

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



RO#624
RAFAT A. SHAHID, DIRECTOR

DEPARTMENT OF ENVIRONMENTAL HEALTH
1131 Harbor Bay Parkway
Alameda, CA 94502-6577
(510) 567-6700

STID 3994

February 7, 1996

Mr. Alan Zatopa
2900 Ralston Avenue
Hillsborough, CA 94010

RE: COMMERCIAL PROPERTY
LOCATED AT 1000 WEST GRAND AVENUE, OAKLAND, CA

Dear Mr. Zatopa:

This office is in receipt of and has completed review of the case file for this site, up to and including the February 5, 1996 Geomatrix "Draft copy of shallow groundwater sampling locations" and the February 7, "Revised copy of shallow groundwater sampling locations".

The objectives of this Work Plan is to further delineate the lateral extent of soil and groundwater hydrocarbon impact for the above referenced site. The petroleum hydrocarbons which have been detected beneath the site consist of a mixture of gasoline constituents. This Preliminary Site Assessment (PSA) work plan was requested in a Alameda County Health Care Services Agency (ACHCSA) letter, dated October 5, 1995.

The proposed subsurface investigation consists of the following:

Assess the vertical and lateral extent of impacted petroleum hydrocarbons. Field investigations includes the installation of several on-site probes using rapid site assessment tools (Geoprobe). The probes will be installed to a depth of approximately 20' bgs with soil samples collected every five feet and at the soil-ground water interface. In addition, groundwater samples are to be collected from each probe.

This Work Plan is approved, with the stipulation that soil and groundwater samples be analyzed for the presence of methyl-tert-butyl ether (MTBE).

Please notify this office no less than 72 hours before field operations begin, so I can schedule time to be on site.

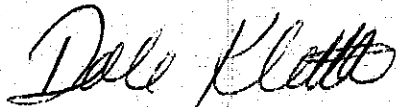
After review of the report documenting the above field activities, this site will be reviewed to determine whether it qualifies as a "Low Risk Groundwater Case" as defined in the California Regional Water Quality Control Board "Interim Guidance on Required Cleanup at Low Risk Fuel Sites".

Mr. Alan Zatopa
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For your information, the Underground Storage Tank Cleanup Fund (Fund) is created pursuant to Chapter 6.75 of the California Health & Safety Code to help eligible owners and operators of petroleum underground storage tanks obtain reimbursement for costs of the cleanup of unauthorized releases of petroleum. You are encouraged to contact the SWRCB fund representative (916/227-4529) for more case-specific information and to obtain an application package. Please also bear in mind that, in order to maintain UST clean-up fund eligibility, specific bidding requirements and contracting criteria must be met.

For your information, I have taken over management of this case from Jennifer Eberle of this office. Please do not hesitate to call me directly at 510/567-6880 should you have any questions.

Sincerely,



Dale Klettke, CHMM
Hazardous Materials Specialist

c: Thomas Peacock, LOP Manager--files
Stacy Anich, Geomatrix, 100 Pine Street, 10th Floor, San Francisco, CA 94111
3994wpok.dkt



STID 3994

October 5, 1995

Mr. Alan Zatopa
2900 Ralston Avenue
Hillsborough, CA 94010

DEPARTMENT OF ENVIRONMENTAL HEALTH
1131 Harbor Bay Parkway
Alameda, CA 94502-6577
(510) 567-6777

RE: COMMERCIAL PROPERTY
LOCATED AT 1000 WEST GRAND AVENUE, OAKLAND, CA

Dear Mr. Zatopa:

The results of sample analysis and observations documented by SEMCO during the September 1994 closure of three (3) 1000 gallon gasoline underground storage tank (UST) have been evaluated. Detectable fuel hydrocarbon contamination was identified in soil samples collected at depths of between 5 and 13 feet below grade (bg). Results of the chemical analyses for total petroleum hydrocarbons as gasoline (TPHg) were 446 ppm and 661 ppm for the soil samples collected at the north and south ends of the excavation at depths of 11' bg and 11.5' bg, respectively. Over-excavation of the north and south ends resulted in non-detectable concentrations of TPHg and BTEX being found in the confirmation sidewall sample collected at a depth of 12' bg from the north end. The final confirmation sample taken from the south sidewall at a depth of 12' bg was analyzed and detected 220 ppm of TPHg, as well as BTEX fractions (0.69 ppm, 0.63 ppm, 0.82 ppm and 1.7 ppm), respectively.

A groundwater sample collected from the open tank pit was analyzed and detected 12.7 ppm TPHg, as well as BTEX fractions (53.4 ppb, 46.9 ppb, 40.7 ppb and 96.1 ppb), respectively. The groundwater was also noted as having a sheen at the time of the original tank excavation and sampling.

