

16184

2007 NOV -1 AM 10:55



October 31, 2007

Mr. Barney Chan
Alameda County Health Care Services Agency
1131 Harbor Bay Parkway, 2nd Floor
Alameda, California 94502

RE: Voluntary Cleanup Action
300 Hegenberger Road, Oakland, California
ACC Project Number: 6748-017.02

Dear Mr. Chan:

On behalf of McMorgan & Company LLC and The Bank of New York Trust Company, N.A. as Corporate Co-Trustee for Carpenters Pension Trust Fund for Northern California; Northern California Carpenters PTF, the owning entity of 300 Hegenberger Road, ACC Environmental Consultants, Inc. (ACC) is informing you of their intent to proceed with a voluntary cleanup at the Site to address residual petroleum hydrocarbons identified in shallow soil and groundwater. The optimum goal of remedial soil excavation was summarized in ACC's July 23, 2007 *Remedial Action Plan* and the minimum goal of this work is to achieve accepted soil cleanup goals for commercial Site use. The Site has historically been zoned commercial and it will likely be redeveloped for commercial use in the near future.

ACC is also contacting the Oakland Fire Department and the Regional Water Quality Control Board for concurrence with this work and to expedite regulatory review once the remedial work is completed.

If you have any questions, please contact me at (510) 638-8400, ext. 109 or by email at ddement@accenv.com.

Sincerely,

David R. DeMent, PG, REA II
Division Manager / Senior Geologist

/drd:krb

Northern California: 7977 Capwell Drive, Suite 100 • Oakland, CA 94621 • (510) 638-8400 • Fax (510) 638-8404
Southern California: 1541 Wilshire Blvd., Suite 516, Los Angeles, CA 90017 • (213) 353-1240 • Fax (213) 353-1244

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



April 5, 2006

The Bank of New York Trust Company
Ms. Mary Schroeder
McMorgan & Company LLC
One Bush Street, Suite 800
San Francisco, CA 94104

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

Dear Ms. Schroeder:

Subject: Fuel Leak Case [REDACTED] 84, 444 Hegenberger Loop, Oakland, CA 94621

Alameda County Environmental Health (ACEH) staff has reviewed the case file for the subject site including the December 15, 2005 Work Plan- Additional Subsurface Investigation 444 Hegenberger Loop, Oakland, California prepared by ACC Environmental Consultants. The goals of the additional site investigation are to further characterize subsurface conditions and obtain additional data for the human health and ecological risk assessments, with the ultimate goal of site closure. Ten exploratory boring locations are proposed for soil and groundwater sampling. The work plan also provides comments and proposes additional work to adequately respond to the County's February 24, 2003 letter. In general, we concur with the work plan. We have the following technical comments for your information and response.

TECHNICAL COMMENTS

1. Disposition of former UST spoils- Though records for the disposition of the approximate 350 cubic yards from the tank removal do not exist, the analytical results for samples from the soils are such that the soils would be allowed to be reused on-site as "clean" fill. Because it is believed this soil was reused on-site, no further information is required for this issue.
2. Utilities and Sensitive Receptor Survey- Information on the depth and location of utility trenches along Hegenberger Rd. and Hegenberger Loop will be provided in the final report. It is your consultant's opinion that depths to groundwater observed in monitoring wells at the site are the result of a partially confined groundwater condition and that actual groundwater is encountered at or below 12' bgs. Therefore, they conclude that it would be unlikely that utilities would be acting as preferential pathways. The closest well identified in a DWR search is an irrigation well located approximately 500' cross-gradient from the site. Your consultant, therefore concludes, it is unlikely that this or any other well is affected by the release from this site. Upon receipt of the utilities information, no further information on these items is required.
3. Groundwater as a drinking water source- Groundwater beneath the site has not been shown to be non-potable and is within the area designated as a significant drinking water resource by the SFRWQCB East Bay Plain Beneficial Use Study. However, given the intended commercial use of the site and the numerous administrative restrictions preventing installation of a drinking water well in this area, it is reasonable to consider environmental screening levels (ESLs), which reflect

- groundwater not being considered a drinking water source and a commercial exposure. Eventual site closure will be considered for commercial use only.
4. Risk Assessment- Please include in your future risk evaluation all constituents of concern (COCs) detected at the site. "Grab" groundwater samples must be evaluated and logically included or excluded in your data set evaluation. New data, when obtained, should be used to replace any old data, which would be expected to have biodegraded.
 5. Additional Site Investigation- We concur with the proposal to further characterize the fuel release in soil and groundwater. Former areas of concern and areas where data gaps exist should be targeted. The areas of concern are the former underground tank pits, the dispenser islands, the former oil water separator and those areas down-gradient of these areas. Most of the elevated soil and groundwater samples can be attributed to releases to and from these areas. We believe Figure 2 in ACC's work plan is incorrect in noting the former UST areas. We believe the former fuel USTs were located in the northwest corner of the site, beneath the previously noted stockpile soils. This location could account for the contamination observed near MW-3. Based upon the previous soil and groundwater data we make the following recommendations to the boring locations and sampling:
 - B-6 should be moved to the former location of sample OWS/SB1 to determine the vertical extent of contamination and impact to groundwater.
 - An additional boring should be advanced where sample WOT was taken to determine the vertical extent of contamination and impact to groundwater.
 - An additional boring in the former location of SB-8 should be taken to determine the vertical extent of contamination.
 - B-7 should be moved approximately 30' southeast of MW-3, in the assumed area of the former fuel USTs. A groundwater samples should be taken.
 - B-8 should be moved to where SB-10 was to determine vertical extent of contamination.
 - B-4 or B-3 should be moved to former location of boring SB-11, to determine vertical extent of contamination.
 - B-10 should be moved to where SB-13 was to determine vertical extent of contamination and groundwater impact.The specific sampling depths proposed should be based upon field observations, with the intent of determining the vertical extent of contamination. Soil samples should be screened in all samples and analyzed to verify vertical extent of contamination or when impacted noted. The dispenser samples are assumed to have only shallow soil impact, however, if soil contamination is observed near groundwater a water sample should also be taken. Based on past data, MTBE analysis is not required on the samples.
 6. The address referred to this site is incorrect. Based upon parcel maps, the addresses of this site are 300 Hegenberger Rd. and 45-81 Hegenberger Loop. These addresses will be used to refer to the site when closing the site.

TECHNICAL REPORT REQUEST

Please submit the following technical reports according to the following schedule:

- April 26, 2006- Confirmation figure of the boring locations
- June 26, 2006- Additional Subsurface Investigation Report

These reports are being requested pursuant to California Health and Safety Code Section 25296.10. 23 CCR Sections 2652 through 2654, and 2721 through 2728 outline the responsibilities of a responsible party in response to an unauthorized release from a petroleum UST system, and require your compliance with this request.

ELECTRONIC SUBMITTAL OF REPORTS

Effective **January 31, 2006**, the Alameda County Environmental Cleanup Oversight Programs (LOP and SLIC) require submission of all reports in electronic form to the county's ftp site. Paper copies of reports will no longer be accepted. The electronic copy replaces the paper copy and will be used for all public information requests, regulatory review, and compliance/enforcement activities. Instructions for submission of electronic documents to the Alameda County Environmental Cleanup Oversight Program ftp site are provided on the attached "Electronic Report Upload (ftp) Instructions." Please do not submit reports as attachments to electronic mail.

Submission of reports to the Alameda County ftp site is an addition to existing requirements for electronic submittal of information to the State Water Resources Control Board (SWRCB) Geotracker website. Submission of reports to the Geotracker website does not fulfill the requirement to submit documents to the Alameda County ftp site. In September 2004, the SWRCB adopted regulations that require electronic submittal of information for groundwater cleanup programs. For several years, responsible parties for cleanup of leaks from underground storage tanks (USTs) have been required to submit groundwater analytical data, surveyed locations of monitor wells, and other data to the Geotracker database over the Internet. Beginning July 1, 2005, electronic submittal of a complete copy of all necessary reports was required in Geotracker (in PDF format). Please visit the SWRCB website for more information on these requirements ([http://www.swrcb.ca.gov/ust/cleanup/electronic reporting](http://www.swrcb.ca.gov/ust/cleanup/electronic_reporting)).

In order to facilitate electronic correspondence, we request that you provide up to date electronic mail addresses for all responsible and interested parties. Please provide current electronic mail addresses and notify us of future changes to electronic mail addresses by sending an electronic mail message to me at barney.chan@acgov.org.

PERJURY STATEMENT

All work plans, technical reports, or technical documents submitted to ACEH must be accompanied by a cover letter from the responsible party that states, at a minimum, the following: "I declare, under penalty of perjury, that the information and/or recommendations contained in the attached document or report is true and correct to the best of my knowledge." This letter must be signed by an officer or legally authorized representative of your company. Please include a cover letter satisfying these requirements with all future reports and technical documents submitted for this fuel leak case.

PROFESSIONAL CERTIFICATION & CONCLUSIONS/RECOMMENDATIONS

The California Business and Professions Code (Sections 6735, 6835, and 7835.1) requires that work plans and technical or implementation reports containing geologic or

engineering evaluations and/or judgments be performed under the direction of an appropriately registered or certified professional. For your submittal to be considered a valid technical report, you are to present site specific data, data interpretations, and recommendations prepared by an appropriately licensed professional and include the professional registration stamp, signature, and statement of professional certification. Please ensure all that all technical reports submitted for this fuel leak case meet this requirement.

UNDERGROUND STORAGE TANK CLEANUP FUND

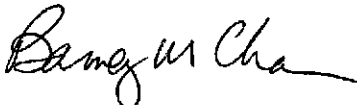
Please note that delays in investigation, later reports, or enforcement actions may result in your becoming ineligible to receive grant money from the state's Underground Storage Tank Cleanup Fund (Senate Bill 2004) to reimburse you for the cost of cleanup.

AGENCY OVERSIGHT

If it appears as though significant delays are occurring or reports are not submitted as requested, we will consider referring your case to the Regional Board or other appropriate agency, including the County District Attorney, for possible enforcement actions. California Health and Safety Code, Section 25299.76 authorizes enforcement including administrative action or monetary penalties of up to \$10,000 per day for each day of violation.

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

Sincerely,



Barney M. Chan
Hazardous Materials Specialist

Enclosure: ACEH Electronic Report Upload (ftp) Instructions

cc: files, D. Drogos
Mr. Dave Dement, ACC Environmental Consultants, 7977 Capwell Drive, Suite 100,
Oakland, CA 94621

September 8, 2004

Mr. Barney M. Chan
Hazardous Materials Specialist
Alameda County Health Care Services Agency
1131 Harbor Bay Parkway, Suite 250
Alameda, CA 94502-9335

**Subject: 444 Hegenberger Loop, Oakland, CA 94621
Fuel Leak Case RO00000184**

Alameda County
SEP 10 2004
Environmental Services

Dear Mr. Chan:

It is my understanding that the California Regional Water Quality Control Board requires the resolution of six specific factors prior to site closure:

1. The source has been removed;
2. The site has been adequately characterized;
3. The plume is not migrating or is stable;
4. No water wells or other sensitive receptive receptors are likely to be impacted;
5. The site presents no significant risk to human health;
6. The site presents no significant risk to the environment.

Alameda County
SEP 13 2004
Environmental Services

I again request a meeting in order to discuss these criteria and to determine which factors have not been fully answered in our previous correspondence and closure requests. I respectfully suggest an agenda addressing the following concerns:

1. Does Alameda County apply these factors? If not, how are differences of opinion settled?
2. Did the previous site investigation address item 2?
3. Has the prior groundwater monitoring addressed item 3?
4. Is Alameda County using risk based screening levels or site specific target levels?
5. Can additional groundwater monitoring or a focused subsurface investigation fill the perceived data gaps and address the County's concerns?
6. Does Alameda County have a higher standard for closure than the 6 factors? If so, what is the higher standard?
7. Are other mechanisms, such as deed restrictions, available to facilitate closure?

In order to expedite and finalize this matter, I request that a representative from the California Regional Water Quality Control Board, San Francisco Bay Region, attend and participate in developing a final closure package.

September 8, 2004
Mr. Barney M. Chan
Alameda County Health Care Services Agency
Page two

The Owners of this site have expended considerable time and resources toward closure in preparation for development of the site. We do appreciate your assistance in this complicated matter and look forward to a successful conclusion.

Sincerely,

A handwritten signature in cursive script that reads "Mary Schroeder". The signature is written in black ink and is positioned above the typed name.

Mary L. Schroeder
Vice President
Insurance

cc: D. Drogos, ACHCS
Patrick G. Murray, McMorgan & Company LLC

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director.



ENVIRONMENTAL HEALTH SERVICES

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

October 2, 2003

Ms. Mary Schroeder
Mc Morgan and Co.
1 Bush St.
San Francisco, CA 94105

Dear Ms. Schroeder:

Subject: Fuel Leak Case RO0000184, 444 Hegenberger Loop, Oakland, CA 94621

Alameda County Environmental Health (ACEH) staff has received the *Response to Technical Comments and Observations* dated May 23, 2003, prepared by Tetra Tech EM Inc.

ACEH staff performed a detailed review of the case file for the subject site and issued a regulatory directive letter dated February 24, 2003, detailing data gaps and additional work needed in order to progress your site towards case closure. In our letter we detailed specific directives based on current state guidelines and regulations.

We have carefully reviewed Tetra Tech's responses and do not find their technical justifications compelling and deem them insufficient in addressing our regulatory concerns. Your consultant submitted responses that were not substantive, did not provide any of the technical data requested, and did not address our specific comments regarding the data gaps at your site. Our directive letter of February 24, 2003, still stands.

At this time our office does not have the additional data necessary to progress this toward case closure. In addition, the *Addendum to the Risk Assessment and Recommendations for Additional Work* requested in our February 24, 2003, letter has not been submitted by the due date of March 28, 2003, and is considered late. We request that you submit this report to our office by **November 3, 2003**.

You may contact me at (510) 567-6765 if you have any questions.

Sincerely,

Barney M. Chan
Hazardous Materials Specialist

C: B. Chan, D. Drogos

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



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

September 11, 2003

Ms. Mary Schroeder
Mc Morgan and Co.
1 Bush St., Suite 800
San Francisco, CA 94104

Dear Ms. Schroeder:

Subject: Fuel Leak Case RO0000184, 444 Hegenberger Loop, Oakland, CA 94621

Alameda County Environmental Health, Local Oversight Program (LOP) staff has previously requested a formal report responding to specific technical issues presented in our February 24, 2003 letter. Your March 4, 2003 letter stated that your consultant has already responded to these items. The prior e mail correspondences were not under the signature and stamp of a registered professional nor did they adequately address all the items in our February 24, 2003 letter. Your technical report was requested by March 28, 2003.

Please submit the requested technical report to our office within two weeks or no later than September 26, 2003. Our office will be available to meet and discuss any technical questions after the submittal of the requested report.

I may be reached at (510) 567-6765.

Sincerely,

A handwritten signature in black ink that reads "Barney M. Chan". The signature is written in a cursive style.

Barney M. Chan
Hazardous Materials Specialist

C: B. Chan, D. Drogos
Messrs. D. Sheeks and W. Kim, Tetra Tech, 10670 White Rock Rd., Suite 100,
Rancho Cordova, CA 95670

2reprq444HegLoop

**McMORGAN
& COMPANY**

March 4, 2003

Mr. Barney M. Chan
Hazardous Materials Specialist
Alameda County Health Care Services Agency
1131 Harbor Bay Parkway, Suite 250
Alameda, CA 94502-9335

Alameda County

MAR 07 2003

Environmental Health

**Subject: 444 Hegenberger Loop, Oakland, CA 94621
Fuel Leak Case RO00000184**

Dear Mr. Chan:


Thank you for your letter dated February 24, 2003. I understood that the issues you discussed in your letter were the subject of earlier correspondence with our consultant, Tetra Tech EM Inc., dating back to November 2002. I believe the consultant has already responded substantially to these items.

It now appears that there has been a change in the requirements necessary to close this commercial site. Based on the history of this project as well as the length of time associated with the closure process, I would like to request a meeting to discuss specific and final requirements for site closure. In order to expedite and finalize this matter, I request that a representative from the California Regional Water Quality Control Board, San Francisco Bay Region, attend and participate in developing a final closure package.

Tetra Tech is formalizing a response to your request for an Addendum to the Risk Assessment dated October 18, 2002. In the interim, I would appreciate your assistance in setting up a meeting as soon as possible. I suggest the week of March 31st to allow us all time to clear our schedules.

We do appreciate your assistance in this complex matter and look forward to a successful conclusion.

Sincerely,


Mary L. Schroeder
Vice President
Insurance

cc: D. Drogos, ACHCS
Walter Kim, Tetra Tech
Patrick G. Murray, McMorgan & Company LLC

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



February 24, 2003

Ms. Mary Schroeder
Mc Morgan and Co.
1 Bush St.
San Francisco, CA 94105

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

Dear Ms. Schroeder:

Subject: Fuel Leak Case RO0000184, 444 Hegenberger Loop, Oakland, CA 94621

Alameda County Environmental Health, Local Oversight Program (LOP) staff has reviewed the case file for the subject site in response to the recommendation for site closure from your consultant. We have determined that additional information is needed to progress your site toward case closure. We request that you address the following technical comments and submit the technical report requested below.

Technical Comments and Observations

Site investigations have identified elevated benzene concentrations in soil borings SB-13 @13 ppm, SB-10 @4.7 ppm and WOT8 @6.7 ppm. Soil samples were not taken for chemical analysis in a number of borings (SB-5 through SB-16), which exhibited elevated PID readings. Such readings are used to determine which borings should be analyzed when performing subsurface investigations. The utility survey performed and provided our office was not adequate. Actual depths of utilities were not provided.

