

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



02-14-01

20481

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

February 13, 2001
StID # 891

Mr. Floyd Young
3711 Allendale Ave.
Oakland CA 94619

Re: Floyd Young Appliance Site, 3775 Brookdale Ave., Oakland CA 94619

Dear Mr. Young:

It has come to my attention that our office prematurely sent you a Remedial Action Completion Certificate prior to you properly closing the existing three monitoring wells at the above referenced site. To clarify this issue, this letter serves to notify you and the SWRCB Cleanup Fund that the wells should be closed and work should be covered as part of your remediation actions as covered by the Fund. Please send me a copy of the well closure report.

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. J. Peters, Questa Engineering Corp., Box 70356, 1220 Brickyard Cove Rd., Suite 260
Pt. Richmond, CA 94807

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

Wells3775Brookdale

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



SENT 4-20-2000
mld ee's

20481

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

April 18, 2000
StID # 891

Mr. Floyd Young
3711 Allendale Ave.
Oakland CA 94619

Re: Subsurface Investigation for 3775 Brookdale Ave., Oakland CA 94619

Dear Mr. Young:

Our office last wrote you in my July 28, 1999 letter wherein I requested that you submit a risk-based corrective action (RBCA) evaluation for the above site. This report was requested initially by September 13, 1999 and later granted an extension to October 1, 1999. To date, our office has not received the requested report.

At this time, in order to determine if this site may be recommended for closure, you are requested to perform an additional groundwater monitoring event. Please sample the existing three wells for Total Petroleum Hydrocarbons as gasoline, BTEX and MTBE. In addition, please run the sample from MW3 for oil and grease. Any MTBE detected by EPA Method 8020 should be confirmed by EPA Method 8260. You are also requested to incorporate the new monitoring data into your RBCA evaluation.

Please perform the requested monitoring and RBCA evaluation and submit your reports to our office within 45 days or no later than June 9, 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. R. Smith, Questa Engineering, P.O. Box 70356, 1220 Brickyard Cove Rd., Suite 206
Point Richmond, CA 94807-0356

MonRBCA3775

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



SENT 8-14-2005
RO# 481

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

August 14, 2000
StID # 891

Mr. Floyd Young
3711 Allendale Ave.
Oakland CA 94619

**SUBJECT: INTENT TO MAKE A DETERMINATION THAT NO FURTHER ACTION IS REQUIRED
OR ISSUE A CLOSURE LETTER FOR 3775 BROOKDALE AVE., OAKLAND CA 94619**

Dear Mr. Young:

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. You may use the enclosed Example letter #3 as a guide. Please provide this certification to this office within 20 days of the date of this letter.

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

Sincerely,

Barney M. Chan
Hazardous Materials Specialist

Enclosure (sample letter #3)

c: B.Chan,files

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



SENT 10-18-99
including cc's

20487

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

October 15, 1999

Ms. Karen Petryna
Equiva Services LLC
P.O. Box 6249
Carson, CA 90749-6249
STID 3849

RE: Shell Station, 105 Fifth Street, Oakland, CA 94607

Dear Ms. Petryna:

I have reviewed the Monitoring Well Installation Report dated October 7, 1999 that was prepared by Cambria Environmental. Groundwater samples collected from the three wells after they were developed contained up to 1,790 ppb benzene, 324,000 ppb MTBE and 13,800 ppb TPH(g). This office concurs with your consultant that further subsurface characterization in the down gradient direction is warranted at this time.

Please submit a workplan to further delineate the extent of release within 45 days.

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

Sincerely,



Larry Seto
Sr. Hazardous Materials Specialist

Cc: Ailsa Le May, Cambria Environmental, 1144 65th Street, Suite B, Oakland,
CA 94608

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



Ro 481

ENVIRONMENTAL HEALTH SERVICES

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

July 28, 1999
StID # 891

Mr. Floyd Young
3711 Allendale Ave.
Oakland CA 94619

Re: Request for Human Health Risk Assessment for 3775 Brookdale Ave., Oakland 94619

Dear Mr. Young:

It appears that groundwater monitoring at the above site stopped after the February 1998 event. Our office reviewed the site history and requested that a risk-based corrective action (RBCA) evaluation be performed to determine whether site closure could be recommended. This request was made in my January 29, 1998 letter and was also stated in the Questa Engineering Corporation December 21, 1998 report.

