/ tank pit at time of removal, some traces of FP on water in pit
- Some of backfill used as a ramp to allow excavator to remove addnl soil to set 20k USTs.
- Total Spoil including "ramp" spoils is est. 1425 cy
Initial Spoils results were from a composite of 4 splas taken from a pile approx 640 cy
- Consultant, Ms. Cynthia Dittmar - Bonkowski & Associates
Property owner: Charles Campanella come by
- Based on observed + analytical results L. Griffin referred site to ACENT COP.

II, III

Contact: C. Dittmar

Title: _____

Signature: _____

Inspector: B. Chan

Signature: B. Chan

CITY OF OAKLAND



FIRE SERVICES AGENCY • 505 FOURTEENTH STREET • SUITE 702 • OAKLAND, CALIFORNIA 94612

Office of Emergency Services

(510) 238-3938
FAX (510) 238-7761
TDD (510) 839-6451

August 14, 1998

Mr. Terry Pinney
Golden Gate Petroleum
1001 Galaxy Way, Suite #308
Concord, CA 94520

**RE: UNDERGROUND TANK REMOVAL AT 421 23rd AVENUE OAKLAND
CALIFORNIA.**

Dear MrPinney:

The purpose of this letter is to acknowledge receipt of the soil analytical report and your proposed remediation workplan for 421 23rd Avenue in Oakland.

Based upon the data provided, I approve of the site assessment workplan for this location. Please contact me at least 72 hours prior to the start of any activities associated with this workplan. If you have any questions regarding this matter, you can contact me at 238-7759.

Sincerely

A handwritten signature in black ink that appears to read "Leroy Griffin".

LeROY GRIFFIN
Hazardous Materials Supervisor

CC: Cynthia A. Dittmar, Bonkowski & Associates

CITY OF OAKLAND



FIRE SERVICES AGENCY • 505 FOURTEENTH STREET • SUITE 702 • OAKLAND, CALIFORNIA 94612

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(510) 238-3938
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August 14, 1998

Mr. Terry Pinney
Golden Gate Petroleum
1001 Galaxy Way, Suite #308
Concord, CA 94520

**RE: UNDERGROUND TANK REMOVAL AT 421 23rd AVENUE OAKLAND
CALIFORNIA.**

Dear MrPinney:

The results of the sample analysis and observations documented during the closure of five underground storage tanks (UST), detectable fuel hydrocarbon contamination was identified in the water and soil sampled from the excavation pit.

A confirmed release from a UST has occurred at this site. Pursuant to the provisions of Article 11, Title 23, California Code of Regulations (CCR), you are required to perform an preliminary site assessment (PSA) to define the extent of both soil and groundwater contamination. To facilitate this task, a PSA work plan must be submitted for review.

This work plan is due within five days of receipt of this letter.

Pursuant to provisions of the Business and Professions Code all work and reports which require geologic or engineering evaluations and /or judgements must be performed under the direction of an appropriately registered or certified professional.

Please contact me at (510) 238-7759, if you have any questions regarding this matter

Sincerely

A handwritten signature in black ink, appearing to read "LeROY GRIFFIN".

LeROY GRIFFIN
Hazardous Materials Supervisor

cc: Cynthia A. Dittmar, Bonkowski & Associates

Underground Storage Tank Cleanup Fund
Claim Review Checklist

| | |
|---------------------------|---|
| Claim No: 13772 | Claimant Name: John Area / Waste Petroleum Co |
| | Site Address: 421 25th Ave. Napier |

Compliance Documentation (2 new leaks)

| Date | Corrective Action Performed |
|----------|---|
| 8/13/98 | Five USTs were removed. New USTs installed. |
| 8/18/98 | URF signed by County. |
| 8/21/98 | County letter to claimant approved subsequent Remedial Measures Workplan and approved a CCR. |
| 9/10/98 | Borkowski, Assoc. Tank Cont. Cleanup Report |
| 10/28/98 | Fax to County from consultant. Work will be sent on or before November 27, 1998. |
| 11/23/98 | County rec'd Borkowski and Assoc. Site Assessment and corrective action workplan. Proposed amending and treating groundwater thru an existing collector trench and verification of cleanup effectiveness through groundwater monitoring. Proposed the drilling of 2 appropriate test holes with the sampling of soil and groundwater. Proposed the installation of four monitoring wells. |
| 1/25/99 | County approved the workplan w/ conditions. |
| 2/10/99 | Detailed Review has not been implemented? |
| 4/1/99 | County granted an extension for implementation of the workplan until after receipt of LOC by the Cleanup Fund. Work should be implemented no later than July 1, 1999. |