1. Please clarify and document the disposal of all soil and groundwater waste generated and/or previously existing at this site. This should include the original 350-400 cubic yards of soil at the site and any other generated waste from tank removal and subsurface investigations.
2. Please submit a signed and stamped signature page or cover letter attesting to the contents of the October 18, 2002 Tier 2 Risk-Based Corrective Action Evaluation as required under the Business and Professional Code sections 6735 and 7835.1.
3. The utilities survey provided is insufficient. Please provide cross-sectional diagrams indicating the depth to utilities and depth to groundwater. We request that you evaluate the potential for contamination migration along preferential pathways. A utilities map has been provided for the area near 451 Hegenberger Rd. (Chevron Station) indicating that this information is available. Based upon the shallow soil and groundwater contamination at the site, both vapor and dissolved phase migration pathways appear possible.
4. The elimination of the exposure pathway of groundwater ingestion cannot be assumed. Physical or chemical data or other reasonable justification should be provided to support this conclusion.
5. Soil type application of the Oakland ULR document recommends that this be determined by soil sieve analysis. An alternative is to determine the risk based screening level (RBSL) for the three soil types found in the Oakland ULR document and compare the most conservative RBSL with the site contaminant concentration.

Ms. Mary Schroeder
Mc Morgan and Co.
444 Hegenberger Loop, Oakland, 94621
RO0000184
February 24, 2003
Page 2

6. All constituents of concern (COCs) found at the site are to be included in your risk evaluation. These constituents include those chemicals besides benzene, toluene, ethyl benzene and xylenes mentioned in the Tier 2 RBCA. The other COC concentrations are to be evaluated with appropriate cleanup levels.
7. When evaluating the potential exposure pathways, residential exposure should be also be evaluated even if this pathway is not intended at the present time. A deed restriction or closure for current land use may be used to eliminate this exposure pathway evaluation.
8. All existing soil and groundwater data must initially be evaluated in your Human Health Risk Assessment (HHRA). This includes "grab" groundwater samples. Evidence must be provided to exclude this data.
9. Please note the Oakland ULR documents states that if a chemical of concern is capable of leaching to groundwater and groundwater at the site is considered a source of drinking water, you should consider the chemical to be present in the subsurface even if it is not there currently or has yet not been determined to be there. Because there is a lack of subsurface soil data (>1 meter) and indication that subsurface contamination exists (elevated PID screening values), subsurface RBSLs must be evaluated. As an alternative, additional soil sampling, limited soil excavation or soil gas samples are options to address this concern.

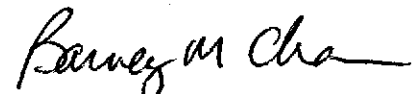
Technical Report Request

Please submit the following technical report to our office according to the following schedule:

- March 28, 2003- Addendum to Risk Assessment, response to the above items and recommendations for additional work.

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

Sincerely,



Barney M. Chan
Hazardous Materials Specialist

C. B. Chan, D. Drogos, files
Mr. D. Sheeks and W. Kim, Tetra Tech, 10670 White Rock Rd., Suite 100, Rancho Cordova,
CA, 95670

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



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

December 6, 2001
StID 5814/ RO0000184

Mr. Patrick Murray
Mc Morgan & Co.
One Bush St., Suite 800
San Francisco, CA 94104

Re: 444 Hegenberger Rd., Oakland CA 94621

Dear Mr. Murray:

Our office has received and reviewed the December 4, 2001 Third Quarter Groundwater Monitoring Report for the referenced property prepared by Tetra Tech EM Inc. Based upon the results of this monitoring event and consistent with the discussion I had with Ms. Mary Schroeder of Mc Morgan & Co. and Mr. Walter Kim of Tetra Tech, your consultant proposes performing a risk-based corrective action (RBCA) evaluation for the site. This RBCA should use the City of Oakland technical document since it uses conditions and assumptions specific to Oakland sites. Keep in mind, there may be a requirement for having either a risk management plan (RMP) or a deed notice because of residual soil and groundwater contamination.

Tetra Tech also proposes discontinuing monitoring. Our office concurs with this proposal on the condition that the RBCA be submitted and evaluated prior to March 9, 2002. This date is five months after the October monitoring event. If the RBCA has not been submitted and reviewed by this date, you should schedule another monitoring event.

You may contact me at (510) 567-6765 if you have any questions.

Sincerely,

Barney M. Chan
Hazardous Materials Specialist

C/B. Chan, files

Walter Kim, Tetra Tech, 10670 White Rock Rd., Suite 100, Rancho Cordova,
CA 95670

RBCA444HegRd



Tetra Tech EM Inc.

10670 White Rock Road, Suite 100 ♦ Rancho Cordova, CA 95670 ♦ (916) 852-8300 ♦ FAX (916) 852-0307

May 3, 2001

Via Facsimile and US Mail

Mr. Barney M. Chan
Alameda County, Health Care Agency
1131 Harbor Bay Parkway, Suite 250
Alameda, CA 94502-6577

MAY 03 2001

**Re: 444 Hegenberger Loop, Oakland, CA
Tetra Tech EM Inc. Project Number P1389**

Dear Mr. Chan:

Thank you for taking the time to meet with me and the representatives of McMorgan & Company, Mr. Patrick Murray and Ms. Mary Schroeder. We appreciated your comments and recommendations concerning the ongoing site investigation and proposed sale and development of the referenced property. Based on our meeting of Friday, April 27, 2001 we came away with the understanding that one or two additional quarterly groundwater monitoring of all existing wells should be conducted and that based on trends associated with target contaminants, a Risk-Based Corrective Action analyses should be conducted using the American Society for Testing and Materials standards.

You mentioned that based on current information from site investigations, the lack of beneficial use of the underlying aquifer, lack of nearby sensitive receptors, and the proposed likely use as a hotel that closure would be likely and eminent. You further commented that although your office will be the initial reviewer of any closure request, that the California Regional Water Quality Control Board has the final authorization for site closure. We understand that as a condition of closure, a risk management plan may be required for the site and should the site be developed, a site health and safety plan and engineering controls may also be required.

As I informed you at our meeting, I have scheduled the next quarterly groundwater monitoring to take place on Monday, May 7, 2001. Should you have any questions or if I can be of further assistance, please do not hesitate to contact me at 916.853.4505.

Sincerely,

Walter H. Kim
Program Manager

WHK:mak/Meeting Minutes of 042701

cc: Mr. Patrick Murray, McMorgan & Company



Tetra Tech EM, Inc. 10670 White Rock Road, #100
Rancho Cordova, CA 95670
916.852.8300

Fax #: 916.853.4550

Sacramento Office

Fax

HA
5814

To: *Barney Chan* **From:** Walter H. Kim

Organization: *ALHCA* **Phone:** 916.853.4505

Fax: *510-337-9315* **Total Pages:** 2

Phone: **Date:** May 4, 2001

Re: *444 Hegenberger* **CC:** *Pat Murray / McHorgan*
416-616-9399

Message:

Meeting minutes from April 27, 2001.



Tetra Tech EM Inc.

10670 White Rock Road, Suite 100 ♦ Rancho Cordova, CA 95670 ♦ (916) 852-8300 ♦ FAX (916) 852-0307

May 3, 2001

Via Facsimile and US Mail

Mr. Barney M. Chan
Alameda County, Health Care Agency
1131 Harbor Bay Parkway, Suite 250
Alameda, CA 94502-6577

Re: 444 Hegenberger Loop, Oakland, CA
Tetra Tech EM Inc. Project Number P1389

Dear Mr. Chan:

Thank you for taking the time to meet with me and the representatives of McMorgan & Company, Mr. Patrick Murray and Ms. Mary Schroeder. We appreciated your comments and recommendations concerning the ongoing site investigation and proposed sale and development of the referenced property. Based on our meeting of Friday, April 27, 2001 we came away with the understanding that one or two additional quarterly groundwater monitoring of all existing wells should be conducted and that based on trends associated with target contaminants, a Risk-Based Corrective Action analyses should be conducted using the American Society for Testing and Materials standards.

You mentioned that based on current information from site investigations, the lack of beneficial use of the underlying aquifer, lack of nearby sensitive receptors, and the proposed likely use as a hotel that closure would be likely and eminent. You further commented that although your office will be the initial reviewer of any closure request, that the California Regional Water Quality Control Board has the final authorization for site closure. We understand that as a condition of closure, a risk management plan may be required for the site and should the site be developed, a site health and safety plan and engineering controls may also be required.

As I informed you at our meeting, I have scheduled the next quarterly groundwater monitoring to take place on Monday, May 7, 2001. Should you have any questions or if I can be of further assistance, please do not hesitate to contact me at 916.853.4505.

Sincerely,

Walter H. Kim
Program Manager

WHK:mak/Meeting Minutes of 042701

cc: Mr. Patrick Murray, McMorgan & Company

4/27/01

Review of 444 Heg Loop Site

Points:

- 1) Should consider re-evaluating human health risk using City of Oakland RBOA
- 2) Review eligibility for a low risk S+GW case
 - GW plume defined?
 - " " stable? (monitoring)
 - No wells or sensitive receptors
~~atmosphere or utilities may be impacted~~

Questions:

- Gradient / mw-7 GW elevation.
- mw-2 concentration trend?
- Concern re: former SB-13 (just north of mw4)
shallow soil contamination trend @ 3' 13ppmB
+ SB 10 / SB 11 @ 4.7 & 2.3 ppm

Need: 1) RMP? Administrative Control
2) Deed notification? ←

4/27/01 444 Heg Loop
Meeting w/ Walter Kemi Tetra Tech
a Pat McMorgan / McMorgan & Co
o Mary Schroeder / " " "

- Marnette would like to purchase prop
& expand the hotel w/ addnl units.

Tetra Tech will memorialize meeting.

**McMORGAN
& COMPANY**

MARY L. SCHROEDER
Vice President
Insurance

One Bush Street, Suite 800 San Francisco, CA 94104-4441
Telephone 415-616-9361 FAX 415-616-9398
e-mail: mschroeder@mcmorgan.com

**McMORGAN
& COMPANY**

MARY L. SCHROEDER
Vice President
Insurance

One Bush Street, Suite 800 San Francisco, CA 94104-4441
Telephone 415-616-9361 FAX 415-616-9398
e-mail: mschroeder@mcmorgan.com



John H. Lane
Chemist

Tetra Tech EM Inc.

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e-mail: lanej@ttemi.com



4/27/01
Walter H. Kim
Project Manager

Tetra Tech EM Inc.

10670 White Rock Road
Suite 100
Rancho Cordova, CA 95670
(916) 853-4505
(916) 852-0307 (fax)
e-mail: kimw@ttemi.com

contains recycled fiber and is recyclable

contains recycled fiber and is recyclable

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



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

April 3, 2001
StID # 5814

Mr. Patrick Murray
McMorgan & Company
One Bush St., Suite 800
San Francisco, CA 94104

Re: Site Investigation at 444 Hegenberger Loop, Oakland CA 94621

Dear Mr. Murray:

Our office has received and reviewed the March 9, 2001 Fourth Quarter Groundwater Monitoring Report for the above site as prepared by Tetra Tech EM Inc. (TTEMI), your consultant. This report also includes the results of a sensitive receptor survey and the installation of two off-site wells, MW-7 and MW-8.

The results of the sensitive receptor survey did not identify any down-gradient drinking water wells from this site. The nearest surface water body is approximately 800' southwest of the site and would not likely be impacted given the gradient and current observed concentrations. There was a potential risk of preferential migration of dissolved contaminants via the utilities identified ie water, sanitary sewer, etc lines. The initial results from the off-site wells does not indicate that the contaminant plume has migrated off-site absent the presence of preferential migration through the utilities.

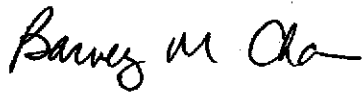
Our office has the following comments to the recommendations made in this report:

- We agree that quarterly groundwater monitoring of the wells should continue. This data will be used to support your verification of this site's release being stable and of "low risk".
- The additional groundwater data should ultimately be used to revise the original risk evaluation. You may recall that the original evaluation concluded potential human health risk via the pathway groundwater volatilization to indoor air. Additional data should be used to revise this evaluation when site closure is recommended.
- The analysis of the fuel additives MTBE, DIPE et al may be discontinued given the absence of these contaminants in past monitoring events.
- In regards to testing for natural attenuation factors, this information has seldom been shown to be consistent with anticipated theoretical results and therefore, may not always be useful. You may do this testing as you choose, however, please run dissolved oxygen and oxidation-reduction potential on your groundwater samples during your quarterly events since oxygen is the most common and favorable electron pair acceptor.
- At this time, our office does not see the need for an additional monitoring well.

Mr. Patrick Murray
444 Hegenberger Loop, Oakland CA 94621
StID # 5814
April 3, 2001
Page 2

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. W. Kim, Tetra Tech EM Inc., 10670 White Rock Road, Suite 100, Rancho Cordova,
CA 95670

Com444HegLoop



Tetra Tech EM Inc.

10670 White Rock Road, Suite 100 ♦ Rancho Cordova, CA 95670 ♦ (916) 852-8300 ♦ FAX (916) 852-0307

ENVIRONMENTAL
PROTECTION
NOV 13 AM 9:20

November 1, 2000

Environmental Health Services
1131 Harbor Bar Parkway, Suite 250
Alameda, California 94502
Attn: Mr. Barney Chan

5814

Re: 444 Hegenberger Site *loop*

Dear Mr. Chan,

This letter is to inform you of the current schedule for the fieldwork proposed at the site referred to as "444 Hegenberger". Your office approved a work plan submitted by Tetra Tech EM Inc. on behalf of McMorgan & Co. that included the installation of two additional monitoring wells off-site and the collection of quarterly groundwater monitoring samples.

The current expected date for the installation of the monitoring wells is Tuesday, December 12, 2000 and the subsequent collection of groundwater monitoring samples on Friday, December 15, 2000.

Delays in installation of the two additional monitoring wells have prevented the collection of groundwater monitoring samples during the third quarter. These delays were caused by the time involved with compliance with submission of a minor encroachment permit with the City of Oakland, getting private party permission for well placement, and with the processing time of the city of Oakland. An additional delay occurred because the union driller could not schedule the work prior to the aforementioned dates.

Tetra Tech EM Inc. intends to collect groundwater samples within the scheduled quarterly dates. Our office will contact you at least 72 hours prior to the installation of the wells. If you have any questions, please call me at (916) 853-4570.

Sincerely,

John H. Lane
John H. Lane
Project Manager

cc: Walter Kim, TtEMI
Pat Murray, McMorgan



Tetra Tech EM Inc.

10670 White Rock Road, Suite 100 ♦ Rancho Cordova, CA 95670 ♦ (916) 852-8300 ♦ FAX (916) 852-0307

August 31, 2000

Via Facsimile

5814

Mr. Barney M. Chan
Alameda County, Health Care Agency
1131 Harbor Bay Parkway, Suite 250
Alameda, CA 94502-6577

**Re: Quarterly Groundwater Monitoring, Second Quarter 2000 by E₂C, Inc.
444 Hegenberger Loop, Oakland, California
Tetra Tech EM Inc. Project No. P1389.04**

Dear Mr. Chan:

Tetra Tech EM Inc. (TtEMI) is in receipt of the Quarterly Groundwater Monitoring Second Quarter 2000 report dated August 16, ~~2001~~2000 by E₂C, Inc. The groundwater sampling event for the second quarter of 2000 was conducted prior to the client, McMorgan & Company (Client), contracting with TtEMI to represent them and the subsequent work plan submitted by TtEMI to your office.

E₂C, Inc. no longer represents the Client and moreover, has been requested to stop all future work at the subject site on behalf of the Client. The results of the second quarter 2000 groundwater monitoring event will be used as historical data and the conclusions and recommendations will be re-evaluated after the installation of the proposed off-site groundwater monitoring wells and subsequent groundwater monitoring.

Should you have any questions or if you require additional clarification, please do not hesitate to contact me at 916.853.4505 (direct).

Sincerely,

Walter H. Kim
Program Manager

EHK:muk/P1389.04 Clarification

cc: Joel Coffman, TtEMI
John Lane, TtEMI
Patrick Murray, McMorgan
Mary Schroeder, McMorgan



Tetra Tech EM, Inc. 10670 White Rock Road, #100
Rancho Cordova, CA 95670
916.852.8300

Fax #: 916.853.4550

Sacramento Office

Fax

To: *Barney Chan* From: Walter H. Kim

Organization: *Placida County* Phone: 916.853.4505

Fax: *510.337.9335* Total Pages: 2

Phone: Date: August 31, 2000

Re: CC: *Patrick Murray*
Mary Schwedler 415.616.9399

Message:

*Per our discussion, the attached
letter memorializes our understanding.
WJK*

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



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

July 25, 2000
StID # 5814

Mr. Patrick Murray
McMorgan & Co.
One Bush St., Suite 800
San Francisco, CA 94104

**Re: Work Plan for Additional Environmental Investigation at 444 Hegenberger Loop,
Oakland CA 94621**

Dear Mr. Murray:

Our office has received and reviewed the July 21, 2000 work plan by Tetra Tech EM Inc. (TTEMI) for additional investigation at the above referenced site. The work plan calls for two tasks, a sensitive receptor survey and the installation of two additional off-site monitoring wells. The receptor survey will identify nearby wells, surface water bodies and utilities, which could serve to preferentially direct groundwater migration. The off-site wells will attempt to define the limits of the petroleum plume, which has likely migrated beyond the limits of the property.