Please submit your risk assessment to our office **within 45 days or by September 13, 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

Mr. R. Smith, Questa Engineering, P.O. Box 70356, 1220 Brickyard Cove Rd., Suite 206
Point Richmond, CA 94807-0356

RBCA3775Brookdale

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



R0#481

October 16, 1998
StID #891

Mr. Floyd Young
3711 Allendale Ave.
Oakland CA 94619

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

**Re: Request for Groundwater Monitoring Report for 3775 Brookdale Ave., Oakland CA
94619**

Dear Mr. Young:

Our office last wrote you in my January 29, 1998 letter. This letter concurred with your consultant's recommendation to perform additional monitoring at the site. The results of this monitoring would then be evaluated for potential recommendation for site closure. The monitoring in early 1998 was to determine if groundwater contamination had decreased by natural bio-remediation or was the result of seasonal varying groundwater depth. To date, our office has not received the requested monitoring report and it is assumed that no monitoring has occurred at this site in 1998. Please be aware that until the site is recommended for closure, you are required to submit quarterly reports or at an agreed upon less frequent interval. This report should summarize what has occurred at the site since the past monitoring event and what is proposed for the next quarter.

Please provide any groundwater monitoring reports for 1998. If this has not occurred, please have your consultant propose when the additional monitoring should occur. Any additional monitoring should include analysis for TPHg, BTEX and MTBE. If MTBE is detected, please have the laboratory verify the sample by analyzing a duplicate sample by EPA Method 8240 or 8260. Based on the results of this sampling and the recommendation of your consultant, our office will consider the site for closure. Your consultant should also evaluate the site using a Tier 1 RBCA approach.

Please submit your reports or respond to this letter in writing **within 30 days or by November 17, 1998**. You may contact me at (510) 567-6765 if you have any questions.

Sincerely,

Barney M. Chan
Hazardous Materials Specialist

C: B. Chan, file

Mr. R. Smith, Questa Engineering Corp., P.O. Box 70356, 1220 Brickyard Cove Rd.,
Suite 206, Point Richmond, CA 94807-0356

Rep3775

ALAMEDA COUNTY
HEALTH CARE SERVICES



AGENCY
DAVID J. KEARS, Agency Director

RO# 481

January 29, 1998
StID # 891

Mr. Floyd Young
3711 Allendale Ave.
Oakland CA 94619

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

**Re: Groundwater Monitoring at 3775 Brookdale Ave., Oakland CA
94619**

Dear Mr. Young:

Our office has received and reviewed the January 15, 1998 report for the Third and Fourth Quarter monitoring events for 1997 for the above referenced site. This report was provided by your consultant, Questa Engineering Corporation. I have also discussed its contents including the recommendations provided in this report with your consultant.

It appears that groundwater contamination has decreased markedly from the initial concentrations detected in January 1997. One question remains, however, whether this decrease is due totally to natural degradation or to groundwater levels which may not be within the contamination zone. It is with this question in mind that your consultant recommended additional groundwater sampling to see the results of the most recent rainy period. Our office agrees that one additional groundwater monitoring event should be performed at this site. After this is done, we request that a risk-based corrective action (RBCA) evaluation be performed to determine the human health risk posed by residual contamination at the site. Your initial evaluation should be to determine residual concentration and compare this against the risk-based screening level (RBSL) in the ASTM E 1739-95 document. For specific details you may either contact me at (510) 567-6765 or Ms. Madhulla Logan, the County risk assessor at (510) 567-6764.

Sincerely,

Barney M. Chan
Hazardous Materials Specialist

c: B. Chan, file

Mr. R. Smith, Questa Engineering Corp., P.O. Box 70356, 1220
Brickyard Cove Rd., Suite 206, Point Richmond, CA 94807-0356
mon3775

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



RO# 481

March 14, 1997

Mr. Floyd Young
Floyd Young's Appliance Service
3711 Allendale Ave.
Oakland, CA 94619

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

STID 891

Re: Investigations at 3775 Brookdale Ave., Oakland, CA

Dear Mr. Young,

This office has reviewed Questa Engineering Corporation's (Questa) Groundwater Monitoring Report, dated March 4, 1997, for the above site. Contaminant concentrations identified in the groundwater samples collected from the three monitoring wells in this last round of sampling were two to three times higher than in the past sampling event conducted on May 26, 1994. Quarterly groundwater monitoring should continue at the site to better characterize the contaminant plume and to determine whether there is an on-going contaminant source. Additionally, further monitoring/characterization of the plume is needed to determine whether this plume is migrating off site and potentially affecting the adjacent residential properties. The benzene concentrations currently being identified on the site exceed the human health protective threshold values for residences, given in the American Society for Testing and Materials' Risk-Based Corrective Action Guidelines (E 1739-95). The next quarterly sampling event should take place in April 1997, and a report submitted to this office by the early part of June 1997.

