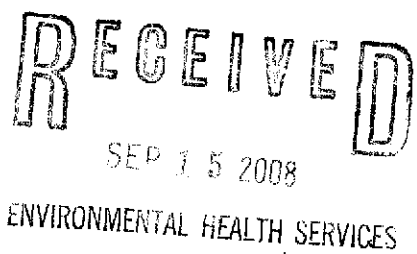


Aniko R. Molnar  
7 Morningsun Ave.  
Mill Valley, CA 94941  
armolnar@sbcglobal.net  
Tel (415) 254-7855 Fax (415) 389-0160

September 12, 2008



Ms. Barbara Jakub, P. G.  
Environmental Health Services  
Environmental Protection  
1131 Harbor Bay Parkway, Suite 250  
Alameda, CA 94502-6577

Subject: StID 23, 2801 MacArthur Boulevard, Oakland, CA

Dear Ms. Jakub:

We have received your letter dated July 3, 2008 regarding GeoTracker status for this site and your letter dated July 15, 2008 forwarding comments on the Additional Site Study Report dated July 2006 by Fugro West, Inc. We would like to request a meeting with you and Ms. Donna Drogos to discuss these comments so that we can move forward in a cost effective manner toward closure. We also request extensions of the submittal dates for deliverables outlined in these letters until after we have met with you and clarified the scope.

The purpose of a meeting is to discuss the specific elements requested in the July 15, 2008 letter as well as the site history and the current status of this site including plans for development. We met previously in June 2005 with Ms. Drogos and the past project manager prior to the submittal of the Evaluation of Submerged Monitoring Well Screens report (December 2005) and the Additional Site Study report (July 2006). At that time it was understood that we would meet again once the agency (ACEH) had reviewed the report. I have made several phone calls to the agency in the past two years to obtain that review and to have a meeting. In the meantime, the property owner has submitted the preliminary plans for development to the City of Oakland.

I have addressed the specific comments in your July 15, 2008 letter below and noted where we are seeking clarification. We look forward to discussing these at our meeting.

**Technical Comments**

- 1) a) *Dissolved Contaminant Plume.* The groundwater analytical data over time was reviewed in the July 2006 report and Fugro West, Inc. concluded that the dissolved plume has been stable over time based on an evaluation of site data.
- b) *Regional Geologic and Hydrogeologic Setting.* Groundwater data and historical high and low groundwater elevations are graphically presented for all wells in the

Letter to B. Jakub  
September 12, 2008

report entitled "Evaluation of Submerged Monitoring Well Screens, 2801 MacArthur Boulevard, Oakland, California" by Fugro West, Inc. dated December 8, 2005. Regional geologic and hydrogeologic setting has been discussed in several earlier reports.

c) *Preferential Pathway Study*. The reference to David Keith Todd Consulting Engineers is not regarding a well survey. The study referenced by California RWQCB and Alameda County Flood Control and Water Conservation District indicate that the closest well to the site is approximately 1100 feet north-northwest of the site.

- 2) *Draft FS/CAP*. Most of the information requested here has been previously submitted in various reports. Regarding evaluations of specific alternatives please refer to meeting notes from the June 2005 meeting with Ms. Drogos and the recommendations of the July 2006 report which state "Future investigation and cleanup of the Site should be directly related to planned redevelopment". We would like this topic to be a major focus of our meeting.
- 3) *Monitoring Reports*. There have not been any additional monitoring events because we were waiting on comments/approval from the ACEH. As you know, we are only reimbursed by the UST Fund for work required by an agency. We are currently arranging for monitoring of the existing wells and request an extension of this deadline.
- 4) *Geotracker Compliance*. We will arrange to have the monitoring wells surveyed and uploaded into the GeoTracker system. We will also have monitoring data collected after July 1, 2005 uploaded into the system. We are currently looking into the most cost effective way to proceed with this and, therefore, request an extension of this deadline.

#### **Request for Information**

Please clarify this request for us. It is not clear whether that all reports need to be electronically submitted (as stated) or just those after July 1, 2005 as stated in the July 3, 2008 letter. There have been numerous reports written since 1989 (see attached list) and it would be time consuming and costly to upload all of them for not much benefit. We request an extension for this submittal and will agree to a submittal date once we understand what the scope is.

#### **Technical Report Request**

Please refer to item 2 under Technical Comments above. We request an extension of the submittal date for a Feasibility Study/Corrective Action Plan until we have a meeting with you and Ms. Drogos where the scope can be clarified given the site specifics.

#### **Electronic Submittal of Reports**

Please refer to our question under Request for Information above.

Letter to B. Jakub  
September 12, 2008

Please address future correspondence to:

Mr. Nicholas Molnar  
440 Grand Ave. Suite #320  
Oakland, CA  
94610

(Please continue to include the property owners, Mr. and Mrs. Yu, as addressees as well.)