Our office approves of this work plan. Should access to the proposed monitoring well locations be difficult to obtain, please consider other similar locations. Please analyze at least one soil sample from each well bore hole for total petroleum hydrocarbons as diesel, as gasoline, BTEX and MTBE.

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. Coffman, Tetra Tech EM Inc., 10670 White Rock Rd., Suite 100, Rancho Cordova,
CA 95670

Wpap444HegLoop



Tetra Tech EM Inc.

10670 White Rock Road, Suite 100 ♦ Rancho Cordova, CA 95670 ♦ (916) 852-8300 ♦ FAX (916) 852-0307

July 06, 2000
Via US Mail

RO 184

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

Attn: Mr. Barney M. Chan
Re: **Request for Workplan Extension for Additional Environmental Investigation**
444 Hegenberger Loop, Oakland, CA 94621

Dear Mr. Chan:

As follow-up to our telephone conversation yesterday in regards to the subject site, we discussed that McMorgan & Company (McMorgan) has retained Tetra Tech EM Inc. (TtEMI) to provide environmental consulting services for the subject site. We also discussed your letter dated May 18, 2000 commenting on E₂C, Inc.'s First Quarter 2000 Monitoring Report and Risk Based Corrective Action (RBCA) Evaluation. Your letter requested a workplan no later than June 19, 2000 for the installation of an off-site down-gradient well, the performance of a sensitive receptor survey and the collection of physical parameters to be used in a future Tier 2 RBCA.

This letter is written to confirm the new due date of July 21, 2000 for submittal of the requested workplan for additional work to be performed at the site.

The program manager for TtEMI regarding this site is Mr. Walter Kim, who can be reached at (916) 853-4505. I will be the project manager and provide technical assistance and oversight for the site and can be reached at (916) 853-4561. I have enclosed both our business cards for your use.

Should you have any questions or if we can be of further assistance, please do not hesitate to contact us.

Sincerely,

Joel Coffman, R.G., C.E.M.
Project Manager

JMC:mak/Request for Extension

cc: Walter Kim/TtEMI
Patrick Murray/McMorgan
Mary Schroeder/McMorgan

00 JUL 11 PM 1:42
PRODUCTION

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



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

May 18, 2000
StID # 5814

Mr. Patrick Murray
McMorgan & Co.
One Bush St., Suite 800
San Francisco, CA 94104

Re: Environmental Investigation at 444 Hegenberger Loop, Oakland CA 94621

Dear Mr. Murray:

Our office has received and completed the review of the First Quarter 2000 Monitoring report, inclusive of the installation report for monitoring well MW-6, and the Risk Based Corrective Action (RBCA) Evaluation for the above site as prepared by E2C, your consultant. This letter serves to comment on the results and recommendations made in these reports.

The monitoring report includes the following observations:

- Groundwater concentrations of gasoline, diesel and benzene have not demonstrated either a stable or declining trend. Elevated levels of these constituents are found in MW-3 and MW-2. **Therefore, continued quarterly groundwater monitoring is recommended.**
- The new well, MW-6 installed down-gradient of the former waste oil tank exhibited all tested constituents; diesel, gasoline and BTEX in groundwater. Therefore, the up-gradient extent of groundwater contamination lies somewhere between former well MW-1 and MW-6.
- Groundwater elevation in MW-4 is lower than all other wells. As such, it appears that there are several gradient directions, one northerly and one westerly. Therefore, your consultant recommends investigating whether nearby sites may be pumping groundwater, which might influence this well. Because the elevation of MW-4 is consistently lower, this pumping, if it exists, must be continuous over a long period of time. **Our office has no objections in investigating the possibility of off-site pumping.**
- Dissolved oxygen and oxidation-reduction potential readings have been run twice and the results are inconclusive. Nevertheless, the dissolved oxygen readings could be increased to more optimum levels. **Enhanced bio-remediation may be considered when reviewing possible remediation options.**
- The concentration of petroleum contaminants increased significantly in MW-3. It appears that the groundwater contamination plume has migrated off-site. **Our office concurs with your consultant's recommendation to install an additional down-gradient well.**

Mr. Patrick Murray
StID # 5814
444 Hegenberger Loop
May 18, 2000
Page 2.

The Risk Based Corrective Action evaluation conservatively compared the highest groundwater chemical concentrations against the Tier 1 risk based screening levels (RBSL) for the following exposure scenarios:

- Groundwater ingestion; and
- Groundwater volatilization to indoor and outdoor air, and failed (exceeded) these screening levels.

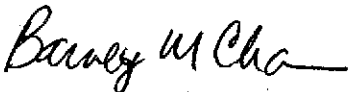
Please be aware that groundwater ingestion is not likely a complete pathway, however, you would still need to evaluate both surface and subsurface soil exposure pathways in both commercial and residential and construction worker scenarios unless a deed restriction is provided precluding these.

Your consultant recommends collecting site specific data to be included in a Tier 2. In addition, your consultant again states that the groundwater plume is not yet defined, the groundwater concentrations do not appear stable and a sensitive receptor survey has not yet been performed.

Our office concurs with these observations, therefore, you should continued monitoring until a stable plume is observed and provide a work plan within 30 days or no later than June 19, 2000, for the installation of an off-site down-gradient well, the performance of a sensitive receptor survey and the collection of physical parameters to be used in a future Tier 2 RBCA.

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. William Lawson, E2C, 382 Martin Ave., Santa Clara, CA 95050-3112
MonRBCA444HegLoop

5814



Environmental/Engineering
Consultants
382 Martin Avenue
Santa Clara, CA 95050

Fax Transmission

Date: 3/27 2000

Number of pages including cover sheet: 2

To: Barney Chan

From: Bill Lawson
E2C, Inc.

Phone:
Fax Phone: (510) 337-9335

Phone: 408-327-5700
Fax Phone: 408-327-5707

cc:

REMARKS: Urgent For your review Reply ASAP Please Comment

Plot showing new well MW-6

3/27/00 - Left Bill Lawson message to collect
a water sample from MW-2 along w/other wells.
Need this info for future RBCA estimations.

If you have any trouble with this transmission, contact the above sender. Thank you.

Hard copy will follow. will not follow.

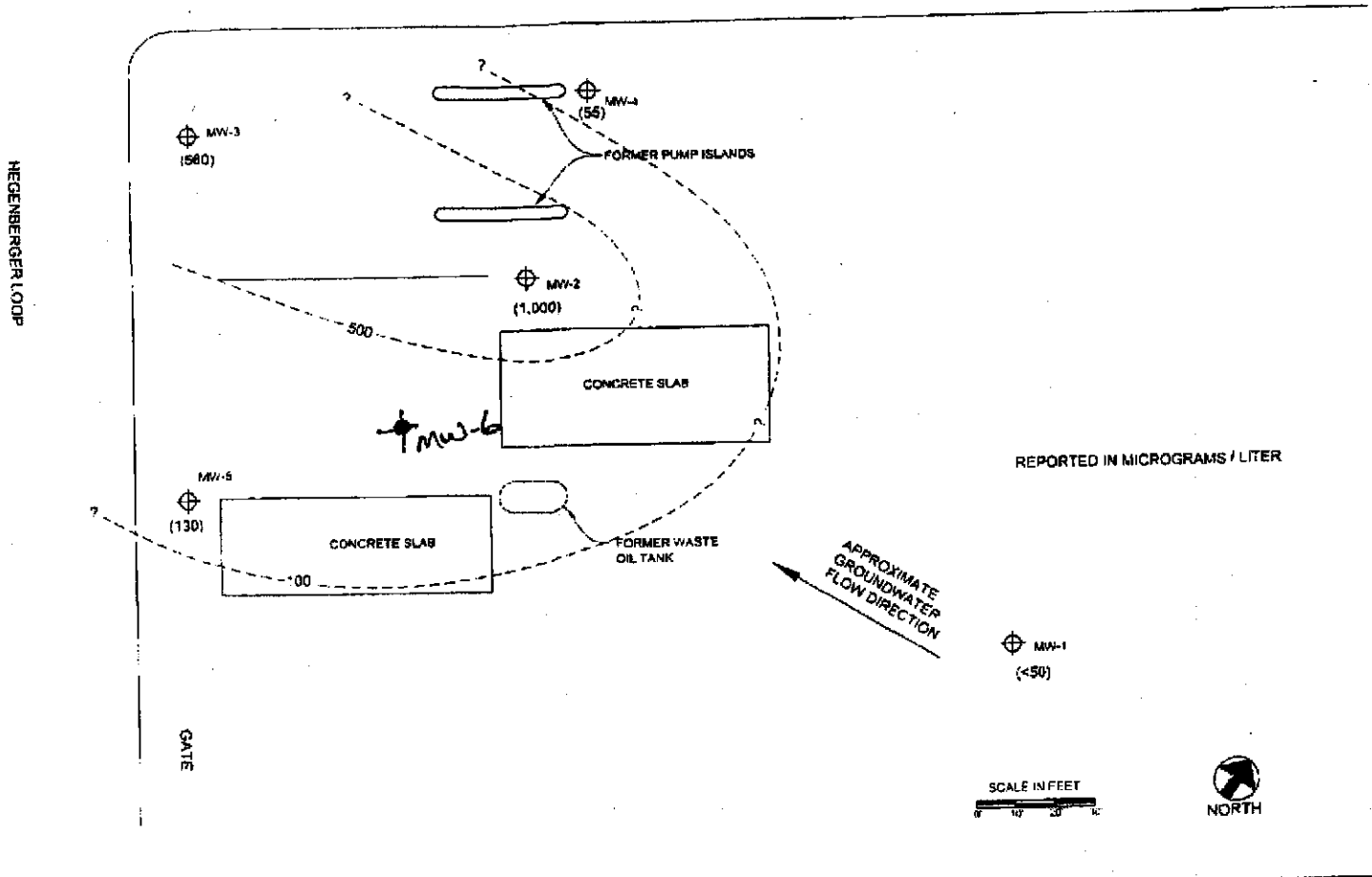


Figure - 6 TPHg - ISOCONCENTRATION PLOT (12.27.1999)

Environmental Engineering Consultants
 382 Marina Avenue
 Santa Clara, California 95050-3112
 Tel: 408.327.5760 Fax: 408.327.5707

444 HEGENBERGER ROAD
 OAKLAND, CALIFORNIA

CLIENT	UNION
DATE	12/27/1999
DESIGN	
DRAWN	STUE

Job Number
 1124SC01

ION

WHERE UNKNOWN

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



ENVIRONMENTAL HEALTH SERVICES

ENVIRONMENTAL PROTECTION (LOP)

1131 Harbor Bay Parkway, Suite 250

Alameda, CA 94502-6577

(510) 567-6700

FAX (510) 337-9335

February 2, 2000

StID # 5814

Mr. Patrick Murray
McMorgan & Co.
One Bush St., Suite 800
San Francisco, CA 94104

Re: 444 Hegenberger Loop., Oakland CA 94621

Dear Mr. Murray:

This letter serves to comment on the **E2C Quarterly Groundwater Monitoring Fourth Quarter 1999** for the above site. This report also includes the closure of monitoring well MW-1 as requested by the neighboring site undergoing development. Prior to its destruction, MW-1 was sampled. The results of the sampling of MW-1 were consistent with the first three monitoring events ie low to non-detectable petroleum concentrations. It appears that the September 1999 sampling result (TPH as gasoline @ 3100 ppb) is not representative of current site conditions and our office will not require a replacement well for MW-1.

Our office was requested to project the future expectations for the site, since development is being considered. After review of historical data, it appears that at least one additional monitoring well will be necessary to determine groundwater impact immediately down-gradient of the former waste oil tank. Soil and grab groundwater data (from SB-8 and SB-2 through SB-4) indicate a potential for elevated contamination. Therefore, although a replacement well for MW-1 is not necessary, an additional well is necessary for site characterization. Water and a minimum of one soil sample should be analyzed for the analytes: TPHg, TPHd, TPHmo, BTEX, halogenated volatile organic compounds, semi-volatiles and the metals; cadmium, chromium, lead, nickel and zinc. **Please submit a well installation work plan to our office within 30 days or no later than March 6, 2000.**

Once the groundwater contaminant concentration near the former waste oil tank is established, you should perform a human health risk assessment in advance of recommending site closure as a low risk site. If there is a need to develop the site, ~~you~~ please insure that environmental sampling is sufficient to support site closure prior to closing the existing wells.

You may contact me at (510) 567-6765 if you have any questions.

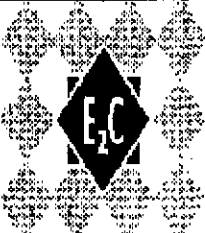
Sincerely,

Barney M. Chan
Hazardous Materials Specialist

C: B. Chan, files ✓

Mr. William Lawson, E2C, 382 Martin Ave., Santa Clara, CA 95050-3112
444HegLoop

5814



*Environmental/Engineering
Consultants*
382 Martin Avenue
Santa Clara, CA 95050

Fax Transmission

Date: December 13, 1999

Number of pages including cover sheet: 2

To: Mr. Patrick G. Murray
McMorgan & Company

From: William A. Lawson
E₂C, Inc.

Phone: 415.616.9358
Fax Phone: 415-616-9399

Phone: 408-327-5700
Fax Phone: 408-327-5707

cc: Barney Chan - 510-337-9335;
Alameda County Public Works Agency -
510-670-5262

REMARKS: Urgent For your review Reply ASAP Please Comment

If you have any trouble with this transmission, contact the above sender. Thank you.

Hard copy will follow. will not follow.



December 13, 1999
Project Number 1124SC01
VIA Facsimile & U.S. Mail

Attention: Mr. Patrick Murray
McMorgan & Co.
One Bush St., Suite 800
San Francisco, CA 94104

SUBJECT: Schedule to Abandon Well MW-1
444 Hegenberger Road
Oakland, California

Dear Mr. Murray:

We have received your authorization to abandon Well MW-1 at the above referenced site. The well destruction has been scheduled for December 27, 1999 at 0900. For your information, we will be using Weeks Drilling of Sebastopol. They are members of the Operating Engineer's Union. They are also the drilling company that installed the wells.

If any developments arise regarding this work, we will keep you informed.

Sincerely,

William A. Lawson
Project Geologist

cc: Walter H. Kim, E₂C, Inc.

Barney Chan, ACHCS
Fax - (510) 337-9335

Alameda County Public Works Agency
Water Resources Section
Fax - (510) 670-5262

E₂C INC
ENVIRONMENTAL / ENGINEERING CONSULTANTS
Since 1979

382 Martin Avenue, Santa Clara, CA 95050-3112 Tel: 408.327.5700 Fax: 408.327.5707



ENVIRONMENTAL
PROTECTION

99 DEC -7 AM 10: 16

December 3, 1999
Project Number 1124SC01
Via Facsimile and U.S. Mail

R0184

Alameda County Health Care Services
Environmental Health Services
1131 Harbor Bay Parkway, Suite 250
Alameda, CA 94502-6577

ATTN: Barney M. Chan
SUBJECT: Letter of Understanding
Destruction of Monitoring Well MW-1
444 Hegenberger ~~Road~~ *Loop*
Oakland, California

Dear Mr. Chan:

In reference to our telephone conversation yesterday, December 2, 1999, it is our understanding that we may destroy off-site Well MW-1. Then we can perform an evaluation to assess the need for replacement, if necessary. The off-site property owners have expressed an interest in having the abandonment done ASAP as they are developing the property.

In accordance with your concern regarding the latest TPHg hit in MW-1, we propose the following plan of action.

- 1) Collect Fourth Quarter groundwater samples from all wells ASAP.
- 2) Schedule to abandon Well MW-1.
- 3) Fill out necessary permits and submit them to the appropriate agencies.
- 4) Abandon well by overdrilling and grouting in accordance with regulatory agency guidelines.
- 5) Submit Fourth Quarter Monitoring report.
- 6) Perform evaluation as to need for a replacement well.
- 7) Install replacement well, if deemed necessary, in First Quarter of 2000 and add to sampling schedule. The evaluation will be reported in the First Quarter 2000 Monitoring report.

If you are in agreement with this course of action, please sign and fax a copy to us. Should you have any questions or require supplemental information, please do not hesitate to contact us.

E₂C INC
ENVIRONMENTAL / ENGINEERING CONSULTANTS
S i n c e 1 9 7 0

382 Martin Avenue, Santa Clara, CA 95050-3112 Tel: 408.327.5700 Fax: 408.327.5707

I concur with the plan of action discussed above.

Dated _____

Barney M. Chan, ACHCS

Sincerely,



William A. Lawson
Project Geologist

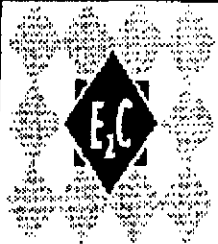
WAL E₂C: 1124SC01_101399_btlett

CC: Mr. Patrick Murray
McMorgan & Co.
One Bush St., Suite 800
San Francisco, CA 94104

Mr. Brad Urie, FAX- (714) 445-3690
Mariott Architecture & Construction
3130 S. Harbor Blvd., Suite 340
Santa Ana, CA 92704

Walter Kim, E₂C

1814



Environmental/Engineering
Consultants
382 Martin Avenue
Santa Clara, CA 95050

Fax Transmission

Date: Dec. 3, 1999

Number of pages including cover sheet: 3

To: Barney Chan

From: William Lawson,
E2C, Inc.

Phone:
Fax Phone: 510 - 337-9335

Phone: 408-327-5700
Fax Phone: 408-327-5707

cc: Patrick Murray
415 - 788 - 9358

Brad Urie
714 - 445 - 3690

REMARKS: Urgent For your review Reply ASAP Please Comment

As per your request.