Future quarterly groundwater monitoring reports should include analysis for TPHd, in addition to TPHg and BTEX; a potentiometric map; and field notes showing purge volumes, pH, conductivity, temperature, depth-to-water, notes on turbidity, sheen, or odor. All of the above were not included in this last sampling report.

If you have any questions or comments, please contact me at (510) 567-6763.

Sincerely,

Juliet Shin
Senior Hazardous Materials Specialist

cc: Randall Smith, Questa Engineering Corporation, P.O. Box 70356, Point Richmond, CA 94807-0356
Acting Chief

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



RO# 481

November 5, 1996

Mr. Floyd Young
Floyd Young's Appliance Service
3711 Allendale Ave.
Oakland, CA 94619

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

STID 891

Re: Required groundwater monitoring at 3775 Brookdale Ave., Oakland, California

Dear Mr. Young,

On September 13, 1994, this office sent you a letter requiring you to conduct additional groundwater monitoring of the three on-site monitoring wells and further delineation of the observed soil contamination (please refer to attached copy of letter). Based on recent human health information from the American Society for Testing and Materials' Risk-Based Corrective Action guidelines, it appears that the residual soil contamination at the site may not pose a human health threat and, therefore, further delineation of this soil contamination will not be necessary for site closure. However, the elevated levels of contaminants identified in the groundwater samples collected from the three on-site monitoring wells may pose a problem to the site and to neighboring properties. Therefore, quarterly groundwater monitoring needs to be initiated for these three wells.

Per the attached guidelines from the Regional Water Quality Control Board, investigations should incorporate adequate characterization of the contamination and determinations as to whether a groundwater contaminant plume is stable and/or possibly impacting human health or the environment. Continued quarterly groundwater monitoring of the wells will provide answers to some of these concerns.

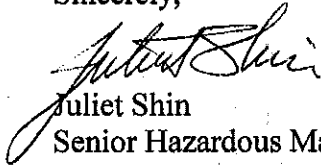
Please be reminded that you received a Letter of Commitment from the State Trust Fund in March 1994. In order to be eligible for reimbursement for the work you conduct, you must stay in compliance with the regulations and guidelines.

The next groundwater sampling event of the monitoring wells should be conducted within 45 days of the date of this letter. A report documenting the work should be submitted to this office within 45 days after completing field activities.

Mr. Floyd Young
Re: 3775 Brookdale Ave.
November 5, 1996
Page 2 of 2

If you have any questions or comments, please contact me at (510) 567-6763.

Sincerely,



Juliet Shin
Senior Hazardous Materials Specialist

ATTACHMENTS

cc: Cheryl Gordon
State Water Resources Control Board
Division of Clean Water Programs
Underground Storage Tank Cleanup Fund
P.O. Box 944212
Sacramento, CA 94244-2120

Acting Chief

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



R0481

BAHAT A. SHAHID, Assistant Agency Director

September 13, 1994

Mr. Floyd Young
Floyd Young's Appliance Service
3711 Allendale Ave.
Oakland, CA 94619

ALAMEDA COUNTY 430-453
HEALTH CARE SERVICES
DEPT. OF ENVIRONMENTAL HEALTH
1131 HARBOR BAY PKWY 2ND FLOOR
ALAMEDA CA 94502-6577

STID 891

Re: Investigations at 3775 Brookdale Ave., Oakland, California

Dear Mr. Young,

This office has reviewed Questa Engineering's Subsurface Investigation Report, dated August 1994. Soil samples collected from the borings identified up to 260 parts per million (ppm) Total Petroleum Hydrocarbons as gasoline (TPHg). Ground water samples collected from all three newly installed monitoring wells identified elevated levels of TPHg, up to 2,200 parts per billion (ppb), and benzene, up to 26 ppb.

