

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



SENT 8-1-2000

RO# 424

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

StID 1489

July 31, 2000

Ms. Lynn Nightingale
102 Flying Circle Isle
Foster City, CA 94609

**SUBJECT: INTENT TO MAKE A DETERMINATION THAT NO FURTHER ACTION IS REQUIRED
OR ISSUE A CLOSURE LETTER FOR 4629 MARTIN LUTHER KING JR. WAY, OAKLAND, CA**

Dear Ms. Nightingale:

This letter is to inform you that Alameda County Environmental Protection (LOP) intends to make a determination that no further action is required at the above site or to issue a closure letter. Please notify this agency of any input and recommendations you may have on these proposed actions within 20 days of the date of this letter.

In accordance with section 25297.15 of Ch. 6.7 of the Health & Safety Code, you must provide certification to the local agency that all of the current record fee title owners have been informed of the proposed action. Please provide this certification to this office within 20 days of the date of this letter.

If you have any questions about these proposed actions, please contact me at (510) 567-6762.

Sincerely,

eva chu
Hazardous Materials Specialist

c: Chuck Headlee, RWQCB
Leroy Griffin, Oakland Fire Department

ntngale18

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



SWT acid. 0015
3-1-00

20424

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

StID 1489

March 1, 2000

Ms. Lynn Nightingale
102 Flying Cloud Isle
Foster City, CA 94404

RE: Well Decommission at 4629 Martin Luther King Jr Way, Oakland, CA

Dear Ms. Nightingale:

I have completed review of Advanced Assessment and Remediation Services' February 2000 *Quarterly Groundwater Monitoring and Sampling Report* prepared for the above referenced site. That report summarized groundwater sampling activities conducted on February 7, 2000. Laboratory analytical results indicate that petroleum hydrocarbon concentrations in groundwater are comparable or less than historic groundwater contaminant concentration data collected since November 1995.

At this time, the onsite groundwater monitoring wells (MW1 through MW4) may be decommissioned. Well destruction permits may be obtained from Alameda County Public Works. They can be reached at (510) 670-5248. A well destruction report is due within 60 days upon completion of field work.

Please be reminded that our review for site closure cannot begin until it has been demonstrated that the upgradient site (at 4701 MLK) is a source for the contaminants noted in Well MW4 (onsite well with the highest hydrocarbon concentrations).

If you have any questions, I can be reached at (510) 567-6762.

eva chu
Hazardous Materials Specialist

email: Tridib Guha (aars@cnet.com)

ningale17

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



R0424

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

StID 1489

August 30, 1999

Ms. Lynn Nightingale
102 Flying Cloud Isle
Foster City, CA 94404

RE: Next Monitoring Event for 4629 Martin Luther King Jr. Way, Oakland, CA

Dear Ms. Nightingale:

I have completed review of Advanced Assessment and Remediation Services' August 1999 *Quarterly Groundwater Monitoring and Sampling Report* prepared for the above referenced site. Groundwater samples were collected from four onsite monitoring wells. EPA Method 8260 was used to quantify MTBE. Laboratory analysis did not detect MTBE in the water samples.

The next sampling event should be in October 1999. For this event, groundwater should be analyzed for TPHg/BTEX using Method 8015/8020 and TPHd - TPH-mo using a silica gel cleanup prior to analysis with Method 8015. After the next sampling event, I will review the case for possible closure.

If you have any questions, I can be reached at (510) 567-6762.

eva chu
Hazardous Materials Specialist

c: Tridib Guha
AARS
2380 Salvio Street, Suite 202
Concord, CA 94520

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



20424

ENVIRONMENTAL HEALTH SERVICES

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

StID 1489

June 7, 1999

Ms. Lynn Nightingale
102 Flying Cloud Isle
Foster City, CA 94404

**SUBJECT: NEW LANDOWNER NOTIFICATION AND PARTICIPATION REQUIREMENTS
FOR 4629 MARTIN LUTHER KING JR WAY, OAKLAND, CA**

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 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) 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.