Bill

If you have any trouble with this transmission, contact the above sender. Thank you.

Hard copy will follow. will not follow.



December 3, 1999
Project Number 1124SC01
Via Facsimile and U.S. Mail

To: William Dawson E2C
From: Barney Chan AEEH

Alameda County Health Care Services
Environmental Health Services
1131 Harbor Bay Parkway, Suite 250
Alameda, CA 94502-6577

ATTN: Barney M. Chan
SUBJECT: Letter of Understanding
Destruction of Monitoring Well MW-1
444 Hegenberger Road
Oakland, California

Dear Mr. Chan:

In reference to our telephone conversation yesterday, December 2, 1999, it is our understanding that we may destroy off-site Well MW-1. Then we can perform an evaluation to assess the need for replacement, if necessary. The off-site property owners have expressed an interest in having the abandonment done ASAP as they are developing the property.

In accordance with your concern regarding the latest TPHg hit in MW-1, we propose the following plan of action.

- 1) Collect Fourth Quarter groundwater samples from all wells ASAP.
- 2) Schedule to abandon Well MW-1.
- 3) Fill out necessary permits and submit them to the appropriate agencies.
- 4) Abandon well by overdrilling and grouting in accordance with regulatory agency guidelines.
- 5) Submit Fourth Quarter Monitoring report.
- 6) Perform evaluation as to need for a replacement well.
- 7) Install replacement well, if deemed necessary, in First Quarter of 2000 and add to sampling schedule. The evaluation will be reported in the First Quarter 2000 Monitoring report.

If you are in agreement with this course of action, please sign and fax a copy to us. Should you have any questions or require supplemental information, please do not hesitate to contact us.

E₂C INC
ENVIRONMENTAL / ENGINEERING CONSULTANTS
S I N C E 1 9 7 0

382 Martin Avenue, Santa Clara, CA 95050-3112 Tel: 408.327.5700 Fax: 408.327.5707

Proposal Number 10770100

Page 2

I concur with the plan of action discussed above.

Barney M. Chan
Barney M. Chan, ACHCS

Dated 12-6-99

faxed Be

Sincerely,

William A. Lawson

William A. Lawson
Project Geologist

WAL E2C: 11245C01_101399_hllen

CC: Mr. Patrick Murray
McMorgan & Co.
One Bush St., Suite 800
San Francisco, CA 94104

Mr. Brad Urie, FAX- (714) 445-3690
Meritt Architecture & Construction
3130 S. Harbor Blvd., Suite 340
Santa Ana, CA 92704

Walter Kim, E2C



Donald Celli & Associates

ENVIRONMENTAL
PROTECTION

99 NOV 12 PM 3:37
363.02

November 10, 1999

5814

MR. BARNEY M. CHAN
ENVIRONMENTAL HEALTH SERVICES
1131 Harbor Bay Parkway, Suite 250
Alameda, CA 94502-6577

RE: St ID#5814

Dear Mr. Chan:

This is in response to your letter dated November 3, 1999, St ID#5814 to Mr. Bob Belluci of Bovis Construction Corporation regarding the request for the map indicating the property line separating these two sites.

Please find enclosed EXHIBIT B indicating the property lines. Also, please find enclosed a second copy of EXHIBIT B indicating the location of the ground water monitoring well.

If you have any questions or comments, please do not hesitate to call.

Sincerely Yours,

Richard Kline, P.E.

DCA:kb

ENGINEERING • PLANNING • SURVEYING
9960 Business Park Drive, Suite 140
Sacramento, CA 95827
(916) 369-1050 • FAX (916) 369-7309
E-MAIL: dca@jps.net

HEGENBERGER ROAD

N 19°35'30" E

318.00'

93.20'

93.20'

R=40'
L=62.83'
Δ=90°

141.48'

141.48'

197.50'

104.30'

15' SETBACK PER
34 MAPS 1

P.O.B.
8333 OR 297

LOT 4

LOT 3

LOT 2

LOT 1

LOT "B"

LOOP

HEGENBERGER

N 70°24'30" W
160.00'

N 70°24'30" W
160.00'

S 19°35'30" W

181.48'

160.00'

LOT 5

200.00'

N 70°24'30" W

S 19°35'30" W

5.00'

20' RESERVATION FOR
STORM AND SEWER
PER 34 MAPS 1

LOT 6

LOT 7

15' SETBACK PER
34 MAPS 1

16.20'

197.50'

104.30'

93.20'

93.20'

R=40'
L=62.83'
Δ=90°

141.48'

141.48'

N 19°35'30" E

318.00'

POINT OF
BEGINNING

POINT OF
COMMENCEMENT

HEGENBERGER

LOOP

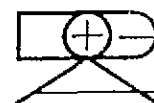
CAIRO RD.

LOT "B"

LOTS 3 & 6 AND PORTIONS OF LOTS 2, 4, 5 & 7
MAP OF TRACT 1315,
BOOK 34 OF MAPS, PAGE 1,
ALAMEDA COUNTY RECORDER

EXHIBIT B

1"=80'



Donald Celli
& Associates

ENGINEERING • PLANNING • SURVEYING
9960 BUSINESS PARK DRIVE SUITE 140
SACRAMENTO, CA. 95827 (916) 369-1050

HEGENBERGER ROAD

N 19°35'30" E

318.00'

93.20'

93.20'

R=40'
L=62.83'
Δ=90°

141.48'

141.48'

197.50'

104.30'

15' SETBACK PER
34 MAPS 1

P.O.B.
8333 OR 297

200.00'

75'

16.20'

N19°35'30"E

5.00'

LOT 3

LOT 2

LOT 1

200.00'

N 70°24'30" W

200.00'

HEGENBERGER LOOP

N 70°24'30" W

160.00'

N 70°24'30" W

160.00'

S 19°35'30" W

181.48'

160.00'

LOT 5

200.00'

N 70°24'30" W

S 19°35'30" W

5.00'

20' RESERVATION FOR
STORM AND SEWER
PER 34 MAPS 1

LOT 6

LOT 7

400.00'

200.00'

200.00'

N 70°24'30" W

400.00'

200.00'

N 70°24'30" W

400.00'

200.00'

S 19°35'30" W

93.20'

93.20'

N 70°24'30" W

200.00'

N 70°24'30" W

200.00'

LOT 8

R=40'
L=62.83'
Δ=90°

141.48'

141.48'

N 19°35'30" E

318.00'

POINT OF
BEGINNING

93.20'

POINT OF
COMMENCEMENT

HEGENBERGER LOOP

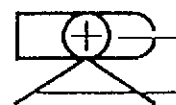
CAIRO RD.

LOT "B"

LOTS 3 & 6 AND PORTIONS OF LOTS 2,4,5 & 7
MAP OF TRACT 1315,
BOOK 34 OF MAPS, PAGE 1,
ALAMEDA COUNTY RECORDER

EXHIBIT B

1"=80'



Donald Celli
& Associates

ENGINEERING • PLANNING • SURVEYING

9960 BUSINESS PARK DRIVE
SACRAMENTO, CA. 95827

SUITE 140
(916) 369-1050

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



ENVIRONMENTAL HEALTH SERVICES

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

November 3, 1999
StID # 5814

Marriot International
Bobis Construction c/o
Mr. Bob Belluchi
12647 Alcosta Blvd., Suite 460
San Ramon, CA 94583

Re: Monitoring Well on 450 Hegenberger Rd., Future Marriot Hotel, Oakland CA 94621

Dear Mr. Belluchi:

This letter recounts our recent conversation where you stated that one of the wells for the monitoring of 444 Hegenberger Loop was on the 450 Hegenberger Rd. property, currently being developed by Marriot International. This location is in the area of a proposed driveway and therefore, you are requesting that it be removed. To facilitate your request, I requested that Marriot make a written request to the owner's of 444 Hegenberger Loop, McMorgan & Co. c/o Mr. Patrick Murray. In addition, as requested, I have included a site map indicating the location of the monitoring wells. In turn, I am requesting that you send our office a map indicating the property line separating these two sites.

I have also enclosed my business card. You may contact me at (510) 567-6765 if you have any questions.

Sincerely,

Barney M. Chan
Hazardous Materials Specialist

Enclosures (Mr. Belluchi)

C: B. Chan, files

Mr. Patrick Murray, McMorgan & Company, One Bush St., Suite 800, San Francisco,
CA 94104

Mr. Walter Kim, E2C Inc., 382 Martin Ave., Santa Clara, CA 95050-3112
Wellcl444HegLoop

HEGENBERGER LOOP

MW-3


MW-5

CONCRETE SLAB

GATE

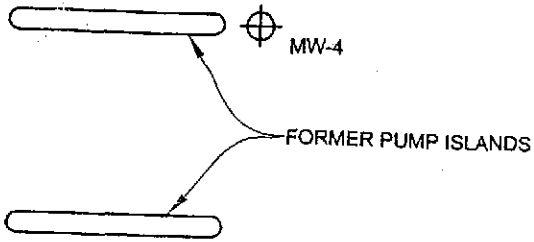
EXPLANATION

 GROUNDWATER MONITORING WELL LOCATION



Environmental/Engineering Consultants
382 Martin Avenue
Cape Town, S.A.

HEGENBERGER ROAD



Site Map
- proposed cleanup site

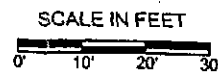
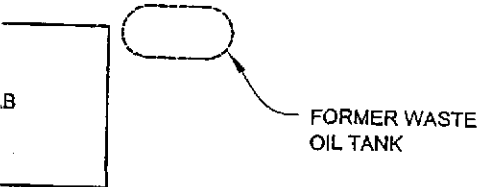
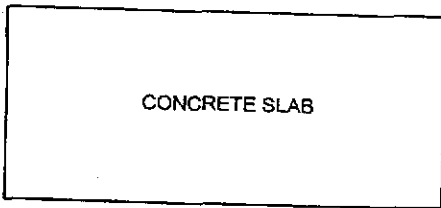


Figure - 2 SITE PLAN

444 HEGENBERGER ROAD
OAKLAND, CALIFORNIA

FILENAME: 1124SC01

DATE: OCTOBER 1999

REVISION:

Job Number:

1124SC01

Consultants

HAZARDOUS WASTE GENERATOR INSPECTION REPORT

STID #: SP14	FACILITY NAME: Precision Trucking (former)	PG. _____	OF _____
SUPPLEMENTAL FORM 444 Hegenberg Loop			

Performed a site inspection to verify that no subsurface work was being done w/o appropriate H+S plan. Over AA Construction Richmond 510-2340926 are beginning construction of adjacent property 450 Hey Rd - will be a Marriott Hotel are using 444 Hey Loop as a storage area - some excavated soils (12') x 50' x 60' put onto site. I warned workers - not to place soil on mws or drive over them. There is a little bit of UST piping still onsite that could probably be scrapped.

PRINT NAME:	INSPECTED BY: BCHAN
SIGNATURE:	DATE: 10/21/99

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



ENVIRONMENTAL HEALTH SERVICES

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

September 22, 1999
StID # 5814

Mr. Patrick Murray
McMorgan & Co.
One Bush St., Suite 800
San Francisco, CA 94104

Re: Quarterly Monitoring Report for 444 Hegenberger Loop, Oakland CA 94621

Dear Mr. Murray:

Our office has received and reviewed the September 1, 1999 Second Quarter 1999 groundwater monitoring event for the above site as prepared by your consultant, Environmental/Engineering Consultants, (E2C). No significant concentration trends have been established as yet and our office concurs with the recommendation for continued quarterly monitoring.

Our office does have the following additional comments/recommendations:

- On future site figures, please include the location of the former underground waste oil tank and the dispenser islands of the former fuel tanks
- Please provide the historic monitoring data for each well as opposed to the data for all wells per monitoring event. This allows easier trend analysis.
- Please include the measurement for dissolved oxygen and oxidation-reduction potential, pre- and post-purge when sampling. These parameters are indicators of bio-remediation.

You may contact me at (510) 567-6765 if you have any questions.

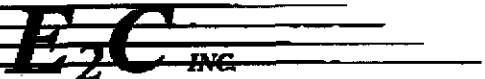
Sincerely,

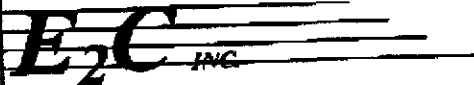
Barney M. Chan
Hazardous Materials Specialist

c: **B. Chan, files**

Mr. W. Kim, E₂C, 382 Martin Ave., Santa Clara, CA 95050-3112

Mon444HegLoop

 <p><i>Environmental/Engineering Consultants</i></p> <p>Fax Transmission</p>	<p>DATE: June 23, 1999</p> <p>Number of pages including cover sheet: 1</p>
<p>To: Barney M. Chan Alameda County, Health Care Agency</p> <p>Phone: 510-567-6700 Fax Phone: 510-337-9335</p>	<p>From: Walter H. Kim E₂C, Inc. Civic Center Tower 675 N. First Street, Fifth Floor San Jose, CA 95112</p> <p>Phone: 408 286-6300 Fax Phone: 408 286-6333</p>
<p>cc: Pat Murray/McMorgan & Co. 415-616-9300</p>	
<p>REMARKS: <input type="checkbox"/> Urgent <input checked="" type="checkbox"/> For your review <input type="checkbox"/> Reply ASAP <input type="checkbox"/> Please Comment</p> <p>As you may have already been informed, E₂C, Inc. is the new environmental consultant for McMorgan & Co. on the 444 Hegenberger Road, Oakland, CA project (your StID #5814). As such, I would like to schedule the ongoing quarterly groundwater monitoring for Wednesday, June 30, 1999. I expect to receive the laboratory results within two weeks after sampling and the monitoring report to you within four weeks of sampling.</p> <p>If you have any conflicts or questions regarding the monitoring schedule, please feel free to contact me. Otherwise, I look forward to working with you again.</p> <p>If you have any trouble with this transmission, please contact the above sender at (408) 286-6300. Thank you.</p> <p>Hard copy <input type="checkbox"/> will follow. <input checked="" type="checkbox"/> will not follow.</p>	

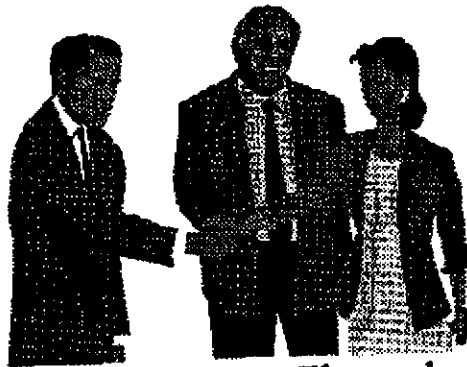
 <p><i>Environmental/Engineering Consultants</i></p> <p>Fax Transmission</p>	<p>DATE: June 25, 1999</p> <p>Number of pages including cover sheet: 2</p>
<p>To: Barney M. Chan Alameda County, Health Care Agency</p> <p>Phone: 510-567-6700 Fax Phone: 510-337-9335</p>	<p>From: <i>Walter H. Kim</i> <i>E2C, Inc.</i> <i>382 Martin Avenue</i> <i>Santa Clara, CA 95050-3112</i></p> <p>Phone: 408-327-5700 Fax Phone: 408-327-5707</p>
<p>cc: Pat Murray/McMorgan & Co. 415-616-9300</p>	
<p>REMARKS: <input type="checkbox"/> Urgent <input checked="" type="checkbox"/> For your review <input type="checkbox"/> Reply ASAP <input type="checkbox"/> Please Comment</p> <p>The previously scheduled quarterly groundwater monitoring at the 444 Hegenberger Road, Oakland, CA (your StID #5814) has been rescheduled for Thursday, July 1, 1999.</p> <p>In addition, we have moved and attached is a flyer with the particulars. The new address and numbers are affective Monday, June 28, 1999. I apologize for any inconvenience. Should you have any questions, please feel free to contact me or Ken.</p> <p>If you have any trouble with this transmission, please contact the above sender at (408) 286-6300. Thank you.</p> <p>Hard copy <input type="checkbox"/> will follow. <input checked="" type="checkbox"/> will not follow.</p>	



We are now at:

**E2C, INC.
382 MARTIN AVENUE
SANTA CLARA, CA 95050-3112**

Tel. No.: (408)327-5700 Fax No.: (408)327-5707



Your business is very important to us. Please change your records with our new address and numbers. Feel free to contact our new office for any questions you may have. Thank you.

E₂C, Inc.

**McMORGAN
& COMPANY**

June 9, 1999

Via Facsimile and US Mail

5814

Mr. Barney M. Chan
Alameda County, Health Care Agency
1131 Harbor Bay Parkway, Suite 250
Alameda, CA 94502-6577

Re: Change in Consultant, 444 Hegenberger Road, Oakland, CA stID #5814

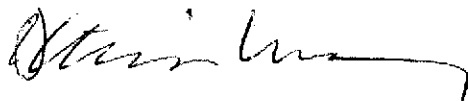
Dear Mr. Chan:

This letter is written to serve as notice that the consultant of record for the referenced site has changed. Previously, Walter H. Kim of Northwest Envirocon, Inc. represented McMorgan & Company regarding the referenced site but as of June 9, 1999 E2C, Inc. will be representing us on these matters, although Mr. Kim will again be the point of contact. The following is the pertinent information for E2C, Inc. and please make a note of this change for your record and files:

E2C, Inc.	(408) 286-6300 (telephone)
Civic Center Tower	(408) 286-6333 (facsimile)
675 North First Street, Fifth Floor	
San Jose, California 95112-5111	

We received your approval letter dated May 18, 1999 for the disposal of drums and on-site use of the stockpiled soil but have yet to hear a response from your office regarding our previous quarterly groundwater monitoring report dated April 28, 1999. Should you have any questions, please feel free to contact me.