Per Article 5 Title 23 California Code of Regulations, and the Regional Water Quality Control Board's (RWQCB) guidelines, you are required to continue quarterly ground water monitoring and water level measurements at the site. Quarterly reports documenting the monitoring work shall be submitted to this office.

Per Article 11 Title 23 California Code of Regulations, the delineation of the extent and severity of soil and ground water contamination is required when a contaminant release is observed. Therefore, you are required to submit a work plan addressing further delineation of the contaminant plume. The observed soil contamination appears to be confined to the capillary fringe (zone of fluctuating water table). Therefore, it appears that by defining the extent of the ground water contaminant plume, the extent of soil contamination may also be delineated.

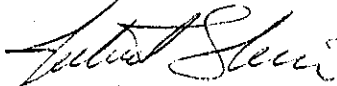
Per RWQCB's guidelines, permanent monitoring wells are required to delineate the extent of a ground water contaminant plume. Temporary wells or "grab" ground water samples may only be used as a screening tool to assist in determining permanent monitoring well locations. A work plan, addressing further delineation of the ground water contaminant plume, shall be submitted to this office **within 90 days of the date of this letter**. Any requests for extensions or modifications of the required tasks shall be submitted to this office in writing.

Mr. Floyd Young
Re: 3775 Brookdale Ave.
September 13, 1994
Page 2 of 2

Please be aware that this is a formal request for a technical report, pursuant to Section 2722(c), Title 23 California Code of Regulations.

If you have any questions or comments, please contact me at (510) 567-6763.

Sincerely,



Juliet Shin
Hazardous Materials Specialist

cc: Randall Smith
Questa Engineering Corporation
P.O. Box 356
Point Richmond, CA 94807

Edgar Howell

ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY

DAVID J. KEARS, Agency Director



R0481

RAFAT A. SHAHID, ASST. AGENCY DIRECTOR

DEPARTMENT OF ENVIRONMENTAL HEALTH
State Water Resources Control Board
Division of Clean Water Programs
UST Local Oversight Program
80 Swan Way, Rm 200
Oakland, CA 94621
(510) 271-4530

March 29, 1994

Mr. Floyd Young
Floyd Young's Appliance Service
3711 Allendale Ave.
Oakland, CA 94619

STID 891

Re: Work plan for 3775 Brookdale Ave., Oakland, California

Dear Mr. Young,

This office has reviewed Questa Engineering's work plan, dated March 1994, addressing soil and ground water investigations. The work plan is acceptable to this office with the following changes/reminders:

- o If the inferred downgradient direction is, in fact, to the south/southwest, the boring located near the former waste oil tank should be located in this estimated downgradient direction from the tank.
- o The boring located near the former waste oil tank should be one of the three borings that will be converted into monitoring wells. This is due to the fact that elevated levels of Total Petroleum Hydrocarbons as gasoline (TPHg), Total Petroleum Hydrocarbons as diesel (TPHd), Total Oil & Grease (TOG), lead, and traces of toluene, ethylbenzene, and xylenes were identified in soil samples collected from this area during the waste oil tank removal.
- o The soil and ground water samples collected adjacent to the former waste oil tank shall be analyzed for the following waste oil constituents: TPHg, TPHd, TOG, lead, 8270 constituents, and benzene, toluene, ethylbenzene, and xylenes (BTEX).
- o It is the understanding of this office that the concrete-filled tanks were formerly used as fuel tanks. However, it is unclear whether they were used for storing unleaded or leaded gas, or diesel. If more detailed information cannot be obtained regarding the former use of these tanks, samples collected from the boring located near these tanks should be analyzed for TPHg, TPHd, BTEX, and lead.

Mr. Floyd Young
Re: 3775 Brookdale
March 29, 1994
Page 2 of 2

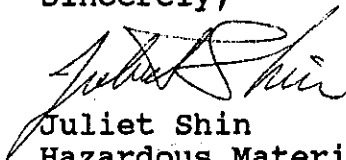
- o Soil and ground water samples collected from the borings located near the former 500-gallon and 1,000-gallon gas tanks shall be analyzed for TPHg, BTEX, and lead.
- o A minimum of one soil sample collected from each of the borings shall be taken to a certified laboratory for analysis.
- o Please be reminded to screen the wells adequately above and below the water table to account for fluctuations.