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

Lynn Nightingale
re: 4629 MLK Jr Way, Oakland, CA
June 7, 1999
Page 2 of 2

You may use the enclosed "notice of proposed action" form (sample letter 3) 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.

If you have any questions, I can be reached at (510) 567-6762.



eva chu
Hazardous Materials Specialist

Attachments

c: Chuck Headlee, RWQCB

ALAMEDA COUNTY
HEALTH CARE SERVICES



AGENCY
DAVID J. KEARS, Agency Director

R0424

ENVIRONMENTAL HEALTH SERVICES

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

StID 1489

June 7, 1999

Ms. Lynn Nightingale
102 Flying Cloud Isle
Foster City, CA 94404

RE: MTBE Confirmation at 4629 Martin Luther King Jr Way, Oakland, CA

Dear Ms. Nightingale:

I have completed review of Advanced Assessment and Remediation Services' June 1999 *Quarterly Groundwater Monitoring and Sampling Report* prepared for the above referenced site. For the April 1999 sampling event, groundwater from Wells MW-3 and MW-4 contained low levels of MTBE. The presence of MTBE in groundwater should be confirmed by using EPA Method 8260 in the next groundwater sampling event, anticipated in July 1999. In addition, groundwater should be prepared with a silica gel cleanup prior to analysis.

If you have any questions, I can be reached at (510) 567-6762.

eva chu
Hazardous Materials Specialist

c: Tridib Guha
AARS
2380 Salvio Street, Suite 202
Concord, CA 94520-2137

ntngale13

ALAMEDA COUNTY
HEALTH CARE SERVICES



AGENCY
DAVID J. KEARS, Agency Director

RO# 424

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

StID 1489

March 3, 1999

Ms. Lynn Nightingale
102 Flying Cloud Isle
Foster City, CA 94404

RE: Quarterly Monitoring at 4629 Martin Luther King Jr Way, Oakland, CA

Dear Ms. Nightingale:

I have completed review of Advanced Assessment and Remediation Services' February 1999 *Supplemental Site Investigation Report* prepared for the above referenced site. Five additional soil borings were advanced at the site in December 1998. Three of the borings were converted into groundwater monitoring wells. Soil samples collected at approximately 18' below grade from each boring did not contain remarkable levels of petroleum hydrocarbons. Groundwater samples contained a maximum of 4,000ppb TPHg, 12ppb benzene, and 4,300ppb TPHd.

At this time you should continue to monitor/sample the onsite wells on a quarterly basis. The next sampling event should be in March 1999. Technical summary reports documenting each well sampling and monitoring episode are also due quarterly. This schedule shall continue until further notice.

If you have any questions, I can be reached at (510) 567-6762.

eva chu
Hazardous Materials Specialist

c: Tridib Guha
2380 Salvio Street, Suite 202
Concord, CA 94520-2137

ntngale12

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



RO# 424

StID 1489

October 26, 1998

Ms. Lynn Nightingale
102 Flying Cloud Isle
Foster City, CA 94404

RE: 4629 Martin Luther King Jr Way, Oakland, CA

Dear Ms. Nightingale:

Thank you for your letter of October 13, 1998. In that letter you stated that the SWRCB Cleanup Fund does not reimburse for chlorinated hydrocarbon analysis. The Cleanup Fund only reimburses the cost related to underground storage tanks that previously had stored petroleum hydrocarbons. Thus, they do not reimburse for any solvent analysis. I had requested that analysis because the site operated a former steam laundry. It may not be unusual for a steam laundry facility to also do some dry cleaning, thus, I thought the analysis for chlorinated solvents would not be inappropriate. However, you insist that solvents were never used at this site. If that is the case, you do not have to analyze soil or groundwater for chlorinated solvents at this time.