Very truly yours,



Patrick G. Murray
Vice President

cc: Walter H. Kim - E2C, Inc.

ENVIRONMENTAL
PROTECTION
99 JUN 24 PM 3:39

McMORGAN
& COMPANY

June 9, 1999

Via Facsimile & US Mail

Mr. Walter H. Kim
E2C, Inc.
Civic Center Tower
675 North First Street, Fifth Floor
San Jose, CA 95112-5111

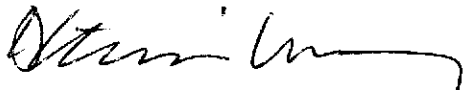
Re: Agent Authorization, 444 Hegenberger Road, Oakland, CA 94563 - StID #5814

Dear Mr. Kim:

This letter is written to establish E2C, Inc. as an authorized representative/agent of McMorgan & Company (McMorgan) regarding matters associated with environmental work for the referenced project. As part of this authorization, any employee of E2C, Inc. is given limited authority to represent McMorgan in the acquisition of permits from the City of Oakland and other agencies, as required.

Although prior approval by McMorgan is not required, all matters pursued by E2C, Inc. acting as the authorized representative/agent, must be promptly submitted for documentation and overview. Should you or any agency require authentication or require additional clarification, I can be reached at (415) 616-9358.

Very truly yours,



Patrick G. Murray
Vice President

cc: Barney Chan -- Alameda Country, Health Care Services

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



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

May 18, 1999
StID # 5814

Mr. Patrick Murray
McMorgan & Co.
One Bush St., Suite 800
San Francisco, CA 94104

Re: Stockpile Soil at 444 Hegenberger Loop, Oakland CA 94621

Dear Mr. Murray:

I have received and reviewed the **May 5, 1999 Stockpile Sampling** report for the above site as prepared by Northwest Envirocon Inc. (NWE). This report gives the analytical results from soil samples taken to characterize two five cubic yard soil piles generated during subsurface investigation at the site. Additionally, the report documents the disposal of thirty-two (32) 55-gallon drums of soil and nine (9) 55-gallon drums of purged groundwater. Based upon the results of these samples for the stockpiled soils, our office approves its use on-site as fill material. Please provide "clean fill" covering for the soils, which detected oil and grease. Additionally, you may wish to re-analyze the soil which detected oil and grease using a silica-gel cleanup prior to analysis.

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. M. Spielmann, Northwest Envirocon Inc., 1828 Tribute Road, Suite A, Sacramento,
CA, 95815-4310

Spoils444Heg

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



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

February 25, 1999
StID # 5814

Mr. Patrick Murray
McMorgan & Company
One Bush St., Suite 800
San Francisco, CA 94104

Re: Groundwater Monitoring Work Plan for 444 Hegenberger Loop, Oakland 94621

Dear Mr. Murray:

Our office has received and reviewed the February 19, 1999 groundwater monitoring work plan for the above site as prepared by Northwest Envirocon, Inc. As you are aware, this additional work follows the November 1998 installation of five monitoring wells to investigate the release from former underground storage tanks. At this time, off-site wells are not necessary. Tables 2 and 3 in this work plan list the analytes and a schedule for the monitoring and submission of the quarterly reports.

Our office approves the groundwater monitoring plan with the following conditions:

- Please replace the analysis TPHmo with TPHd. This is based upon the prior detection of diesel and the absence of motor oil in groundwater samples. The other analytes, TPHg and BTEX remain the same as proposed.
- The analysis of dissolved oxygen, which will be measured prior to groundwater sampling, should be tested on the groundwater prior to purging, using a down-hole instrument. Purging will tend to aerate and oxygenate the water sample.

In accordance with Table 3, your groundwater monitoring report should be provided within the following month of sampling.

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. M. Spielmann, Northwest Envirocon, 1800 Tribute Road, Suite 101, Sacramento,
CA, 95815

Monwp-444HegLoop

1828 TRIBLITE ROAD
SUITE A
SACRAMENTO, CA 95815
916-649-3570
800-395-3570
FAX: (916) 649-3819

ENVIRONMENTAL
PROTECTION

Friday, December 11, 1998
Via Facsimile & US Mail

98 DEC 18 PM 3:43

RO184



Barney M. Chan
Alameda County, Health Care Agency
1131 Harbor Bay Parkway, Suite 250
Alameda, CA 94502-6577

Re: 444 Hegenberger Loop, Oakland, CA 94621; StID # 5814

Dear Mr. Chan:

This letter memorializes our telephone conversation of December 11, 1998 where we agreed to conduct at least another round of quarterly groundwater monitoring at the referenced site prior to installing any additional groundwater monitoring wells offsite.

We also discussed the groundwater analytical data from the December 2, 1998 quarterly groundwater monitoring event. Based on your review of the data, you indicated that if the recent analytical data are the highest, and subsequent quarterly monitoring analytical data stabilize or decline, there will be no need to further delineate groundwater impact at the site.

We are preparing a supplementary soil and groundwater assessment report for the recent assessment work. The report will be submitted to you on or about December 14, 1998. The next quarterly groundwater monitoring event at the site is scheduled for March 2, 1999.

Should you have any questions or are in need of additional information, please do not hesitate to call me.

Sincerely,

Matthew Spielmann
Project Geologist

MHS:whk/5-1594 Letter re add wells

cc: Walter Kim/NWE
Patrick Murray/McMorgan & Company

ENVIRONMENTAL
ENGINEERING

ENVIRONMENTAL
DUE DILIGENCE

ASBESTOS/LEAD
SERVICES

INDUSTRIAL
HYGIENE

LABORATORY
SERVICES

CONSTRUCTION
MANAGEMENT

ENVIRONMENTAL
TRAINING

OFFICES NATIONWIDE
www.nwenvirocon.com

1828 TRIBUTE ROAD SUITE A
SACRAMENTO, CA 95815
916-649-3570
800-395-3570
FAX: (916) 649-3819

ENVIRONMENTAL PROTECTION
Tuesday, November 03, 1998
Via Facsimile & US Mail
98 NOV -4 PM 2:58



Barney M. Chan
Alameda County, Health Care Agency
1131 Harbor Bay Parkway, Suite 250
Alameda, CA 94502-6577

20184

Re: 444 Hegenberger Loop, Oakland, CA 94621; StID # 5814

Dear Mr. Chan:

ENVIRONMENTAL
ENGINEERING

This letter memorializes our telephone conversation of November 2, 1998 where we agreed that the previously specified and approved 4-inch diameter groundwater monitoring wells are not required for this project at this time. Rather, in order to save the State and client monies, 2-inch diameter wells will be installed.

INDUSTRIAL
HYGIENE

Moreover, in order to locate the groundwater monitoring wells properly, the five on-site wells will be installed first. Once groundwater flow direction is determined, the off-site or any additionally required on-site wells will be installed.

CONSTRUCTION
MANAGEMENT

The on-site wells are scheduled to be installed beginning Monday, November 23, 1998. The off-site wells are scheduled for Monday, December 7, 1998.

Should you have any questions or are in need of additional information, please do not hesitate to call me.

LABORATORY
SERVICES

Sincerely,

Matthew Spielmann
Project Geologist

MAINTENANCE
ENGINEERING

MHS:whk/5-1594 Letter re well size

cc: Walter Kim/NWE
Patrick Murray/McMorgan & Company

ASBESTOS
SERVICES

ENVIRONMENTAL
TRAINING

1828 TRIBUTE ROAD SUITE A
SACRAMENTO, CA 95815
916-649-3570
800-395-3570
FAX: (916) 649-3819

Tuesday, November 03, 1998
Via Facsimile & US Mail



Barney M. Chan
Alameda County, Health Care Agency
1131 Harbor Bay Parkway, Suite 250
Alameda, CA 94502-6577

Re: 444 Hegenberger Loop, Oakland, CA 94621; StID # 5814

Dear Mr. Chan:

This letter memorializes our telephone conversation of November 2, 1998 where we agreed that the previously specified and approved 4-inch diameter groundwater monitoring wells are not required for this project at this time. Rather, in order to save the State and client monies, 2-inch diameter wells will be installed.

Moreover, in order to locate the groundwater monitoring wells properly, the five on-site wells will be installed first. Once groundwater flow direction is determined, the off-site or any additionally required on-site wells will be installed.

The on-site wells are scheduled to be installed beginning Monday, November 23, 1998. The off-site wells are scheduled for Monday, December 7, 1998.

Should you have any questions or are in need of additional information, please do not hesitate to call me.

Sincerely,

Matthew Spielmann
Project Geologist

MHS:whk/5-1594 Letter re well size

cc: Walter Kim/NWE
Patrick Murray/McMorgan & Company

ENVIRONMENTAL
ENGINEERING

INDUSTRIAL
HYGIENE

CONSTRUCTION
MANAGEMENT

LABORATORY
SERVICES

MAINTENANCE
ENGINEERING

ADVISORY
SERVICES

ENVIRONMENTAL
TRAINING



Offices Nationwide

Date: 5/21/98
 Time:
 Number of pages including cover sheet: 2



To: BARNEY CHAN
ACHCA

Phone:
 Fax phone: (510) 337-9335
 CC:

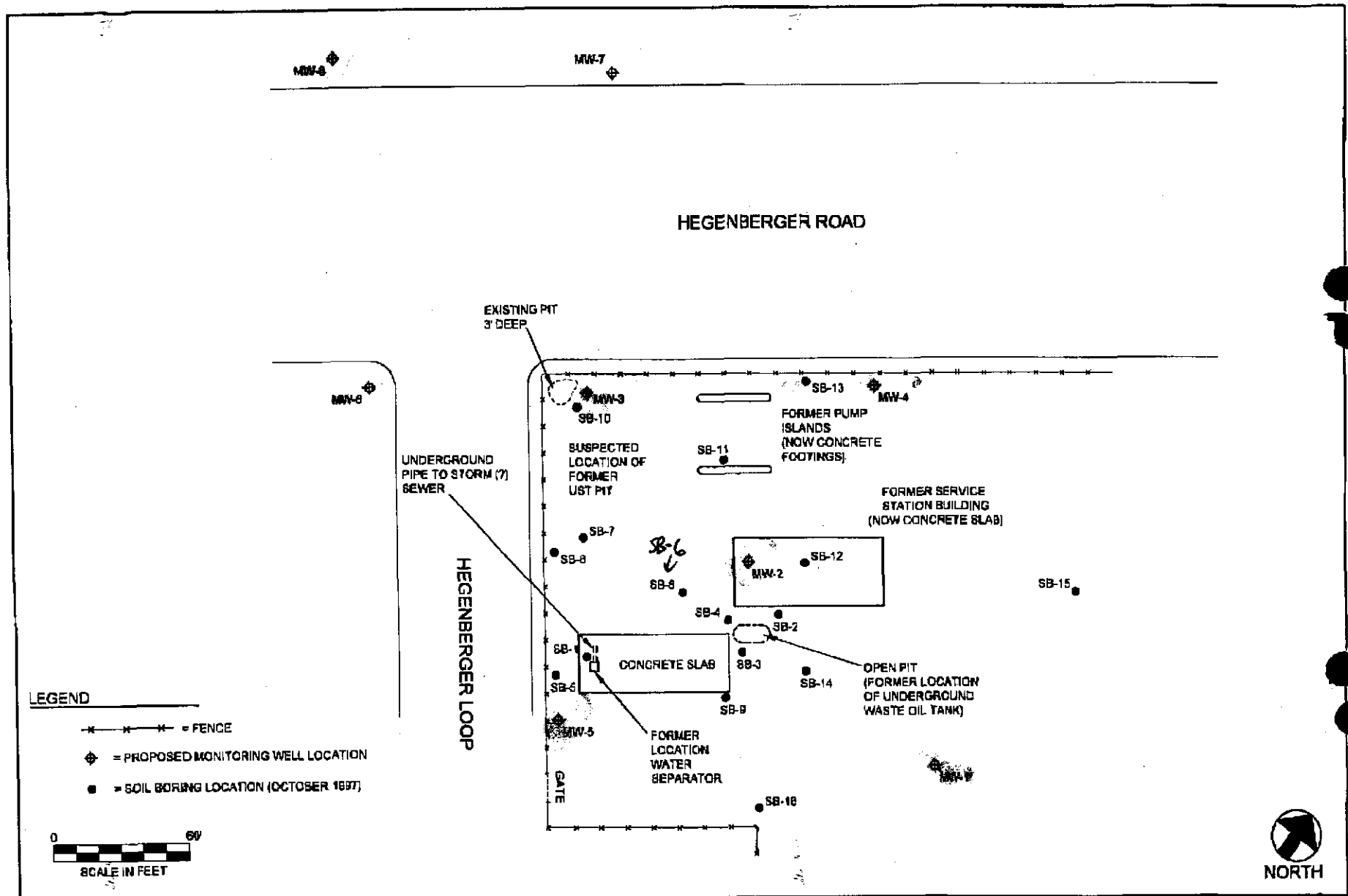
From: KEVIN GALLAGHER

Phone: (916) 649-3570
 Fax phone: (916) 649-3819

REMARKS: Urgent For your review Reply ASAP Please comment
 ORIGINALS Will follow Will not follow

PLATE 3 FOR APRIL 8, 1998 WORKPLAN FOR
 444 HEGENBERGER ROAD

Please notify sender immediately if all pages are not present, or if this FAX has reached an unintended party. This material is confidential and proprietary. Any use of this information by unauthorized personnel is strictly prohibited.



LEGEND

- x — x — x — = FENCE
- ◆ = PROPOSED MONITORING WELL LOCATION
- = SOIL BORING LOCATION (OCTOBER 1997)



NORTHWEST ENVIROCON, INC. 1828 TRIBUTE ROAD, SUITE A, SACRAMENTO, CA. 95815 (916) 649-3570 FAX: (916) 649-3819		SITE: FORMER SERVICE STATION 444 HEGENBERGER ROAD OAKLAND, CALIFORNIA		DATE: DECEMBER 1997	PROJECT#: 05-000428
DRAWN: CEB		APPROVED: KFG		CLIENT: THE VOIT COMPANIES	DRAWING TITLE: PROPOSED MONITORING WELL LOCATIONS
				SCALE: 1" = 60'	PLATE: 3

TOTAL P.02

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



ENVIRONMENTAL HEALTH SERVICES

ENVIRONMENTAL PROTECTION (LOP)

1131 Harbor Bay Parkway, Suite 250

Alameda, CA 94502-6577

(510) 567-6700

FAX (510) 337-9335

May 21, 1998

StID # 5814

Mr. Pat Murray
McMorgan and Company
One Bush St., #800
San Francisco, CA 94104

RE: Work Plan for 444 Hegenberger Loop, Oakland CA 94621

Dear Mr. Murray:

Our office has received and reviewed the April 8, 1998 Northwest Envirocon Inc. work plan for the installation of eight borings which will be converted in monitoring wells. Five of the borings will be on-site and three off-site. This work will attempt to define the limits of the soil and groundwater petroleum contamination which came from the former underground tanks, piping and dispensers at this site.

In general our office approves of this work plan, however, please consider the following additions or modifications to the work plan:

- Please use the anticipated west-southwest groundwater gradient to locate monitoring wells MW-2, MW-3 and MW-4 down-gradient to the respective borings which exhibited elevated benzene and gasoline in soil and groundwater.
- Please use the PID screening values for determining whether vadose soils from the borings should be analyzed. A typical value of 500 ppm should warrant the need for laboratory analysis.
- If you encounter difficulty obtaining the permit for the off-site wells, you may either schedule this work later or install temporary borings at the off-site locations.
- Please notify our office 48 working hours prior to your field work. You may contact me at (510)567-6765 with questions.

Sincerely,

Barney M. Chan
Hazardous Materials Specialist

C: B. Chan, files

Mr. Jack Davis, The Voit Co., P.O. Box 689, 2 Theatre Square,
Orinda, CA 94563

Mr. D. van Dam, Northwest Envirocon, 1828 Tribute Rd., Suite A
Sacramento, CA 95815

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



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

February 20, 1998
StID #5814

Mr. Pat Murray *McMorgan & Co*
One Bush St. #800
San Francisco, CA 94104

RE: 444 Hegenberger Loop, Oakland CA 94621

Dear Mr. Murray:

Our office has received and reviewed the December 19, 1997 Soil and Groundwater Assessment for the above referenced site as prepared by Northwest Envirocon Inc. The assessment consisted of determining the presence or absence of underground objects and the investigation of the extent of both soil and groundwater petroleum contamination at the site. This work was a follow-up to an initial investigation after a waste oil tank removal.

The results of the trenching activities indicates that no underground tanks appear to be remaining in the area where the former underground tanks are assumed to have been. However, please explain if any investigation was done in the southeast corner of the parcel where the geophysical survey indicated "a buried metal object of fairly significant size".

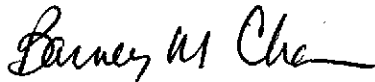
A total of twelve (12) borings were advanced on the northeast portion of this property in locations where fuel releases might be expected. The results of soil and groundwater sample analysis indicates significant gasoline and benzene release has occurred in the area of the former waste oil tank, near the former dispenser islands and in the extreme northeast corner of the site. Groundwater contamination has likely migrated offsite and appears to be trending in a westerly direction. Your consultant recommends that off-site borings be advanced to determine the extent of the groundwater plume plus installing a number of monitoring wells. Our office requests the determination of the extent of petroleum contamination in both soil and groundwater, the installation of monitoring wells and performing a feasibility study. Based on the initial analytical results, soil and groundwater contamination poses a potential risk to human health. A Tier 1 or Tier 2 Risk Based Corrective Action (RBCA) evaluation should also be performed to estimate the excess risk posed.