Additionally, if the on-site stockpiled soil is not already covered, please be sure to cover it until you dispose of it off-site. It is the understanding of this office that the stockpiled soil will be hauled off site after this phase of investigations.

Field work shall commence within 60 days of the date of this letter. A report documenting the work shall be submitted within 45 days after completing field activities.

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

Sincerely,



Juliet Shin
Hazardous Materials Specialist

cc: Randall Smith
Questa Engineering Corporation
P.O. Box 356
Point Richmond, CA 94807

Edgar Howell-File(JS)

ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY

DAVID J. KEARS, Agency Director



R0481

RAFAT A. SHAHID, ASST. AGENCY DIRECTOR

DEPARTMENT OF ENVIRONMENTAL HEALTH
State Water Resources Control Board
Division of Clean Water Programs
UST Local Oversight Program
80 Swan Way, Rm 200
Oakland, CA 94621
(510) 271-4530

December 15, 1993

Mr. Floyd Young
Floyd Young's Appliance Serv.
3711 Allendale Ave.
Oakland, CA 94619

STID 891

Re: Extension for the due date of work plan for site located at
3775 Brookdale Ave., Oakland, California

Dear Mr. Young,

Per our conversation on December 15, 1993, you requested an extension on the due date of the required work plan, due to unanticipated complications in the bidding process. This office is granting you a 45 day extension on the work plan due date. Therefore, the new due date for submittal of the work plan is **February 14, 1993**. If you have any questions or comments, please contact me at (510) 271-4530.

Sincerely,


Juliet Shin
Hazardous Materials Specialist

cc: Blessy Torres
State Water Resources Control Board
Division of Clean Water Programs
P.O. Box 944212
Sacramento, CA 94244-2120

Edgar Howell-File(JS)

ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY

DAVID J. KEARS, Agency Director



R0481

RAFAT A. SHAHID, ASST. AGENCY DIRECTOR

DEPARTMENT OF ENVIRONMENTAL HEALTH
State Water Resources Control Board
Division of Clean Water Programs
UST Local Oversight Program
80 Swan Way, Rm 200
Oakland, CA 94621
(510) 271-4530

October 5, 1993

Mr. Floyd Young
Floyd Young's Appliance Serv.
3711 Allendale Ave.
Oakland, CA 94619

STID 891

Re: Requirements for the State Trust Fund commitment letter
for site located at 3775 Brookdale Ave., Oakland,
California

Dear Mr. David,

Based on a financial review of your State Trust Fund claim by the State Board, you are eligible to receive a "Letter of Commitment" for this fund. However, during a recent file review, the State determined that you are not currently in compliance with the requirements for investigations and cleanup at your site.

On July 9, 1991, a letter from this Department formally required you to submit a work plan which would address the delineation of the contamination encountered and the installation of monitoring wells. On September 17, 1991, a work plan was submitted to this Department for review and approval however the work plan was insufficient to adequately address the delineation of the contamination or to investigate for possible impacts to ground water.

To this date, this office has not received an adequate work plan for further investigations at the site. You are required to submit a **Preliminary Site Assessment (PSA) work plan** to this office **within 60 days** of the date of this letter, or by **November 30, 1993**, addressing further investigations at the above site. **If the work plan is not bid, contracted for, and prepared within the given timeframe, the State Board cannot provide you with a "Letter of Commitment" for funding. Additionally, if you do not submit the work plan by the given due date, steps will have to be taken to remove your claim from the underground storage tank cleanup fund priority list.**

Sampling results from the tank removals identified upto 3,200 parts per million (ppm) Total Petroleum Hydrocarbons as gasoline (TPHg), 1,100 ppm Oil & Grease, 18 ppm benzene, and 220 ppm lead. Guidelines established by the California Regional Water Quality Control Board (RWQCB) require that soil and ground water investigations be conducted when there is evidence to indicate that a release from an UST will impact or may have impacted the ground water.