Post-It™ brand fax transmittal memo 7671 # of pages = 1

| | |
|----------------------------|------------------------------|
| To: Barney Chan | From: Cheryl Gordon |
| Alameda Health | CO: Cleanup Fund |
| Dept. | Phone: (916) 227-4539 |
| Fax: (510) 337-9335 | Fax: (916) 227-4530 |

reverse

Confirmation of Corrective Action Compliance

Claimant in Corrective Action Compliance **4-2-99**

Claimant NOT in Corrective Action Compliance - 90 Day Letter Required

Case worker: **B. Chan** Fund will send letter Lead Agency will send letter (Send copy to Fund w/in two weeks)

Barney Chan **4/2/99**
Lead Agency Signature Date

Cheryl Gordon **4/2/99**
Claims Reviewer Signature Date

2/10/99
Date of Detailed Review



Peter M. Rooney
Secretary for
Environmental
Protection

State Water Resources Control Board

John P. Caffrey, Chairman



Pete Wilson
Governor

Division of Clean Water

2014 T Street, Suite 130 • Sacramento, California 95814 • (916) 227-4539 FAX (916) 227-4530
Mailing Address: P.O. Box 944212 • Sacramento, California • 94244-2120
Internet Address: <http://www.swrcb.ca.gov/~cwphome/ustcf/fundhome.htm>

DEC 10 PM 3:50

December 7, 1998

Stid #191
BC

William Martin, Dba Golden Gate Petroleum
Bay Area/Diablo Petroleum Co.
1001 Galaxy Way #308
Concord, CA 94520

UNDERGROUND STORAGE TANK CLEANUP FUND PROGRAM, NOTICE OF ELIGIBILITY DETERMINATION: CLAIM NUMBER 13772; FOR SITE ADDRESS: 421 23RD AVE. OAKLAND

Your claim has been accepted for placement on the Priority List in Priority Class "C" with a deductible of \$5,000.

Compliance Review: After adoption of the Priority List, staff will review, verify, and process applications based on their priority and rank within a priority class. During this Compliance Review, staff may request additional information needed to verify eligibility. Once review of the application is complete and the claim is determined to be valid, a Letter of Commitment will be issued obligating funds toward the cleanup. After the compliance review, your claim may be rejected if Division staff determine that you have not complied with regulations governing site cleanup, you have not supplied necessary information or documentation, or your claim application contains a material error. In such event, you will be issued a Notice of Intended Removal from the Priority List, informed of the basis for the proposed removal of your claim, and provided an opportunity to correct the condition that is the basis for the proposed removal. Your claim will be barred from further participation in the Fund, however, if the claim application contains a material error resulting from fraud or intentional or negligent misrepresentation.

Record keeping: During your cleanup project you should keep complete and well organized records of all corrective action activity and payment transactions. If you are eventually issued a Letter of Commitment, you will be required to submit: (1) copies of detailed invoices for all corrective action activity performed (including subcontractor invoices), (2) copies of canceled checks used to pay for work shown on the invoices, (3) copies of technical documents (bids, narrative work description, reports), and (4) evidence that the claimant paid for the work performed (not paid by another party). These documents are necessary for reimbursement and failure to submit them could impact the amount of reimbursement made by the Fund. *It is not necessary to submit these documents at this time; however, they will definitely be required prior to reimbursement.*

Compliance with Corrective Action Requirements: In order to be reimbursed for your eligible costs of cleanup incurred after December 2, 1991, you must have complied with corrective action requirements of Article 11, Chapter 16, Division 3, Title 23, California Code of Regulations. Article 11 categorized the corrective action process into *phases*. In addition, Article 11 requires the responsible party to submit an *investigative workplan/Corrective Action Plan* (CAP) before performing any work. This phasing process and the workplan/CAP requirements were intended to:

1. help the responsible party undertake the necessary corrective action in a cost-effective, efficient and timely manner;

2. enable the regulatory agency to review and approve the proposed cost-effective corrective action alternative before any corrective action work was performed; and
3. ensure the Fund will only reimburse the most cost-effective corrective action alternative required by the regulatory agency to achieve the minimum cleanup necessary to protect human health, safety and the environment.

In some limited situations *interim cleanup* will be necessary to mitigate a demonstrated immediate hazard to public health, or the environment. Program regulations allow the responsible party to undertake interim remedial action after: (1) notifying the regulatory agency of the proposed action, and; (2) complying with any requirements that the regulatory agency may set. Interim remedial action should only be proposed when necessary to mitigate an immediate demonstrated hazard. ***Implementing interim remedial action does not eliminate the requirement for a CAP and an evaluation of the most cost-effective corrective action alternative.***

Three bids and Cost Preapproval: Only corrective action costs required by the regulatory agency to protect human health, safety and the environment can be claimed for reimbursement. You must comply with all regulatory agency time schedules and requirements and you must obtain three bids for any required corrective action. Unless waived in writing, you are required to obtain preapproval of costs for all future corrective action work. ***If you do not obtain three bids and cost preapproval, reimbursement is not assured and costs may be rejected as ineligible.***

If you have any questions, please contact me at (916) 227-4539.