Please send a copy of all correspondence to:

Ms. Aniko Molnar  
7 Morningsun Ave.  
Mill Valley, CA  
94941

We look forward to meeting with you regarding this site. Please call me at (415)254-7855 or email me at [armolnar@sbcglobal.net](mailto:armolnar@sbcglobal.net) if you have any questions.

Sincerely,



Aniko R. Molnar

Enclosure: List of Reports

Cc: Mr. Raymond Yu, Property Owner  
Mr. Nicholas Molnar, APA Fund  
Ms. Donna Drogos, ACEH  
Ms. Jeriann Alexander, Fugro West, Inc.

***List of Technical Reports***  
***2801 MacArthur Boulevard, Oakland, CA***  
***StID 23***

Chaney, Walton & McCall (LLC), Petroleum – Affected Soils Removal and Disposition Report, APA Fund Site Oakland, California, dated January 29, 2001

Fugro West, Inc., Work Plan Additional Site Study, 2801 MacArthur Blvd., Oakland, California, dated October 11, 2005

Fugro West, Inc., Evaluation of Submerged Monitoring Well Screens, 2801 MacArthur Blvd., Oakland, California, dated December 8, 2005

Fugro West, Inc., Additional Site Study Report, 2801 MacArthur Boulevard, Oakland, California, dated July 28, 2006

Fugro West, Inc., December 2006 Groundwater Monitoring, 2801 MacArthur Boulevard, Oakland, California, StID 23, dated February 13, 2007

Geomatrix Consultants, Inc., Results of October 2001 Environmental Soil Sampling, 2801 MacArthur Boulevard, Oakland, California, dated January 29, 2001

Reidel Environmental Services, Report – Tank Removal, 2801 MacArthur Boulevard, Oakland, California, dated June 9, 1989

Reidel Environmental Services, Project Report Subsurface Soil Investigation, 2801 MacArthur Boulevard, Oakland, California, dated June 20, 1989

Reidel Environmental Services, Report Remedial Investigation, 2801 MacArthur Boulevard, Oakland, California, dated December 14, 1989

Subsurface Consultants, Inc., Groundwater Monitoring Event – December 1999, 2801 MacArthur Boulevard, Oakland, California, dated March 10, 2000

Subsurface Consultants, Inc., Corrective Action Plan, StID 23, 2801 MacArthur Boulevard, Oakland, California, dated August 13, 1999

Subsurface Consultants, Inc., Groundwater Monitoring Event – June 1999, 2801 MacArthur Boulevard, Oakland, California, dated July 23, 1999

Subsurface Consultants, Inc., Additional Investigation , StID 23, Soil and Vapor Sampling, 2801 MacArthur Boulevard, Oakland, California, dated February 1, 1999

Subsurface Consultants, Inc., Addendum – Risk Assessment and Case Closure Petition, 2801 MacArthur Boulevard, Oakland, California, dated October 28, 1997

*List of Technical Reports*  
*2801 MacArthur Boulevard, Oakland, CA*  
*page 2*

Subsurface Consultants, Inc., Risk Assessment and Case Closure Petition, 2801 MacArthur Boulevard, Oakland, California, dated January 9, 1997

Subsurface Consultants, Inc., Supplemental Soil and Groundwater Investigation Monitoring Wells M-5 and M-6, 2801 MacArthur Boulevard, Oakland, California, dated March 30, 1995

Subsurface Consultants, Inc., Quarterly Groundwater Monitoring Sampling Event – March 1994, 2801 MacArthur Boulevard, Oakland, California, dated March 28, 1994

Subsurface Consultants, Inc., Quarterly Groundwater Monitoring Sampling Event – December 1993, 2801 MacArthur Boulevard, Oakland, California, dated January 11, 1994

Subsurface Consultants, Inc., Quarterly Groundwater Monitoring Sampling Event #1 – August 1993, 2801 MacArthur Boulevard, Oakland, California, dated September 10, 1993

Subsurface Consultants, Inc., Supplemental Soil and Groundwater Investigation, 2801 MacArthur Boulevard, Oakland, California, dated July 14, 1993

Streamborn, Data Submittal – Groundwater Monitoring Former Service Station, 2801 MacArthur Boulevard, Oakland CA, dated April 6, 1993

Streamborn, Letter Report – Disposal of Investigation-Derived Waste, 2801 MacArthur Boulevard, Oakland, CA, March 19, 1992

Streamborn, Data Submittal – Groundwater Monitoring Former Service Station, 2801 MacArthur Boulevard, Oakland, CA, dated January 28, 1992

Streamborn, Workplan Supplemental Soil and Groundwater Investigation, 2801 MacArthur Boulevard, Oakland, CA, dated January 31, 1992

Streamborn, Report Additional Soil and Groundwater Investigation, 2801 MacArthur Boulevard, Oakland, CA, dated August 20, 1991