A confirmed release from the UST has occurred at this site. Pursuant to provisions of Article 11, Title 23, California Code of Regulations (CCR), you are required to perform a preliminary site assessment (PSA) when a confirmed release from an UST has occurred. To facilitate this task, a PSA work plan must be submitted for review. **This work plan is due within 90 days of the date of this letter.**

A report must be submitted within 45 days of the completion of field activities associated with this phase of work at the site. The referenced reports must describe the status of the investigation and include, among other elements, the following:

- Details and results of all work performed during the designated reporting period: records of field observations and data, boring and well construction logs, water level data, boring and well construction logs, water level data, chain-of-custody forms, laboratory results for all samples collected and analyzed (including QA/QC data), tabulations of free product thicknesses and dissolved fractions, etc.

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- Status of ground water contamination and characterization.
- Interpretation of results: water level contour maps showing gradients, free and dissolved product plume definition maps for each target compound, geologic cross sections, etc.
- Recommendations for additional work.

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. Therefore, all proposals must be submitted under seal of a California-registered geologist or civil engineer with the appropriate environmental background. Please include a statement of qualifications for each lead professional involved with this project.

Please be advised that this letter constitutes a formal request for technical reports pursuant to California Water Code Section 13267(b).

For your information, the Underground Storage Tank Cleanup Fund (Fund) is created pursuant to Chapter 6.75 of the California Health & Safety Code to help eligible owners and operators of petroleum underground storage tanks obtain reimbursement for costs of the cleanup of unauthorized releases of petroleum. You are encouraged to contact the SWRCB fund representative (916/227-4529) for more case-specific information and to obtain an application package. Please also bear in mind that, in order to maintain UST clean-up fund eligibility, specific bidding requirements and contracting criteria must be met.

I am temporary covering for Jennifer Eberle in her absence. Please call me at 510/567-6880 should you have any questions.

Sincerely,



Dale Klettke, CHMM
Hazardous Materials Specialist

c: George Young, Acting Chief, Hazardous Materials Division--files
Gil Jensen, Alameda County District Attorney's Office
Rhonda Reames-Kiper, SEMCO, 1741 Leslie Street, San Mateo, CA 94402
Jennifer Eberle--file



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

July 21, 1994

A. A. and Kathleen Zatopa
c/o Charles E. Chase, Attorney
101 Lincoln Center Drive, suite 315
Foster City, California 94404

NOTICE OF VIOLATION

Re: Former Good Stuff Food Company site, located at
1000 Grand Avenue, Oakland, California 94607

Dear Mr. and/or Ms. Zatopa

Our records and inspection reports indicate the underground tank facility named above is owned and controlled by you. We have been informed the facility is closed leaving your tanks out-of-service and without periodic safety inspections.

The last inspection report dated August 16, 1991, stated one or more of the tanks failed their integrity tests in 1987. Subsequently the tanks were emptied and have not been used since that time.

Beyond removal of fuel from the tank(s), following a failed tank test, the owner and/or operator must determine the cause of the leak. Secondly, any work proposed to repair the tank(s) shall be approved by this office. A report describing the nature and extent of soil and groundwater or surface water contamination is also required within 5 working days of detecting the release. This report shall include further investigations necessary, corrective and remedial actions planned.

Consequently, pursuant to Title 23 of the California Code of Regulations, you are hereby required to report the failed tank tests and suspected or actual leaks, to this office. In addition, according to these regulations you must perform one of the following actions:

Zatopa
N.O.V.

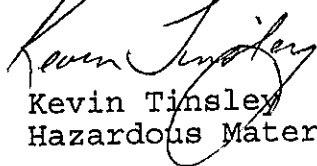
July 25, 1994
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1. Submit a tank closure plan to this office as required by Article 7, Section 2672 (closure information is attached).
- or
2. Apply for a permit to operate as required by Article 10, sections 2711, 2712, and 2713. Also attached are permit application forms A and B to be completed for option 1 or 2.

You should be aware that section 25299 of the California Health and Safety Code states that any operator or owner of an underground tank is liable for a civil penalty of not less than five hundred dollars or more than five thousand dollars per day for failure to obtain a permit, or failing to properly close an underground tank, as required by section 25298.

Submittal of your application, to permit the tanks for operation or removal and other reports requested in paragraph three, must be received within 30 days of this notice to avoid further enforcement action. If you have any questions regarding this matter, please contact this office at (510) 271-4320 or (510) 337-2824.

Sincerely,



Kevin Tinsley
Hazardous Materials Specialist

c, Gil Jensen, Alameda County District Attorney, Consumer and
Environmental Protection Agency
Kevin Graves, Regional Water Quality Control Board
Ariu Levi, Supervising Hazardous Materials Specialist