The approved work plan should be implemented as is with the exception of the analysis for chlorinated hydrocarbons. Field work should commence within 30 days of the date of this letter. If you have any questions, I can be reached at (510) 567-6762.

eva chu
Hazardous Materials Specialist

c: Tridib Guha, AARS, 3800 Vista Oaks Dr, Suite 201, Martinez, CA 94553

ALAMEDA COUNTY
HEALTH CARE SERVICES



AGENCY
DAVID J. KEARS, Agency Director

RO# 424

StID 1489

August 5, 1998

Ms. Lynn Nightingale
102 Flying Cloud Isle
Foster City, CA 94404

ENVIRONMENTAL HEALTH SERVICES

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

RE: Work Plan Approval for 4629 MLK Jr Way, Oakland, CA

Dear Ms. Nightingale:

I have completed review of AARS' July 1998 "Work Plan for Supplemental Groundwater Quality Investigation" and the revised site plan depicting locations of the proposed temporary and permanent groundwater monitoring wells. The work plan is acceptable with the following changes/additions:

1. include analysis for TPH as stoddard solvent in all water samples;
2. only water from monitoring wells MW-1 and MW-2 need to be analyzed for chlorinated solvents, using Method 8240;
3. analysis for lead should be for total soluble lead, where the water sample (from wells MW-1 and MW-2 only) is filtered prior to analysis; and,
4. soil sample from TW-4, if "clean", should be selected for physical parameter analyses, where total carbon content quantification is also included;

Although records do not show that permits were taken for the installation of underground storage tanks (UST) inside the existing building, there exists what appears to be a UST, possible two, at the site (see enclosed site plan). The UST and any associated piping must be properly closed (either removed or filled with an inert material). The Oakland Fire Department is the lead agency for the closure of USTs. You should contact Mr. Leroy Griffin at (510) 238-7759 for applicable permits.

If you have any questions, I can be reached at (510) 567-6762.

eva chu
Hazardous Materials Specialist

c: Tridib Guha, AARS, 3800 Vista Oaks Dr, Suite 201, Martinez, CA 94553
Leroy Griffin, Oakland Fire Dept (w/)

enclosure

ntngale10

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



20424

StID 1489

June 12, 1998

Ms. Lynn Nightingale
102 Flying Cloud Isle
Foster City, CA 94404

ENVIRONMENTAL HEALTH SERVICES

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

SECOND NOTICE OF VIOLATION

Dear Ms. Nightingale:

On April 25, 1997, the Alameda County Department of Environmental Health, Hazardous Materials Division, sent you a letter approving the proposal for additional subsurface investigations at **4629 Martin L. King Jr Way, Oakland, CA**. As of the date of this letter, however, we have not received a formal workplan or any communication from you on this matter. Therefore, this letter constitutes a **Second Notice** that you are in violation of specific laws and that the technical report is due.

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. Therefore, you, as the responsible party are in violation of this section of the Code.

You are required to submit the technical reports for the site to this office **within 30 days** from the date of this letter. Modification of required tasks or extensions of stated deadlines must be confirmed in writing by either this agency or the RWQCB.

Be advised that failure to be in compliance with corrective action directives may jeopardize your eligibility to remain in the UST Cleanup Fund.

If you have any questions, I can be reached at (510) 567-6762.

eva chu
Hazardous Materials Specialist

c: Cheryl Gordon, SWRCB Cleanup Fund

ALAMEDA COUNTY
HEALTH CARE SERVICES



AGENCY
DAVID J. KEARS, Agency Director

RO#424

ENVIRONMENTAL HEALTH SERVICES

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

StID 1489

April 25, 1997

Ms. Lynn Nightingale
102 Flying Cloud Isle
Foster City, CA 94404

RE: Proposal Approval for 4629 Martin L. King Jr Way, Oakland

Dear Ms. Nightingale:

I have completed review of Advanced Assessment and Remediation Services' (AARS) March 1997 Proposal for Supplemental Groundwater Quality Investigation and AARS' April 1997 Addendum to said proposal for the above referenced site. The proposal to drill five soil borings (converting two into groundwater monitoring wells) to further delineate the extent of soil and groundwater contamination, and to determine if additional underground storage tanks (USTs) exist on the property and to properly close any USTs identified, is acceptable. A formal workplan for the proposed work is due within 60 days of the date of this letter, **or by June 25, 1997.**

