



Handwritten note: Po 2532

June 25, 2004

Mr. Amir Gholami  
Alameda County Health Care Services Agency  
Environmental Health Services  
1131 Harbor Bay Parkway, Suite 250  
Alameda, CA 94502-6577

RE: Response to ACHCSA Letter Dated June 9, 2004  
Former Fleischmann's Yeast Facility  
921 98<sup>th</sup> Avenue, Oakland, California  
ACC Project Number: 6725-001.03

Dear Mr. Gholami:

ACC Environmental Consultants, Inc. (ACC) has prepared this letter on behalf of Fleischmann's Yeast in response your letter dated June 9, 2004 regarding issues related to the former underground storage tanks (USTs) at 921 98<sup>th</sup> Street, Oakland, California (Site).

## **BACKGROUND**

In April and June 2002, ACC performed a Phase I Environmental Site Assessment. Data obtained indicated two gasoline underground storage tanks and their dispensers were formerly located in the parking lot area along 98<sup>th</sup> Street. Initially, ACC hired a subsurface utility locator to confirm that the USTs had been removed. When this survey did not provide the necessary confirmation, ACC hired an excavation contractor to trench in the former UST locations. Trenching verified that the USTs had been removed but that impacted soil existed in the former UST excavations. In September 2002, ACC advanced eight exploratory soil borings at select locations adjacent to two former USTs, designated T1 and T2. Representative soil and grab groundwater samples were collected for analysis. Based on the findings summarized in ACC's January 17, 2003 *Subsurface Investigation Report*, the City of Oakland Fire Services Agency referred the case to the ACHCSA for regulatory oversight.

In August 2003, ACC advanced twelve additional exploratory soil borings at select locations adjacent to and downgradient of the former gasoline USTs and dispensers. Findings of the second investigation were summarized in ACC's September 2, 2003 *Additional Subsurface Investigation Report* and submitted to the ACHCSA for review. ACC requested a meeting to discuss the site investigation findings obtained to date but was instructed to wait for ACHCSA comment. ACHCSA subsequently requested a closure summary and ACC submitted its *Closure*

Summary on December 12, 2003. Following submission of the closure summary, ACHCSA requested additional site investigation in its June 9, 2004 letter.

## DISCUSSION

ACC primarily performed subsurface investigation to characterize soil and groundwater in the vicinity of the former USTs and ultimately to obtain data that would support regulatory closure. Groundwater investigation has verified that two relatively localized plumes of petroleum hydrocarbon-impacted groundwater exist in the vicinity of UST #1 and the dispenser associated with UST #2.

In order to move this project forward in an expeditious manner and avoid misunderstanding, Mr. Robert Ribbing of Fleischmann's Yeast formally requests a meeting with ACC, ACHCSA, and Ms. Betty Graham of the Regional Water Quality Control Board. Specific issues for discussion include:

1. Regulatory oversight;
2. Further investigation requirements;
3. Any necessary soil remediation;
4. Any necessary groundwater monitoring; and
5. Closure requirements.

Due to Fleischmann's strong desire to meet as soon as feasible with the decision-making parties involved with obtaining full regulatory closure, ACC requests an extension for the Work Plan requested in the June 9, 2004 ACHCSA letter to 15 business days following the requested meeting.

ACC looks forward to working with you on this project. Please contact me at (510) 638-8400 extension 109 or email me at [ddement@accenv.com](mailto:ddement@accenv.com) if you have any questions.

Sincerely,



David DeMent, RG, REA II  
Environmental Division Manager

Enclosures

/tb:dd

cc: Mr. Robert Ribbing, Fleischmann's Yeast  
240 Larkin Williams Industrial Court  
Fenton, Missouri 63026