Mr. Floyd Young
Re: 3775 Brookdale Ave.
October 5, 1993
Page 2 of 3

You are required to conduct a PSA to determine the lateral and vertical extent and severity of soil and ground water contamination resulting from the release at the site. 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's Staff Recommendations for the Initial Evaluation and Investigation of Underground Tanks, and be consistent with requirements set forth in Article 11 of Title 23, California Code of Regulations. The major elements of such an investigation are summarized in the attached **Appendix A**. The major elements of the guidelines include, but are not limited to, the following:

- o At least one ground water monitoring well must be installed within 10 feet of the observed soil contamination in the tank pit, oriented in the confirmed downgradient direction relative to ground water flow. In the absence of data identifying the confirmed downgradient direction, a minimum of three wells will be required to verify gradient direction. During the installation of these wells, soil samples are to be collected at five-foot-depth intervals and any significant changes in lithology.
- o Subsequent to the installation of the monitoring wells, these wells must be surveyed to an established benchmark, with an accuracy of 0.01 foot. Ground water samples are to be collected and analyzed quarterly, and water level measurements are to be collected monthly for the first three months, and then quarterly thereafter. If the initial ground water elevation contours indicate that ground water flow directions vary greatly than you will be required to continue monthly water level measurements until the ground water gradient behavior is known. Both soil and ground water samples must be analyzed for the appropriate fuel contaminants listed in Table 2 of the RWQCB's Staff Recommendations for the Initial Evaluation and Investigation of Underground Tanks.

This Department will oversee the assessment and remediation of your site. Our oversight will include the review of and comment on work proposals and technical guidance on appropriate investigative approaches and monitoring schedules. The issuance of well drilling permits, however, will be through the Alameda County Flood Control and Water Conservation District, Zone 7, in Pleasanton. The RWQCB may choose to take over as lead agency if it is determined, following the completion of the initial assessment, that there has been a substantial impact to ground water.

Mr. Floyd Young
Re: 3775 Brookdale Ave.
October 5, 1993
Page 3 of 3

Once the proposal is approved, field work should commence within 60 days. A report must be submitted within 45 days after completing field work. Subsequent reports are to be submitted quarterly until this site qualifies for final RWQCB "sign-off". Such quarterly reports are due the first day of the second month of each subsequent quarter.

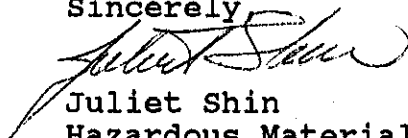
The referenced initial and quarterly reports must describe the status of the investigation and must include, among others, the following elements:

- o Details and results of all work performed during the designated period of time: records of field observations and data, boring and well construction logs, water level data, chain-of-custody forms, laboratory results for all samples collected and analyzed, tabulations of free product thicknesses and dissolved fractions.
- o Status of ground water contamination characterization
- o Interpretations of results: water level contour maps showing gradients, free and dissolved product, plume definition maps for each target component, geologic cross sections, etc.
- o Recommendations or plans for additional investigative work or remediation

Please be advised that this is a formal request for a work plan pursuant to **Section 2722 (c)(d) of Title 23 California Code of Regulations.**

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

Sincerely,


Juliet Shin
Hazardous Materials Specialist

cc: Robbie Buchanan
3633 Patterson Ave.
Oakland, CA 94619

Edgar Howell-File(JS)

ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY

DAVID J. KEARS, Agency Director



R0481

RAFAT A. SHAHID, ASST. AGENCY DIRECTOR

DEPARTMENT OF ENVIRONMENTAL HEALTH
State Water Resources Control Board
Division of Clean Water Programs
UST Local Oversight Program
80 Swan Way, Rm 200
Oakland, CA 94621
(510) 271-4530

October 28, 1993

Mr. Floyd Young
Floyd Young's Appliance Serv.
3711 Allendale Ave.
Oakland, CA 94619

STID 891

Re: Extension for the due date of work plan for site located at
3775 Brookdale Ave., Oakland, California

Dear Mr. Young,

Per a conversation between Michael Young and myself on October 27, 1993, this office will grant you a 30 day extension for the due date of the required work plan. Therefore, the new due date for submittal of the work plan is December 30, 1993. If you have any questions or comments, please contact me at (510) 271-4530.

Sincerely,

A handwritten signature in cursive script, appearing to read 'Juliet Shin'.