If you have any questions, I can be reached at (510) 567-6762

eva chu
Hazardous Materials Specialist

c: Cheryl Gordon, SWRCB, Cleanup Fund
Tridib Guha, AARS, 3800 Vista Oaks Dr, Suite 201, Martinez, CA
94553

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



RO#424

StID 1489

February 26, 1997

Ms. Lynn Nightingale
102 Flying Cloud Isle
Foster City, CA 94404

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

**Subject: 90 day Compliance Letter
4629 Martin L King Jr Way, Oakland, CA 94609**

Dear Ms. Nightingale:

Your file was recently 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 a 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 enclosed 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 delineate the extent of the plume at this site. Please provide a workplan for this phase of the investigation. The workplan is due within 90 days of the date of this letter, **or by May 28, 1997.**

During the latest investigation at the site, the advancement of proposed boring MW-1 encountered auger refusal due to a metal jacket embedded in the concrete. It appears that an underground storage tank may exist beneath the concrete. Additional investigations must be conducted to verify whether there are additional tanks at this site. The proposed work should also be included in the workplan due by March 28, 1997.

Lynn Nightingale
re: 90 Day Letter
February 26, 1997

Please be aware, that pursuant to Title 23, Division 3, Chapter 16, Article 11 of the California Code of Regulations you must provide a status report of all activities, including the progress, of this case every 90 days to this office.

If you have any questions regarding the provisions of this letter and/or the necessary work at the site, please call me at (510) 567-6762.

Sincerely,



eva chu
Hazardous Materials Specialist

Enclosure

cc: Chief, Environmental Protection Div. /files
Robert Chambers, Alameda County District Attorney's Office
Kevin Graves, San Francisco Bay RWQCB
Cheryl Gordon, SWRCB, Clean-up Fund Program

ntngale7

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



RO#424
ARNOLD PERKINS, DIRECTOR
RAFAT A. SHAHID, DEPUTY DIRECTOR

StID 1489

January 24, 1996

Ms. Lynn Nightingale
102 Flying Cloud Isle
Foster City, CA 94404

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

**RE: Additional Investigations at 4629 Martin Luther King Jr
Way, Oakland 94609**

Dear Ms. Nightingale:

I have completed review of Advanced Assessment and Remediation Services' January 1996 Groundwater Quality Investigation Report for the above referenced site. This report documented the advancement of three soil borings. One was converted into a permanent groundwater monitoring well and two were converted into temporary wells. Soil samples were collected from the capillary fringe of each boring. "Grab" groundwater samples were collected from each boring.

Soil and groundwater analytical results exhibited total petroleum hydrocarbons as gasoline, diesel, and total oil and grease in each boring. The results suggest that the hydrocarbon release detected in well MW-1 is predominantly weathered diesel. The hydrocarbons detected in TW-1 is not as weathered and may contain constituents other than diesel, but within the diesel range. It appears contaminants in wells MW-1 and TW-1 are from different sources. The extent of the contaminant plume has not been adequately delineated and/or characterized.

At this time, additional investigations are required to delineate the extent of the plume at this site. Please provide a workplan for this phase of the investigation. The workplan is due within 45 days of the date of this letter, **or by March 18, 1996.**

During the recent investigation, the advancement of proposed boring MW-1 encountered auger refusal due to a metal jacket embedded in the concrete. It appears that an underground storage tank may exist beneath the concrete. Additional investigations must be conducted to verify whether there are additional tanks at this site. The City of Oakland Public Works and Fire Departments may be able to provide documentation of tank installation and location. Please provide your findings to this office **by February 25, 1996.** If there are additional tanks onsite, you must take measures to permanently close them.