To accomplish these requested items, please submit a work plan for additional site characterization **within 30 days or by March 23, 1998**. Any future use of this portion of the property should be identified so that immediate and future risk may be evaluated.

Mr. Pat Murray
StID # 5814
444 Hegenberger Loop
February 20, 1998
Page 2.

Please contact me at (510) 567-6765 if you have any questions.

Sincerely,



Barney M. Chan
Hazardous Materials Specialist

c: **B. Chan**, files

Mr. Jack Davis, The Voit Company, P. O. Box 689, 2 Theatre
Square, Orinda, CA 94563

wp444

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



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

February 19, 1998
StID # 5814

Mr. Dale van Dam
Northwest Envirocon
1828 Tribute Rd., Suite A
Sacramento, CA 95815

RE: 444 Hegenberger Loop, Oakland CA 94621

Dear Mr. van Dam:

Please provide our office the address for McMorgan & Company. I have completed my review of the December 19, 1997 report and need to draft a letter to Mr. Pat Murray. Thank you.

Sincerely,

Barney M. Chan
Hazardous Materials Specialist

ps, our fax number is (510) 337-9335.

One Bush St. #800
San Francisco CA 94104



* 5814

Date: 7/9/97
 Time: 4:45 p.m.
 Number of pages including cover sheet: 2

FAX

To: Mr. Barney Chen

Phone: _____
 Fax phone: 510/337-9335
 CC: _____

From: Dale van Den

Phone: (916) 649-3570
 Fax phone: (916) 649-3819

REMARKS: Urgent For your review Reply ASAP Please comment
 ORIGINALS Will follow Will not follow

Barney:
 The attached map indicates new proposed locations for soil borings/hydropunch sample points. If all borings at the perimeter were ND, we would move back toward the original locations to "fill in the holes." Please call to discuss after your review.
 - Dale

Please notify sender immediately if all pages are not present, or if this FAX has reached an unintended party. This material is confidential and proprietary. Any use of this information by unauthorized personnel is strictly prohibited.

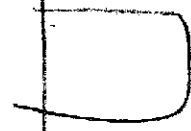
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Can. ②

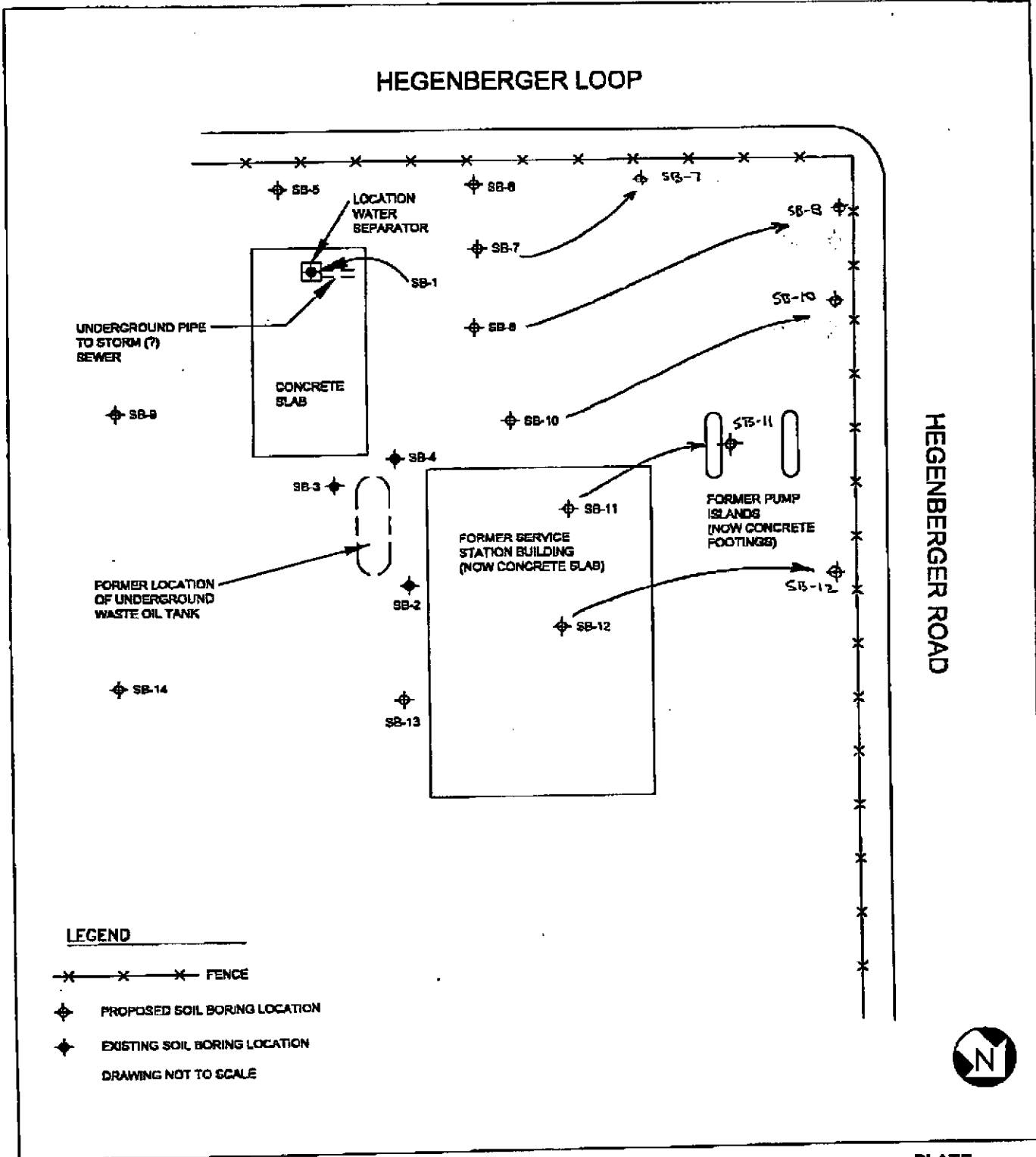
1989b

There



③
Jay-N Trucking

fax 916-626-3899



Northwest Envirocon, Inc.
 Environmental Consulting
 1828 Tribute Rd. Suite A
 Sacramento, CA. 95815

SAMPLE LOCATION MAP

Former Service Station
 444 Hegenberger Road
 Oakland, California

PLATE

2

JOB NUMBER
 05-000428

DATE
 MAY 1997

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



May 30, 1997
StID # 5814

Ms. Sandra Hutson
The Voit Companies
P.O. Box 689
2 Theatre Square
Orinda, CA 94563

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

**Re: Subsurface Investigation at 444 Hegenberger Rd., Oakland
94621**

Dear Ms. Hutson:

Our office has received the May 19, 1997 **Preliminary Investigation Results and Proposal for Additional Assessment** for the above site as prepared by your consultant, Northwest Envirocon Inc. The report details the results of the first phase of borings at this site and proposes an additional ten (10) borings to delineate the extent of both soil and groundwater contamination. Our office agrees in theory to this approach, however, please note the following considerations when performing this next phase of investigation:

1. Please arrange the location of the borings to add the area between the former pump islands to the investigation. This potential source area has not been previously investigated. It is assumed that within ten borings, this can be done. Please consider reducing the number of borings to reflect 20-30' centers.
2. The soil and groundwater samples from each boring is proposed to be analyzed for MTBE, BTEX, TPHg, TPHd and oil and grease. Based upon previous soil and groundwater data, MTBE will not be required for analysis on any samples.

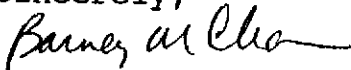
Groundwater samples in the vicinity of the oil/water separator are proposed to be analyzed for the above parameters plus VOCs and TPHm. Please note that if TPHm is run on these samples, you may omit the analysis for oil and grease. In addition, if VOCs are run on these samples, there is no need to run BTEX on these samples since BTEX is included in the VOC analysis. No more than three (3) borings should be analyzed for these additional parameters.

Please be reminded that our office expects a complete report of the investigations including all analytical data, boring logs, soil disposition documentation et al.

Ms. Sandra Hutson
444 Hegenberger Rd.
StID # 5814
May 30, 1997
Page 2.

You may contact me at (510) 567-6765 if you have any questions.

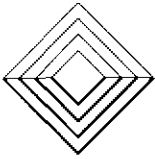
Sincerely,



Barney M. Chan
Hazardous Materials Specialist

c: B. Chan, files
D. Van Dam, Northwest Envirocon, 1828 Tribute Rd., Suite A,
Sacramento, CA 95815

wpap444



March 5, 1997

5-110 5814

The Voit Companies

P.O. Box 689
2 Theatre Square
Suite 215
Orinda, California
94563
TEL 510. 254.1966
FAX 510. 254.1978

Barney Chan
Alameda Health Care Services
1131 Harbor Bay Parkway
Suite 250
Alameda, CA 94502-6577

Re: 444 Hegenberger Rd.
Oakland, CA

Property Management
Commercial Brokerage
Asset Services
Development and Acquisition
Construction

Dear Mr. Chan:

I am in receipt of your letter dated February 28, 1997. As you are aware, we have been waiting for acceptance from the SWRCB Clean Up Fund to proceed with the work. Unfortunately, the Clean Up Fund has notified us that we must gain pre-approval before proceeding with any contractor. They will then determine what they will reimburse based on this approval.

I have been in contact with Arron Rambach of the Clean Up Fund and was notified yesterday that he will be completing his review of the pre-approval and we will be able to proceed under the guidelines indicated by the Clean Up Storage Fund. We request that a letter of commitment be issued so that we may proceed. As soon as we receive the letter from the Clean Up Fund with their approved amount of reimbursement, we will proceed immediately with the remainder of the work. It is our intention to re-commence this work this month with Northwest Envirocon as soon as this approval is received.

Should you have any questions regarding the next phase, you may contact Dale van Dam directly at 1.800.395.3570. Once again, we request that this letter of commitment be issued so that we may continue and complete the work that is required by the Alameda County Health Services Agency.

Should you have any questions regarding any of the above information or if I may help expedite this matter in any way, please do not hesitate to contact me at 510.254.1966, ext.16. Thank you.

Sincerely,

Sandra Hutson
Property Manager

SH/cw



Ca/EPA

**State Water
Resources
Control Board**

**Division of
Clean Water
Programs**

Mailing Address:
P.O. Box 944212
Sacramento, CA
94244-2120

2014 T Street,
Suite 130
Sacramento, CA
95814
(916) 227-4307
FAX (916) 227-4530

RECEIVED



Pete Wilson
Governor

FAX TRANSMITTAL

DATE: March 4, 1997
TO: Barney Chan
FAX #: (510) 337-9335
FROM: Arron Rambach, P. E. Civil
Water Resources Control Engineer

**UST CLEANUP FUND PROGRAM
FAX #: (916) 227-4530
PHONE #: (916) 227-2698**

NUMBER OF PAGES (including this page): 3

- For your information
- Per your request
- For your review and comment
- _____



Our mission is to preserve and enhance the quality of California's water resources, and ensure their proper allocation and efficient use for the benefit of present and future generations.



Ca/EPA

March 4, 1997



Pete Wilson
Governor

State Water
Resources
Control Board

Division of
Clean Water
Programs

Mailing Address:
P.O. Box 944212
Sacramento, CA
94244-2120

2014 T Street,
Suite 130
Sacramento, CA
95814
(916) 227-2698
FAX (916) 227-4530

World Wide Web:
<http://www.swrcb.ca.gov/~cwphome/fundhome.htm>

Carpenters Pension Trust Fund
c/o Mrs. Sandra Hutson
The Voit Companies
Post Office Box 689
Orinda, CA 94563

Dear Mrs. Sandra Hutson:

**PRE-APPROVAL OF CORRECTIVE ACTION COSTS, Claim No. 12057,
444 Hegenberger Road, Oakland, CA**

I have reviewed your February 21, 1997 request for pre-approval of costs for the installation of soil borings at your site. The request included Northwest Envirocon's Inc.'s workplan dated July 23, 1996 and three bids. The workplan was approved by the Alameda County Environmental Health Services on August 12, 1996. These documents, along with this letter, will be placed in your claim file for future reference.

In our conversation this morning I reminded you that, in accordance with Section 2812.1(d) of our regulations, the USTCF can only pre-approve and reimburse eligible costs represented by the lowest bid. Sequoia Environmental was the lowest of the three bids submitted. However, you indicated that the claimant and property owners want to select a bid that included licensed, union labor for all labor contracted and subcontracted, even if that means selecting a higher bid. You also indicated that you and the claimant were well aware that the claimant would be responsible for the difference between the costs incurred and the lowest bid.

Based on the information provided and the USTCF's Cost Guidelines, costs have been pre-approved for **\$3,824**. With the following provisions costs in the table on page 2 have been pre-approved for reimbursement:

- In accordance with our January 22, 1997 letter, your claim application has been accepted to our Priority List, and you are waiting a Letter of Commitment. This pre-approval of costs is contingent on the USTCF issuing a Letter of Commitment.
- The work is acceptable and approved by Alameda County and the San Francisco Regional Water Quality Control Board.
- The actual scope of work performed and costs are consistent with this pre-approval and the 7/23/96 workplan.
- If a different scope of work or change order becomes necessary, then the claimant must request pre-approval of costs for the new scope of work. Please complete the enclosed blank form when submitting future pre-approvals. The pre-approval form must be signed by the claimant.
- All future costs for corrective action must be pre-approved in writing by USTCF staff.
- Please be aware that you will be entering into a private contract. In other words, the State of California cannot compel you to sign any specific contract. This letter pre-approves some



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Our mission is to preserve and enhance the quality of California's water resources, and ensure their proper allocation and efficient use for the benefit of present and future generations.

Mrs. Sandra Hutson

-2-

of the costs as presented by the lowest bid for conducting work approved by Alameda County.

TASKS FROM NORTHWEST'S 6/23/96 WORKPLAN	PRE-APPROVED AMOUNT	COMMENTS
Task 1. Pre-field activities	\$430	
Task 2. 3 soil borings to approximately 15 feet	\$1,000	Boring at oil/water separator is ineligible. Invoice should separate eligible drilling costs from oil/water separator costs.
Task 3. Laboratory analysis	\$1,204	3 soil and 3 water samples pre-approved for TPHg/BTEX, TPHd, and oil & grease. Samples for oil/water separator are ineligible.
Task 4. Report Preparation	\$1,190	

Total: \$3,824

Be aware that this pre-approval does not constitute a decision on reimbursement. All reasonable and necessary corrective action costs for work directed and approved by the County will be eligible for reimbursement. Also, remember that it is still necessary to submit the actual cost of the work as explained in the Reimbursement Request Instructions to confirm that the costs are consistent with this pre-approval before you will be reimbursed. *To make this easier, be sure that your consultant and subcontractors prepare invoices to match the format of the original cost proposal and provides reasonable explanations for any changes made in the scope of work or increases in costs. When the invoices are submitted you must include copies of all:*

- *subcontractor invoices*
- *technical reports, and*
- *applicable correspondence from the County.*

I also want to remind you that the USTCF's regulations require that you obtain at least three bids, or a bid waiver from USTCF staff, from qualified firms for all necessary corrective action work. Legislation governing the USTCF requires that we assist you in procuring contractors and consultants. If you need any assistance in contracting for corrective action work, don't hesitate to call me.

Please call if you have any questions. I can be reached at (916) 227-2698.

Sincerely,

Arron Rambach, P.E. Civil
Water Resources Control Engineer
Underground Storage Tank Cleanup Fund

Enclosure (pre-approval form for subsequent requests)

cc: Barney Chan, Alameda County Environmental Health (w/o encl) by fax (510) 337-9335



ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



February 28, 1997
StID # 5814

Ms. Sandra Hutson
The Voit Companies
P.O. Box 689
2 Theatre Square
Orinda, CA 94563

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

**Re: Subsurface Investigation at 444 Hegenberger Rd., Oakland
94621**

Dear Ms. Hutson:

Our office has received the January 22, 1997 **Notice of Claim Acceptance** from the SWRCB Cleanup Fund. This letter specifies what work may be reimburseable by the Fund, states the deductible amount you are responsible for and details the process of prioritizing, validating and issuance of a Letter of Commitment for claimant applications.

Your site is being evaluated for acceptance and has not received a Letter of Commitment. Some of the work previously performed at the site as well as some of the work proposed is not related to the former waste oil tank and is thus not reimburseable. The act of processing your claim by the Cleanup Fund is not an acceptable reason for not performing the approved work detailed in the July 23, 1996 Northwest Envirocon report.

Please be aware that prior to issuing a Letter of Commitment, the Cleanup Fund checks with our office to insure that the site is in compliance. Only when the site is in compliance will a Letter of Commitment be issued. Compliance means that the site is taking efforts to further and complete their investigation in a timely manner. At this time, your site is not in compliance. You must perform the additional site investigation to come into compliance.

You may contact me at (510) 567-6765 if you have any questions.