Juliet Shin
Hazardous Materials Specialist

cc: Edgar Howell-File(JS)

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



R0481

RAFAT A. SHAHID, Assistant Agency Director

March 20, 1992

Mr. Francisco David
Construction Inspector
Construction Division
City of Oakland Public Works Department
1330 Broadway
Oakland, CA 94612

DEPARTMENT OF ENVIRONMENTAL HEALTH
Hazardous Materials Division
80 Swan Way, Rm. 200
Oakland, CA 94621
(510) 271-4320

**Re: Site Contamination at 3775 Brookdale Ave., Oakland, CA
95619**

Dear Mr. Francisco:

This letter memorializes the telephone conversation we shared this morning regarding the disposition of the subsurface contamination at the above noted site. On September 20, 1990 three underground storage tanks (usts) were removed from the above facility. Samples collected at the time of the tank removals indicated soil contamination from Total Petroleum Hydrocarbons gasoline (TPHg) at levels as high as 1,300 ppm beneath the gasoline tanks formerly beneath the sidewalk on Brookdale Avenue. Contamination was also identified underneath a waste oil tank formerly next to the structure on the above property at levels as high as 1,100 ppm Total Oil and Grease, 250 ppm of Total Petroleum Hydrocarbons as diesel and 220 ppm lead.

On July 9, 1991 a letter from this Department formally required the property owner Mr. Floyd Young to submit a work plan which would address the delineation of the contamination encountered and the installation of monitoring wells.

On August 22, 1991 a meeting between Mr. Young, myself and Mr. Mark Thomson was scheduled by Mr. Mark Thomson of the Alameda County District Attorney's Office.

On September 17, 1991 a work plan was submitted to this Department for review and approval however the work plan was insufficient to adequately address the delineation of the contamination or to investigate for possible impacts to ground water.

Since that time due to financial circumstances Mr. Young is unable to initiate cleanup activities. He has applied for a grant for funds under Senate Bill 2004 which he is hoping will enable him to properly and prudently address the contaminants noted above.

In a phone conversation I had this morning with Mr. Young I was informed that the City Public Works Department is requiring him to repair the sidewalk within a specified time period or the City will initiate the repair and bill him for services rendered. Based

Mr. David
March 20, 1992
page 2 of 2

upon the conditions briefly outlined above I see no other alternative than to allow Mr. Young to reinstall the sidewalk as per the City's requirement. However when funds become available to address the contamination and a work plan has been approved by this Division the sidewalk may again have to be disturbed so that soil overexcavation or the installation of a treatment system may occur.

If you have any questions regarding the content of this letter please contact me at (510) 271-4320.

Sincerely:



Paul M. Smith
Hazardous Materials Specialist

cc:

Floyd Young, 3711 Allendale Ave., Oakland CA 94619
Ernie Bernabe/James Brinker, 1281 30th St., Oakland CA 94608
Mark Thomson, Alameda County District Attorneys Office

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



R0481

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

Certified Mailer # P 367 604 575

July 9, 1991

Mr. Floyd Young
3775 Brookdale Avenue
Oakland, CA 94619

**Re: Former Service Station, 3775 Brookdale Avenue, Oakland,
CA 94619**

Dear Mr. Young,

Alameda County Environmental Health Department, Hazardous Materials Division is in receipt of preliminary analytical results taken from beneath the former underground storage tanks (usts) located at the above address. However, to date, a formal tank closure report including a map of where samples were taken including copies of the hazardous waste manifests for the usts and for any removed soils have not been received by this office.

Alameda County Environmental Health Department, Hazardous Materials Division has currently been delegated authority from the San Francisco Regional Water Quality Control Board (RWQCB) to oversee a large number of remediation cases within Alameda County. Therefore, we will be the lead contact agency for the oversight duties with regard to this case.

Preliminary sampling data indicated Total Petroleum Hydrocarbons as gasoline (TPHg) in soil as high as 3200 ppm, Oil and Grease (O&G) as high as 1,100 ppm and benzene as high as 18 ppm. Lead levels in samples taken from the waste oil excavation revealed contamination as high as 220 ppm. In order to properly characterize soil samples taken from the former waste oil excavation you are required to determine the soluble threshold limit concentration (stlc) for lead in soil samples taken from this area.

According to the Tri-Regional recommendations, when contamination to soil of either Total Petroleum Hydrocarbons (TPH) or Oil and Grease (O&G) exceeding 100 ppm are encountered a groundwater investigation is required. You are required to install monitoring wells in order to determine the impact to groundwater and also in order to determine the hydraulic gradient.

You are requested to submit a work plan proposal within 45 days of the receipt of this letter. The work plan should include the investigative and remedial measures proposed in dealing with soil contamination and also in investigating the possible impact to groundwater at the above site.