Lynn Nightingale
re: 4629 MLK Way, Oakland
January 24, 1996

Page 2

Please be advised that this is a formal request for technical reports pursuant to Title 23, CCR, Section 2722(c). Any extensions of the stated deadlines, or modifications of the required tasks, must be confirmed in writing by this agency.

Should you have any questions about the content of this letter, please contact me at (510) 567-6762.

Sincerely,



eva chu
Hazardous Materials Specialist

cc: files

pw

ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY

DAVID J. KEARS, Agency Director



R0424

RAFAT A. SHAHID, DIRECTOR

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

StID 1489

October 20, 1995

Ms. Lynn Nightingale
102 Flying Cloud Isle
Foster City, CA 94404

**RE: Workplan Approval for 4629 Martin Luther King Jr Way,
Oakland 94609**

Dear Ms. Nightingale:

I have completed review of Advanced Assessment and Remediation Services' October 1995 Work Plan for Groundwater Quality Investigation to be performed at the above referenced site. The proposal to install three temporary wells (TW-1, 2, and 3), and one monitoring well (MW-1) to evaluate groundwater quality is acceptable. Field work should commence within 45 days of the date of this letter, or **by December 5, 1995**. Please notify me at least 72 hours prior to the start of field activities.

If you have any questions, I can be reached at (510) 567-6762.

A handwritten signature in black ink, appearing to read 'eva chu', written in a cursive style.

eva chu
Hazardous Materials Specialist

cc: Tridib Guha, AARS, 5016 Gloucester Ln, Martinez 94553
files

ntngale5

ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY

DAVID J. KEARS, Agency Director



R0424

RAFAT A. SHAHID, DIRECTOR

StID 1489

July 3, 1995

Ms. Lynn Nightingale
102 Flying Cloud Isle
Foster City, CA 94404

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

SECOND NOTICE OF VIOLATION

Dear Ms. Nightingale:

On April 7, 1994, the Alameda County Department of Environmental Health, Hazardous Materials Division, sent you a letter requesting a workplan for the determination of groundwater quality beneath the site at **4629 Martin Luther King Jr Way, Oakland**. As of the date of this letter, however, we have not received the required workplan. Therefore, this letter constitutes a Second Notice that you are in violation of specific laws and that the technical report is due.

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. Therefore, you, as the responsible party 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.

You are required to submit the technical reports for the site to this office within 30 days from the date of this letter. Failure to respond will result in referral of this case to the RWQCB or Alameda County District Attorney to consider for enforcement action. Modification of required tasks or extensions of stated deadlines must be confirmed in writing by either this agency or the RWQCB.

If you have any questions, I can be reached at (510) 567-6762.

eva chu
Hazardous Materials Specialist

cc: files (ntngale4)

ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY

DAVID J. KEARS, Agency Director



R0424

RAFAT A. SHAHID, ASST. AGENCY DIRECTOR

StID 1489

April 7, 1994

Ms. Lynn Nightingale
102 Flying Cloud Isle
Foster City, CA 94404

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

Subject: Groundwater Investigation at 4629 MLK Wy, Oakland

Dear Ms. Nightingale:

On November 15, 1993, this agency requested a workplan to determine the extent and severity of groundwater contamination at the above referenced site. To date we are not in receipt of the required workplan. I understand you are presently in the process of negotiating the sale of the property. Still, you should be proactive in assessing the extent of hydrocarbon contamination resulting from the former leaking underground storage tanks, should the sale of the property falls through.

Please submit a workplan for the determination of groundwater quality at this site **within 45 days of the date of the letter.** This is formal request for technical reports pursuant to Title 23, CCR, Section 2722(c). Any extensions of the stated deadlines, or modifications of the required tasks, must be confirmed in writing by this agency.

Should you have any questions about the content of this letter, please contact me at (510) 271-4530.