Sincerely,

Barney M. Chan
Hazardous Materials Specialist

c: B. Chan, files

D. Van Dam, Northwest Envirocon, 1828 Tribute Rd., Suite A,
Sacramento, CA 95815

LOC444



Cal/EPA

**State Water
Resources
Control Board**

**Division of
Clean Water
Programs**

Mailing Address:
P.O. Box 944212
Sacramento, CA
94244-2120

2014 T Street,
Suite 130
Sacramento, CA
95814
(916) 227-4307
FAX (916) 227-4530

World Wide Web:
<http://www.swrcb.ca.gov/~cwphome/fundhome.htm>

ENVIRONMENTAL
PROTECTION

97 JAN 30 AM 8:38

Don H.
BC



Pete Wilson
Governor

January 22, 1997

CARPENTERS PENSION TRUST FUND
C/O: MCMORGAN & CO.
1 BUSH ST #800
SAN FRANCISCO, CA 94104

UNDERGROUND STORAGE TANK CLEANUP FUND PROGRAM, NOTICE OF CLAIM
ACCEPTANCE: CLAIM NUMBER 012057; FOR SITE ADDRESS: 444 HEGENBERGER
RD, OAKLAND 94621

Your claim has been accepted for placement on the Priority List in Priority Class "D". However, please be advised that your claim is only eligible for costs associated with corrective action resulting from the waste oil tank removed in 1996. Any costs associated with the analysis of the approximately 350 cubic yards of stockpiled soil, in addition to the analysis and excavation of an oil and water separator are ineligible for reimbursement from the Fund.

Under the amended provisions of Section 25299.57 of the Health and Safety Code (H&SC), the State Board has granted your request for a waiver for the permit requirement as a condition for eligibility to the Fund. It is important to note that when a claimant failed to apply for or obtain the permits required pursuant to Chapter 6.7, Division 20, of the H&SC, by January 1, 1990, and the State Board grants a waiver pursuant to Section 2811(a)(2)(B) of the Underground Storage Tank Cleanup Fund Regulations, the claimant's level of financial responsibility (deductible) is twice the amount otherwise required. In this case, you will be responsible for the first \$20,000 of eligible corrective action costs before the Fund coverage begins.

After adoption of the Priority List, staff will review, verify, and process applications based on their priority and rank within a priority class. During this detailed review, staff may request additional information needed to verify eligibility. Once review of the application is complete and the claim is determined to be valid, a Letter of Commitment will be issued obligating funds toward the cleanup.

If, during the detailed review, it is determined that the claim application contained fraudulent information or misrepresentation making the claim unacceptable or ineligible, your claim may be rejected. In such event, you will be issued a Notice of Intended Removal from the Priority List, informed of the grounds for the proposed removal of the claim, and provided an opportunity to correct any deficiencies which are the basis for the proposed removal.



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Our mission is to preserve and enhance the quality of California's water resources, and ensure their proper allocation and efficient use for the benefit of present and future generations.

If you have any questions, please contact me at (916) 227-4539.

Sincerely,

Cheryl Gordon

Cheryl Gordon, Analyst
Underground Storage Tank Cleanup Fund

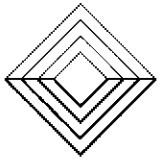
cc: Mr. Steve Morse
RWQCB, Region 2
2101 Webster St., Ste. 500
Oakland, CA 94612

Mr. Thomas Peacock
Alameda County EHD
1131 Harbor Bay Pkway, 2nd Fl.
Alameda, CA 94502-6577



Recycled Paper

Our mission is to preserve and enhance the quality of California's water resources, and ensure their proper allocation and efficient use for the benefit of present and future generations.



December 23, 1996

The Voit Companies

P.O. Box 689
2 Theatre Square
Suite 215
Orinda, California
94563
TEL 510.254.1966
FAX 510.254.1978

Barney Chan
Hazardous Materials Specialist
Alameda County Health Care Services
1131 Harbor Bay Parkway
Suite 250
Alameda, CA 94502-6577

Re: 444 Hegenberger Rd.
Oakland

Property Management
Commercial Brokerage
Asset Services
Development and Acquisition
Construction

Dear Mr. Chan:

Per your request, please let this letter serve as written notification that the work outlined by Northwest Envirocon as described in your letter to me dated November 15, 1996 will not be performed prior to December 31, 1996. This delay is due to the Lust Fund. The application and approval forms were forwarded to the Lust Fund in mid-November. We are awaiting their response so that we may comply within the guidelines set up by the Lust Fund before proceeding with the work. Once this response is received, we shall proceed immediately with the work.

We apologize for the delay and are proceeding as expeditiously as possible. I will be sure to keep you updated with any changes as they occur. Should you have any questions, please call me at 510.254.1966, ext. 16. Thank you.

Sincerely,

Sandra Hutson
Property Manager

SH/cw

cc: Dale Van Dam - Northwest Envirocon
Pat Murray - McMorgan & Company

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



November 15, 1996
StID # 5814

The Voit Companies
Ms. Sandra Hudson
P.O. Box 689
2 Theatre Square, Suite 215
Orinda, CA 94563

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

Re: 444 Hegenberger Rd., Oakland CA 94621

Dear Ms. Hudson:

In response to the October 28, 1996 Notice of Violation sent to your attention regarding the above referenced site, our office has received a November 14, 1996 fax outlining a tentative time schedule for performing the approved environmental investigation and the submittal of a report. Based on this schedule submitted by Northwest Envirocon Inc. (NWE) on your behalf, ten working days will be required for the Cleanup Fund to review the preapproval application, an additional ten working days will be required for the field work and an additional twenty working days required for report preparation. Thus, based on this schedule NWE will perform this work on approximately December 10, 1996 and have a report ready by January 7, 1997.

Giving you some flexibility with this schedule, please notify our office in writing should work not be able to be performed by December 31, 1996. You should notify me at least **48 working hours** prior to the field work so I may arrange to be present.

Although our office attempts to work with responsible parties in their attempt to gain preapproval through the Cleanup Fund, you should not count on the Fund as the sole source of financing your environmental investigations/cleanups.

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. D. van Dam, NWE, 1828 Tribute Road, Suite A. Sacramento,
CA, 95815
Mr. Pat Murray, Mc Morgan and Co., 1 Bush St., San Francisco,
CA, 94105

444schd



FAX

Date: 11/14/96
 Time: 3:50 p.m.
 Number of pages including cover sheet: 2

To: Barney Chan

 Phone: _____
 Fax phone: 510 / 337-9335
 CC: _____

From: _____
Dale van Dam

 Phone: (916) 649-3570
 Fax phone: (916) 649-3819

REMARKS: Urgent For your review Reply ASAP Please comment
 ORIGINALS Will follow Will not follow

Please notify sender immediately if all pages are not present, or if this FAX has reached an unintended party. This material is confidential and proprietary. Any use of this information by unauthorized personnel is strictly prohibited.

1828 TRIBUTE ROAD SUITE A
SACRAMENTO, CA 95815
916 649-3570
800-395-3570
FAX: 916 649-3819

November 14, 1996
Proj. No. 05-000428



Mr. Barney Chan
Hazardous Materials Inspector
Alameda County Environmental Protection
1131 Harbor Bay Parkway, Suite 250
Alameda, California 94502-6577

Subject: **Tentative Project Schedule**
444 Hegenberger Road, Oakland, California

Dear Mr. Chan:

Northwest Envirocon, Inc. (NWE) has prepared this letter to respond to the "Notice of Violation" received from your agency, dated October 28, 1996. That correspondence requested that a written schedule for performance of the additional site assessment be provided by November 14, 1996.

As we discussed by telephone on November 12, 1996, The Voit Companies (which has taken over management of this property from The Edward Pike Company) has forwarded an application to the California Leaking Underground Storage Tank Fund (LUST Fund) seeking reimbursement for environmental work to be performed at this site. The Voit Companies (Voit) also forwarded a preapproval package to the LUST Fund for the proposed scope of work. The preapproval package was submitted to the LUST Fund on November 12, 1996. It is our understanding that the LUST Fund staff can review the preapproval package within 10 working days of receipt. After approval by the LUST Fund staff is received, NWE will initiate field work within 10 working days (subject to contractor availability). It is anticipated that the approved scope of work can be accomplished in 1 day. Laboratory analysis generally requires 10 working days. After receipt of laboratory analysis, NWE will prepare a results report within 10 working days.

→ 11/26
→
12/10/96

Please contact me immediately if you have any questions regarding this site.

Sincerely,

NORTHWEST ENVIROCON, INC.

Dale A. van Dam, R.G.
Hydrogeologist

DAvD:davd

cc: Ms. Sandra Hutson, The Voit Companies

ENVIRONMENTAL
ENGINEERING

INDUSTRIAL
HYGIENE

CONSTRUCTION
MANAGEMENT

LABORATORY
SERVICES

MAINTENANCE
ENGINEERING

ASSESSMENT
SERVICES

ENVIRONMENTAL
TRAINING

1828 TRIBUTE ROAD SUITE A
SACRAMENTO, CA 95815
916-649-3570
800-395-3570
FAX: (916) 649-3819

ENVIRONMENTAL
PROTECTION
November 14, 1996
96 NOV 19 11:32 AM
Epi No. 05-000428



Mr. Barney Chan
Hazardous Materials Inspector
Alameda County Environmental Protection
1131 Harbor Bay Parkway, Suite 250
Alameda, California 94502-6577

Subject: **Tentative Project Schedule**
444 Hegenberger Road, Oakland, California

Dear Mr. Chan:

Northwest Envirocon, Inc. (NWE) has prepared this letter to respond to the "Notice of Violation" received from your agency, dated October 28, 1996. That correspondence requested that a written schedule for performance of the additional site assessment be provided by November 14, 1996.

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Please contact me immediately if you have any questions regarding this site.

Sincerely,

NORTHWEST ENVIROCON, INC.

Dale A. van Dam, R.G.
Hydrogeologist

DAvD:davd

cc: Ms. Sandra Hutson, The Voit Companies

ENVIRONMENTAL
ENGINEERING

INDUSTRIAL
HYGIENE

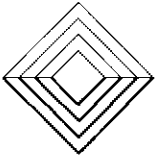
CONSTRUCTION
MANAGEMENT

LABORATORY
SERVICES

MAINTENANCE
ENGINEERING

ASBESTOS
SERVICES

ENVIRONMENTAL
TRAINING



October 31, 1996

The Voit Companies

P.O. Box 689
2 Theatre Square
Suite 215
Orinda, California
94563
TEL 510. 254.1966
FAX 510. 254.1978

Property Management
Commercial Brokerage
Asset Services
Development and Acquisition
Construction

Mr. Barney Chan
Alameda County Health Care Services
1131 Harbor Bay Parkway
Suite 250
Alameda, CA 94502-6577

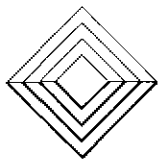
Re: Notice of Violation Dated October 28, 1996
444 Hegenberger Rd.

Dear Mr. Chan:

I am in receipt of your letter dated October 28, 1996 regarding additional site work at the above-referenced property. As indicated in your letter dated August 12, 1996 we have submitted to you an Unauthorized Release (Leak) Report (ULR). If you have not yet received that, please let me know and I will forward you another copy.

With regards to the remainder of the work, we were advised by our environmental consultant, Northwest Envirocon, that we were candidates for the California Leaking Underground Storage Tank Fund (Lust Fund) which is administered by the State Water Resources Control Board. According to the requirements of this fund, before we are able to proceed with this work it is necessary that a request for proposal be submitted, soliciting bids from at least three qualified contractors to execute the work proposed in the work plan. As I understand from Northwest Envirocon, obtaining these bids is necessary in order to maintain eligibility for reimbursement from the Lust Fund. We then requested preparation from Northwest Envirocon of this invitation for bid, detailing the required work plan and when received promptly, solicited bids from six contractors for bids. This IFB was solicited to the six contractors on September 23, 1996 with a due date of October 5, 1996. As of October 5th, we received only two responses.

As stated earlier, it is necessary that three be obtained to submit to the Lust Fund. With this we solicited five more bids on October 18, 1996 with a due date of October 25th. We have just received the required three bids and will be proceeding shortly with submitting them to the Lust Fund for review. We will then promptly proceed as the work plan indicates under the Lust Fund requirements.



Barney Chan
October 31, 1996
Page 2

Please let me know if any further information is required at this time, otherwise, as information becomes available to us, we will forward any necessary documents to you for review. If you require a copy of the invitation for bid which was submitted to the contractors, please let me know and I will send it to you. Thank you for your assistance.

Sincerely,

Sandra Hutson
Property Manager

SH/cw

cc: Pat Murray - McMorgan & Company
Dale van Dam - Northwest Envirocon

ALAMEDA COUNTY
HEALTH CARE SERVICES



AGENCY
DAVID J. KEARS, Agency Director

October 28, 1996
StID # 5814

Visit

The ~~Edward~~ Pike Co.
Ms. Sandra Hudson
2 Theater Sq. Suite 215
Orinda, CA 94563

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

NOTICE OF VIOLATION

Re: Precision Trucking School, 444 Hegenberger Rd., Oakland 94621

Dear Ms. Hudson:

In regards to the underground tank and oil/water separator removal at the above site, our office last corresponded with you in my August 12, 1996 letter. This letter approved the work plan for additional site investigation proposed in the July 23, 1996 Northwest Envirocon report. Four borings were proposed, three around the former waste oil tank and one within the excavation pit of the former oil/water separator. Specific requirements were mentioned in my August 12th letter, however, the work was generally approved as proposed. To date, our office has not been informed of the status of this additional site investigation.

Please provide a written schedule for the implementation of the additional site assessment **within 15 days or by November 14, 1996.**

This is a formal request for technical reports pursuant to the Water Code and the California Health and Safety Code. Failure to submit the requested report may result in civil liability.

I may be reached at (510) 567-6765 if you have any questions.

Sincerely,

Barney M. Chan
Hazardous Materials Specialist

c: Mr. Pat Murray, Mc Morgan and Co., 1 Bush St., San Francisco, CA 94105

Mr. D. Van Dam, Northwest Envirocon Inc., 1828 Tribute Road, Suite A, Sacramento, CA 95815

B. Chan, files
nov444

INSTRUCTIONS

EMERGENCY

Indicate whether emergency response personnel and equipment were involved at any time. If so, a Hazardous Material Incident Report should be filed with the State Office of Emergency Services (OES) at 2800 Meadowview Road, Sacramento, CA 95832. Copies of the OES report form may be obtained at your local underground storage tank permitting agency. Indicate whether the OES report has been filed as of the date of this report.

LOCAL AGENCY ONLY

To avoid duplicate notification pursuant to Health and Safety code Section 25180.5, a government employee should sign and date the form in this block. A signature here does not mean that the leak has been determined to pose a significant threat to human health or safety, only that notification procedures have been followed if required.

REPORTED BY

Enter your name, telephone number, and address. Indicate which party you represent and provide company or agency name.

RESPONSIBLE PARTY

Enter name, telephone number, contact person, and address of the party responsible for the leak. The responsible party would normally be the tank owner.

SITE LOCATION

Enter information regarding the tank facility. At a minimum, you must provide the facility name and full address.

IMPLEMENTING AGENCIES

Enter names of the local agency and Regional Water Quality Control Board involved.

SUBSTANCES INVOLVED

Enter the name and quantity lost of the hazardous substance involved. Room is provided for information on two substances if appropriate. If more than two substances leaked, list the two of most concern for cleanup.

DISCOVERY/ABATEMENT

Provide information regarding the discovery and abatement of the leak.

SOURCE/CAUSE

Indicate source(s) of leak. Check box(es) indicating cause of leak.

CASE TYPE

Indicate the case type category for this leak. Check one box only. Case type is based on the most sensitive resource affected. For example, if both soil and ground water have been affected, case type will be "Ground Water". Indicate "Drinking Water" only if one or more municipal or domestic water wells have actually been affected. A "Ground Water" designation does not imply that the affected water cannot be, or is not, used for drinking water, but only that water wells have not yet been affected. It is understood that case type may change upon further investigation.

CURRENT STATUS

Indicate the category which best describes the current status of the case. Check one box only. The response should be relative to the case type. For example, if case type is "Ground Water", then "Current Status" should refer to the status of the ground water investigation or cleanup, as opposed to that of soil. Descriptions of options follow:

No Action Taken - No action has been taken by responsible party beyond initial report of leak.

Leak Being Confirmed - Leak suspected at site, but has not been confirmed.
Preliminary Site Assessment Workplan Submitted - workplan/proposal requested of/submitted by responsible party to determine whether ground water has been, or will be, impacted as a result of the release.
Preliminary Site Assessment Underway - implementation of workplan.
Pollution Characterization - responsible party is in the process of fully defining the extent of contamination in soil and ground water and assessing impacts on surface and/or ground water.
Remediation Plan - remediation plan submitted evaluating long term remediation options. Proposal and implementation schedule for appropriate remediation options also submitted.
Cleanup Underway - implementation of remediation plan.
Post Cleanup Monitoring in Progress - periodic ground water or other monitoring at site, as necessary, to verify and/or evaluate effectiveness of remedial activities.
Case Closed - regional board and local agency in concurrence that no further work is necessary at the site.

IMPORTANT: THE INFORMATION PROVIDED ON THIS FORM IS INTENDED FOR GENERAL STATISTICAL PURPOSES ONLY AND IS NOT TO BE CONSTRUED AS REPRESENTING THE OFFICIAL POSITION OF ANY GOVERNMENTAL AGENCY

REMEDIAL ACTION

Indicate which action have been used to cleanup or remediate the leak. Descriptions of options follow:

Cap Site - install horizontal impermeable layer to reduce rainfall infiltration.
Containment Barrier - install vertical dike to block horizontal movement of contaminant.
Excavate and Dispose - remove contaminated soil and dispose in approved site.
Excavate and Treat - remove contaminated soil and treat (includes spreading or land farming).
Remove Free Product - remove floating product from water table.
Pump and Treat Groundwater - generally employed to remove dissolved contaminants.
Enhanced Biodegradation - use of any available technology to promote bacterial decomposition of contaminants.
Replace Supply - provide alternative water supply to affected parties.
Treatment at Hookup - install water treatment devices at each dwelling or other place of use.
Vacuum Extract - use pumps or blowers to draw air through soil.
Vent Soil - bore holes in soil to allow volatilization of contaminants.
No Action Required - incident is minor, requiring no remedial action.