Sincerely,



Cheryl Gordon
Claim Review Unit
Underground Storage Tank Cleanup Fund

cc: Mr. Thomas Peacock
Alameda County EHD
1131 Harbor Bay Pkway, 2nd Fl.
Alameda, CA 94502-6577

ENVIS 10 UPDATED

Press [ESC] for the menu

UNDERGROUND STORAGE TANK CLEANUP SITE

-LOP:A-TRemov:--SLIC:-

| | | |
|--------------------------------------|--------------------|----------------------------|
| SITE ID: 191 | SOURCE OF FUNDS: F | SUBSTANCE : 8006619 |
| SITE NAME: Bay Area Diablo Petroleum | | DATE REPORTED : 08/17/1998 |
| SITE ADDRESS: 421 -0 23rd Ave | | DATE CONFIRMED: 08/17/1998 |
| CITY: Oakland | ZIP CODE: 94606 | MULTIPLE RPs : Y |

CASE TYPE: U CONTRACT STAT: 2 PRIORITY: 2A3 DATE ER: -0-

| | |
|-----------------------|-------------------------------|
| RP SEARCH : s | DATE END: -0- |
| PRELIM ASSESSMENT : - | DATE BEGIN: -0- DATE END: -0- |
| REMEDIAL INVEST : - | DATE BEGIN: -0- DATE END: -0- |
| REMEDIAL ACTION : - | DATE BEGIN: -0- DATE END: -0- |
| POST REMED MONITOR: - | DATE BEGIN: -0- DATE END: -0- |

| | |
|---------------------------|---|
| ENFORCEMENT TYPE: 1 | DATE ENFORCEMENT ACTION TAKEN: 08/19/1998 |
| LUFT CATEGORY: 2,h,s,c,a | CASE CLOSED: - DATE CASE CLOSED: -0- |
| DT EXC START : 08/14/1998 | REMEDIAL ACTIONS TAKEN: ED- |

PgDn for Screen #2

[ESC] Done [F2] Clear field [Shift-F2] Clear to end [Shift-F10] More
 Form: SITE Table: SITE Field: Source Page: 1

STID: 191

UNDERGROUND STORAGE TANK CLEANUP SITE - SCREEN #2

IN-HOUSE MANAGEMENT:

| | |
|------------------------------|------------------------------|
| RISK ASSESSMENT : -0- | LOC-CleanUp Fund? 04/23/1999 |
| DATE LAST CORSP : 04/01/1999 | INSPECTOR INIT: BC |

CONTACT/RESPONSIBLE PARTY INFORMATION:

| | |
|--|-----------------|
| RP #1: CONTACT: Mr. William Martin | RP COST: \$0.00 |
| RP COMPANY NAME: Golden Gate Petroleum | Ph: -0- |
| ADDRESS: 1001 Galaxy Way Ste# 308 | |
| CITY/ST/ZIP: Concord C A 94520 | |

COMMENT: MTBE=13,000 ppb in MW3 approximately 30' downgradient of site. A work plan for offsite wells has been approved. Nearest receptor is the Oakland Alameda estuary approximately 200' downgra

PgUp For Screen #1;PgDn For More RP'S

[ESC] Done [F2] Clear field [Shift-F2] Clear to end [Shift-F10] More
 Form: SITE Table: SITE Field: FlagDate Page: 2

RP seq#: 2-9

ADDITIONAL RP'S -SCREEN # 3

| | | |
|-------|-----------------------------------|---------|
| RP #2 | CONTACT NAME: Campanella C. S. Tr | Ph: -0- |
| | COMPANY NAME: N A | |

ADDRESS: 5401 San Leandro St.
CITY/ST/ZIP: Oakland C A 94601

RP #

CONTACT NAME:
COMPANY NAME:
ADDRESS:
CITY/ST/ZIP:

Ph:

RP #

CONTACT NAME:
COMPANY NAME:
ADDRESS:
CITY/ST/ZIP:

Ph:

PgUp for Screen #2; <F7>/<F8> for Next / Previous RP
[ESC] Done [F2] Clear field [Shift-F2] Clear to end [Shift-F10] More
Form: SITE Table: RPs Field: RPseq# Page: 3