Sincerely,

eva chu
Hazardous Materials Specialist

cc: files

ntngale3

ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY

DAVID J. KEARS, Agency Director



R0424

RAFAT A. SHAHID, ASST. AGENCY DIRECTOR

StID 1489

November 15, 1993

Ms. Lynn Nightingale
102 Flying Cloud Isle
Foster City, CA 94404

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

**Subject: Groundwater Investigation at 4629 MLK WY,
Oakland 94609**

Dear Ms. Nightingale:

I have completed review of Subsurface Consultants' November 1993 Preliminary Fuel Oil Contamination Assessment Report for the above referenced site. This report documents the advancement of nine soil borings in-and-around the former heating fuel tanks to determine the lateral and vertical extent of soil contamination resulting from the release of fuel products at this site. Based on the laboratory results of soil samples collected from the borings, the lateral and vertical extent of soil contamination has been relatively well defined.

At this time additional investigations are required to determine the extent and severity of groundwater contamination which may have also resulted from the fuel release. Please submit a workplan detailing a proposal for this investigation. This workplan is due **within 45 days** of the date of this letter. Groundwater should be analyzed for TPH-D, TOG, BTEX, and total lead.

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

Sincerely,

eva chu
Hazardous Materials Specialist

cc: Mark Kawakami, SCI, 171 12th St., #201, Oakland 94607
files

ntngale2

ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY

DAVID J. KEARS, Agency Director



R0424

RAFAT A. SHAHID, ASST. AGENCY DIRECTOR

StID 1489

January 25, 1993

Lynn Nightingale
102 Flying Cloud Isle
Foster City, CA 94404

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

Subject: PSA for 4629 Martin Luther King Way, Oakland, 94609

Dear Ms. Nightingale:

This office has completed review of the Tank Removal Activity Report, prepared by SEMCO, for the above referenced site. When five underground storage tanks (USTs) were removed in July 1992, soil samples taken from native soil beneath the heating oil fuel tanks exhibited up to 4,000 parts per million total oil and grease (ppm TOG). A soil sample, Sample #1, taken as background soil exhibited 450 ppm as total lead.

At this time additional investigations are required to determine the lateral and vertical extent, and severity of soil and ground water contamination which may have resulted from the unauthorized release of petroleum products at the vicinity of the heating oil tank pit. Soil in the vicinity where Sample #1 was taken should be analyzed to determine if the lead concentration exceeds hazardous levels.

In order to proceed with this investigation, you should obtain the professional services of a reputable environmental consultant. Your responsibility is to have the consultant submit for review a proposal outlining planned activities to assess onsite contamination.

Such an investigation shall be in the form of a **Preliminary Site Assessment**, or PSA. The information gathered by the PSA will be used to determine an appropriate course of action to remediate the site, if deemed necessary. The PSA must be conducted in accordance with the RWQCB Staff Recommendations for the Initial Evaluation and Investigation of Underground Tanks, the State Water Resources Control Board LUFT Field Manual, and Article 11 of Title 23, California Code of Regulations. The major elements of such an investigation are summarized in the attached Appendix A.

The PSA proposal is due **within 45 days** of the date of this letter. Once the proposal is approved, field work should commence within 60 days. A report must be submitted within 45 days after the completion of this phase of work at the site. Subsequent reports are to be submitted quarterly until this site qualifies for RWQCB "sign off." All reports and proposals must

Lynn Nightingale
re: PSA for 4629 MLK Way
January 25, 1993

Page 2

be submitted under seal of a California Registered Geologist, Certified Engineering Geologist, or Registered Civil Engineer.

In addition, the enclosed Underground Storage Tank Unauthorized Release (Leak)/Contamination Site Report should be completed and returned to this office within 15 days.

Please be advised that this is a formal request for technical reports pursuant to Title 23, CCR, Section 2722(c). Any extensions of the stated deadlines, or modifications of the required tasks, must be confirmed in writing by either this agency or the RWQCB. Copies of all proposals and reports must also be sent to Mr. Richard Hiett of the RWQCB.

Should you have any questions about the content of this letter, please contact me at (510) 271-4530.

Sincerely,



Eva Chu
Hazardous Materials Specialist

cc: Rich Hiett, RWQCB
Gil Jensen, Alameda County District Attorney's Office
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