Mr. Young
July 9, 1991
Page 2 of 3

All work must be performed according to RWQCB documents:

Leaking Underground Fuel Tank Field Manual revised October 1989

Tri-Regional Board Staff recommendations for Initial Evaluation and Investigation of Underground Storage Tanks 2 June 1988, revised 10 August 1990.

Appendix A of the Tri-Regional Recommendations (see enclosure) Copies of these documents can be obtained by calling the SFRWQCB data management group at 464-1269. Please note the LUFT manual as a whole has not been adopted by the SFRWQCB.

The work plan must be prepared by CA-Certified Engineering Geologist, CA-Registered Geologist or a CA-Registered Civil Engineer and should include a proposal to identify and address subsurface contamination. It should include but shall not be limited to a depiction of the proposed locations for monitoring well installations and a sampling plan including sampling type and frequency. The work plan proposal must also address existing soil contamination on site

All proposals, reports and analytical results pertaining to this investigation and remediation must be sent to our office and to:

Lester Feldman
Regional Water Quality Control Board, San Francisco Bay Region
2101 Webster Street, Suite 500
Oakland, California 94612
(415) 464-1255

You should be aware that this Division is working in conjunction with the SFRWQCB and that this is a formal request for technical reports pursuant to California Water Code Section 13267 (b).

You are also requested to complete and submit the enclosed Unauthorized Release Form to this office within 10 days of the receipt of this letter.

Mr. Young
July 9, 1991
Page 3 of 3

Should you have any questions pertaining to any of the above requests please contact me at 415/ 271-4320.

Sincerely,

Paul M. Smith

Paul M. Smith
Hazardous Materials Specialist

Enclosures (2)

cc:

Robert O'Neil, Olfacto-Labs
Lester Feldman, SFRWQCB
Charlene Williams, DHS
Gil Jensen, Alameda County District Attorney's Office of
Consumer and Environmental Affairs
Rafat A. Shahid, Assistant Agency Director, Alameda County
Environmental Health Department

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



R0481

Certified Mailer # P 062 127 782

May 30, 1991

Mr. Floyd Young
3775 Brookdale Ave.
Oakland, CA 94619

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

Re: Shell Station, 3775 Brookdale Avenue, Oakland, CA 94619

Dear Mr. Young,

On September 20, 1990 three underground storage tanks were removed from the above location. Soil samples were taken from the bottom of the tank excavations and also from the stockpiled soils. A Final Closure Report documenting the results of soil sample analyses, copies of sample chain-of-custody forms and hazardous waste manifests, documenting the appropriate disposal of the underground tanks, among other elements, has not been received by this department. Such reports are due for submittal within 60 days of the date of tank closure.

You are hereby directed to submit a final closure report to this office within 15 days of the date of this letter, or by June 14, 1991.

Please be advised that this letter constitutes a formal request for technical reports pursuant to California Water Code Section 13267(b). Failure to respond or a late response could result in the referral of this case to the RWQCB for enforcement, possibly subjecting the responsible party to civil penalties to a maximum of \$1,000 per day. Any extensions to the stated deadlines, or modifications of the required tasks, must be confirmed in writing by either this agency or the RWQCB.

Please be further advised that Alameda County Environmental Health Department, Hazardous Materials Division, is currently delegated authority from the San Francisco Regional Water Quality Control Board (RWQCB) to oversee remediation cases within Alameda County. Therefore, this Department will be lead agency for oversight of this case should further site characterization or remediation work be warranted following our review of data incorporated in the pending tank closure report.

Mr. Young
May 30, 1991
Page 2 of 2

All proposals, reports and analytical results pertaining to this investigation and remediation must be sent to our office and to:

Lester Feldman
Regional Water Quality Control Board, San Francisco Bay Region
2101 Webster Street, 5 th Floor
Oakland, California 94612
(415) 464-125

Should you have any questions pertaining to any of the above requests please contact me at 415/ 271-4320.

Sincerely,

Paul M. Smith

Paul M. Smith
Hazardous Materials Specialist

cc:

Ernesto Bernabe, B and B Associates Services
Lester Feldman, SFRWQCB
Charlene Williams, DHS
Gil Jensen, Alameda County District Attorney's Office of
Consumer and Environmental Affairs
Rafat A. Shahid, Assistant Agency Director, Alameda County
Environmental Health Department

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