COMMENTS - Use this space to elaborate on any aspects of the incident.

SIGNATURE - Sign the form in the space provided.

DISTRIBUTION

If the form is completed by the tank owner or his agent, retain the last copy and forward the remaining copies intact to your local tank permitting agency for distribution.

1. Original - Local Tank Permitting Agency
2. State Water Resources Control Board, Division of Clean Water Programs, Underground Storage Tank Program, P.O. Box 944212, Sacramento, CA 94244-2120
3. Regional Water Quality Control Board
4. Local Health Officer and County Board of Supervisors or their designee to receive Proposition 65 notifications.
5. Owner/responsible party.

ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY



DAVID J. KEARS, Agency Director

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

August 12, 1996
StID # 5814

The Edward Pike Co.
Ms. Sandra Hudson
2 Theater Sq. Suite 215
Orinda, CA 94563

Re: Precision Trucking School, 444 Hegenberger Rd., Oakland 94621

Dear Ms. Hudson:

Our office has received and reviewed the July 23, 1996 Northwest Envirocon Inc. report for the above referenced site. This reports gives the analytical results of prior soil sampling and recommends further subsurface investigation to determine the extent and magnitude of contamination in soil and groundwater. Specifically, four borings are proposed (three around the former waste oil tank and one within the former oil/water separator pit) as well as soil and groundwater sampling. This work plan is accepted by our office with the following conditions:


1. Please field screen each boring with either a FID or PID instrument. You should analyze at least one soil sample and one groundwater sample from each boring for the proposed parameters; BTEX, TPHg, TPHd and oil and grease. If no soil sample indicates any potential contamination through field screening, please analyze the soil sample nearest groundwater.
2. In regards to the boring proposed within the former oil/water separator pit, please run the water sample from this boring for semi-volatiles, Method 8270 in addition to the analytes previously mentioned.
3. Please submit the Unauthorized Release (Leak) Report (ULR) as requested in my June 18, 1996 letter. I have enclosed another blank form.
4. This letter formally approves the **onsite** reuse of the approximate 350 cubic yards of soil previously existing at the site in addition to the approximate 10 cubic yards of soil generated from the tank removal. Note this approval is for **onsite** reuse only.

Please inform our office **72 working hours** prior to your field work.

Ms. Sandra Hudson
Precision Trucking School
444 Hegenberger Loop
StID # 5814
August 12, 1996
Page 2.

I may be reached at (510) 567-6765 if you have any questions.

Sincerely,



Barney M. Chan
Hazardous Materials Specialist

enclosure

c: Mr. Pat Murray, Mc Morgan and Co., 1 Bush St., San Francisco,
CA 94105
Mr. D. Van Dam, Northwest Envirocon Inc., 1828 Tribute Road,
Suite A, Sacramento, CA 95815
G. Coleman, files

wpap444

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



Alameda County CC4580
Environmental Health Services
1131 Harbor Bay Pkwy., #250
Alameda CA 94502-6577
(510)567-6700 FAX(510)337-9335

June 18, 1996
StID # 5814

The Edward Pike Co.
Ms. Sandra Hudson
2 Theater Sq. Suite 215
Orinda, CA 94563

Re: Precision Trucking School, 444 Hegenberger Rd., Oakland 94621

Dear Ms. Hudson:

Our office has received and reviewed analytical results from soil samples taken after the removal of the one (1) 550 gallon underground waste oil tank at the above site. These results were transmitted to us by Mr. Kevin Gallagher of Northwest Envirocon, Inc., your contractor. Based on these results, it is apparent that this site has experienced a release of petroleum contamination, the extent of which, must be determined and potentially remediated.

Your site has, therefore, been transferred to the Local Oversight Program (LOP), within Alameda County Environmental Health, Hazardous Materials Division. Our office has been delegated by the Regional Water Quality Control Board (RWQCB), to be the local agency which will oversee such releases to soil and/or groundwater. A Notice of Requirement to Reimburse (NORR) letter has recently been sent to your attention informing you of this administrative action.

The analytical results support my observations during the tank removal. Odorous soils were observed in the soil samples from beneath the waste oil tank and beneath the oil/water separator. Given the anticipated shallow groundwater at this site, a potential threat to groundwater exists.

You are, therefore, requested to provide a work plan to determine the extent of the petroleum contamination in both soil and groundwater.

Please submit your work plan for site assessment to our office within 30 days or by July 19, 1996.

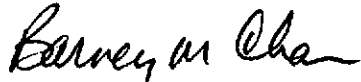
Enclosed, please find an Unauthorized Release (Leak) Report (ULR). Please fill out this form and return to our office within 10 days of receipt.

Ms. Sandra Hudson
Precision Trucking School
444 Hegenberger Loop
StID # 5814
June 18, 1996
Page 2.

This is a formal request for technical reports pursuant to both the Water Code and the California Health and Safety Code. Failure to submit the requested reports may subject you to civil liability.

You may contact me at (510) 567-6765 if you have any questions.

Sincerely,



Barney M. Chan
Hazardous Materials Specialist

enclosure

c: Mr. Pat Murray, Mc Morgan and Co., 1 Bush St., San Francisco,
CA 94105
Mr. D. Van Dam, Northwest Envirocon Inc., 1828 Tribute Road,
Suite A, Sacramento, CA 95815
G. Coleman, files*

wprq444

McMagan + co
owner

Mr. Pat Murray

Transfer of Eligible Local Oversight Case

~~SANWA BANK CALIFORNIA / LLOYDS BANK CA.~~

~~PO Box 689 ORINDA 94563~~

MS. Sandra Hudson
The Edward Pike Co.
2 Theater Sq. Suite 215

STID 5814 Date of input/By: NA 6/17/96
1 Bush St SF 94105

Orinda, CA 94563

Date: 6/17/96 From: BC
Site Name: Precision Trucking School
Address: 444 Hezenberger Loop City: Oak Zip: 94621

To be eligible for LOP, case must meet 3 qualifications:

1. N Tanks Removed? # of removed? 1 Date removed: 6/10/96
2. N Samples received? Contamination level: 560 ppm Gas ppm ppm 6.7, .68, .8, 1, 7.6 BTEX
Type of test 360 TOC
Contamination should be over 100 ppm TPH to qualify for LOP
3. N Petroleum? Circle Type(s): • Avgas • leaded • unleaded • fuel oil • jet
• diesel • waste oil • kerosene • solvents

Procedure to follow should your site meet all the above qualifications:

1. a. Close the deposit refund case.
b. Account for **ALL** time you have spent on the case.
c. Turn in account sheet to Leslie.
If there are funds still remaining it is still better to transfer the case to LOP as the rate for LOP allows more overhead. **DO NOT** attempt to continue to oversee the site simply because there are funds remaining!
Remaining DepRef \$'s: 275⁰⁰
DepRef Case Closed with Candyce/Leslie? **Y N** (If no, explain why below.)
2. Submit the completed **A** and **B** permit application forms to **NORMA**.
3. Give the entire case to the proper LOP staff.

ALAMEDA COUNTY HAZARDOUS MATERIALS DIVISION
DEPOSIT / REFUND ACCOUNT SHEET

printed 06/03/96

SITE INFORMATION

Precision Trucking School
444 Hegenberger Loop
Oakland 94621
Site Contact:
Site Phone :

StID: 5814 Site#: 4178
PROJECT#: 4178B
PROJECT TYPE: *** A ***
INSP: Barney Chan
ACCT. SHEET PG #: _____

PROPERTY OWNER INFORMATION

Owner Contact:
Owner Phone :

PAYOR INFORMATION

Hegenberger Management Account
2 Theatre Square, Ste. 215
Orinda CA 94563 #955
Payor Contact:
Payor Phone :

Date	Action Taken	Time In	Time Out	Hours Spent/Depstd	Hour Balnce	Money Spent/Depositd	Money Balance
	Balance from Prev. Page
	Rcpt# 773014						
06/03/96	Deposit of \$500.00 @ \$90/hour			+5.55		+\$500.00	-36
6/6/96	Balance at previous chg			-0.41	5.14		473 464
	Call Accutite + NW Environmental			0.1	5.04	9	455
6/10/96	Bank Removal	1 ³⁰	3 ⁰⁰	1.5	3.54	135	320
6/17/96	Review Analytical data			0.5	3.04	45	275.60
	Transfer to LOP						

UPON COMPLETION OF PROJECT

PROJ COMPLETED BY : B. Chan ATTACH: State Forms A, B & C
 Billing Adjustment*
DATE OF COMPLETION : 6/17/96 DATE SENT TO BILLING: _____
TOTAL COST OF PROJECT: \$828.00 REFUND AMOUNT: \$275.60 Rev. 5/96

* Billing adjustment forms needed when site is in our UST program.

ALAMEDA COUNTY HAZARDOUS MATERIALS DIVISION
DEPOSIT / REFUND ACCOUNT SHEET

printed 03/15/96

SITE INFORMATION

Precision Trucking School
444 Hegenberger Loop
Oakland 94621
Site Contact:
Site Phone :

StID: 5814 Site#: 4178
PROJECT#: 4178A
PROJECT TYPE:*** R ***
INSP: Barney Chan
ACCT. SHEET PG #: _____

PROPERTY OWNER INFORMATION

Owner Contact:
Owner Phone :

PAYOR INFORMATION

Accutite
260 Michele Ct
S San Francisco CA 94080 #388
Payor Contact:
Payor Phone : 415/952-5551

Date	Action Taken	Time In	Time Out	Hours Spent/Depstd	Hour Balnce	Money Spent/Depositd	Money Balance
03/15/96	Rcpt# 783478 Deposit of \$603.00 @ \$90/hour			+6.69	+6.69	\$603.00	\$603.00
03/15/96	Admin. Charge: 1 hour			1.00	5.69	90.00	\$513.00
3/18/96	Tank R Review, request H+S plan left message for Dale Van Dam			0.8	4.89	72	441
3/19/96	Conv w/SH (SH chg)			0.2	4.69	18	423
	Review 3/12/96 rep + spw/SH			0.5	4.19	45	378
	Spw/Dale Van Dam			0.4	3.79	36	342
3/20/96	Spw/Catherine of Accutite			0.3	3.49	27	315
3/27/96	Spw/Dale Van Dam			0.5	2.99	45	270
4/4/96	Send T.R to Accutite, spw/k Graves			0.5	2.49	45	225
4/17/96	Spw/Dale Van Dam re: spoils reuse			0.3	2.19	27	198
4/24/96	Arrange to witness spoils Spw			0.3	1.89	27	171
4/20/96	DK. witness spoils Spw			1.2	.69	108	63

UPON COMPLETION OF PROJECT

PROJ COMPLETED BY : _____ ATTACH: State Forms A, B & C
 Billing Adjustment*
DATE OF COMPLETION : _____ DATE SENT TO BILLING: _____
TOTAL COST OF PROJECT: _____ REFUND AMOUNT: _____ Rev. 5/95

* Billing adjustment forms needed when site is in our UST program.

REPORT: WrkShtA (Admin)

5/20/96	Spote w/D. Van Dam	0.3	0.39	27	36
5/24/96	Review analytical data + give approval to reuse soil	0.7	-0.31	63	-27
6/3/96	f req add'l 500 dep	0.1	-0.41	9	-36

white -env.health
 yellow -facility
 pink -files

ALAMEDA COUNTY, DEPARTMENT OF ENVIRONMENTAL HEALTH

1131 Harbor Bay Pkwy
 Alameda CA 94502
 510/567-6700

Hazardous Materials Inspection Form

II, III

Site ID # _____ Site Name Precision Trucking School Today's Date 6/10/96
 Site Address 444 Hegenberger Rd.
 City Oak Zip 94621 Phone _____

 MAX AMT stored > 500 lbs, 55 gal., 200 cft.?
Inspection Categories:
 _____ I. Haz. Mat/Waste GENERATOR/TRANSPORTER
 _____ II. Hazardous Materials Business Plan, Acutely Hazardous Materials
 III. Under ground Storage Tanks

* Calif. Administration Code (CAC) or the Health & Safety Code (HS&C)

Comments: Hegenberger Rd

Lead ~ 10 cys Accutite: Willie Contractors
D. Vandam - N.W. Environmental
S. Crawford - OPD
0% LEL, 0% O₂
Oil/water separator Oil approx: 6x10x6 Tank is single walled steel w/ a
hole in the north bottom beam
Septic odor noticeable from tank pit
Tank approx 50 gallon - Tank Header: Erickson
 • 1 Soil sample taken from N end floor @ ~ 8 bgs
 into blue gray moist soils - mild fuel odor observed
 • 1 - Sample taken ~~from~~ by ACETH lab also, next to original
 • 1 - Soil sample taken beneath oil/water separator into
 black unconsolidated soils - mild petroleum odor ~ 5' bgs
 • PB take one discrete sample from stockpile for characterization
 Samples should be run for: TOG 5520 & TF, TPH g/d
 (820) BTEX, metals Cd, Cr, Pb, Ni + Zn, chlorinated solvents
 (8010) and semi-volatiles 8270.

Contact _____
 Title _____
 Signature X [Signature]

Inspector B. Chan
 Signature [Signature]

II, III



Tank Removal

6/10/96

447 Hwy Loop - 21

ALAMEDA COUNTY
HEALTH CARE SERVICES



AGENCY
DAVID J. KEARS, Agency Director

Alameda County CC4580
Environmental Health Services
1131 Harbor Bay Pkwy., #250
Alameda CA 94502-6577
(510)567-6700 FAX(510)337-9335

May 24, 1996
StID # 5814

Mr. Willie Green
Accutite Environmental Engineers
35 So. Linden Ave.
South San Francisco, CA 94080

**Re: Request for Additional Deposit for Tank Removal at 444
Hegenberger Rd., Oakland CA 94621**

Dear Mr. Green:

Please be advised that the initial \$603.00 deposit for the removal of the waste oil tank at the above site has been used up. The bulk of the County's oversight time has been spent evaluating and approving the reuse of the stockpiled soil at the site. Prior to proceeding with the underground tank removal, you are requested to submit an additional check of \$500.00 payable to Alameda County Environmental Health. Please put your project number, 4178A, on this check for our reference.

You may contact me at (510) 567-6765 if you have any questions.

Sincerely,

Barney M. Chan
Hazardous Materials Specialist

c: Mr. D. van Dam, Northwest Envirocon Inc., 1828 Tribute Rd.,
Suite A, Sacramento, CA 95815

G. Coleman, ~~files~~

dep444

April 24, 1996
Proj. No. 05-000428



Mr. Barney Chan
Hazardous Materials Inspector
Alameda County Environmental Protection
1131 Harbor Bay Parkway, Suite 250
Alameda, California 94502-6577

Subject: **Additional Required Soil Sampling**
444 Hegenberger Road, Oakland, California

Dear Mr. Chan:

Northwest Envirocon, Inc. (NWE) has prepared this letter to document additional required soil sampling as we discussed by telephone on April 17, 1996. These requirements are applicable to an existing soil stockpile at the subject site, the origin of which (although suspected to be an underground gasoline storage tank excavation) are not precisely known. The requirements were established by agreement between Alameda County (County) and the California Regional Water Quality Control Board, San Francisco Bay Region (Regional Board).

The remaining site physical features and documentation provided in a Phase I Environmental Site Assessment indicate that a gasoline service station was formerly located on this property and initial analyses of the soil stockpile indicated that petroleum constituents are not present in the stockpiled soil. Since documentation regarding the generation of the stockpiled soil is lacking, the County and Regional Board are concerned that the soil may have been generated elsewhere and then transported and stockpiled on the subject property. If this was the case, then it is feasible that the soil could contain other contaminants, such as pesticides or solvents. The County and the Regional Board acknowledge that the initial analyses for petroleum constituents were negative, however, they require that additional analyses be conducted for other, currently unknown contaminants which may be present in the stockpiled soil.

In a conversation with you on Wednesday, April 17, 1996, you explained that you had discussed the project with Regional Board staff and agreed upon the following additional characterization of the stockpiled soil:

One additional composite soil sample should be analyzed for:

- Pesticides and Poly-chlorinated Biphenyl Compounds (PCBs) (EPA Method 8080)
- Semi-volatile Organic Compounds (EPA Method 8270)

Additionally, you specified that four discrete samples should be collected and analyzed for:

- Solvents (EPA Method 8240)
- Lead, Nickel, Zinc, Chromium, Cadmium, and Arsenic (EPA Methods 7000/6010)

ENVIRONMENTAL
ENGINEERING

INDUSTRIAL
HYGIENE

CONSTRUCTION
MANAGEMENT

LABORATORY
SERVICES

MAINTENANCE
ENGINEERING

ASBESTOS
SERVICES

ENVIRONMENTAL
TRAINING

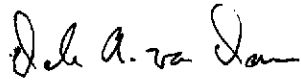
Mr. Barney Ch
April 24, 1996
Page 2

NWE will conduct this sampling as soon as possible so that tank excavation and removal can proceed. We anticipate collecting the additional soil samples on April 25, 1996.

Please contact me immediately if you have any questions.

Sincerely,

NORTHWEST ENVIROCON, INC.



Dale A. van Dam, R.G.
Hydrogeologist

DAvD:davd

cc: Ms. Sandra Hutson, The Pike Company

ENVIRONMENTAL
PROTECTION

96 APR 26 AM 11:08



FAX

Date: 4/24/96
 Time: 4:20
 Number of pages including cover sheet: 3

To: Barney Chen

 Phone: _____
 Fax phone: 510/337-9335
 CC: _____

From: Dele van Dam

 Phone: (916) 649-3570
 Fax phone: (916) 649-3819

REMARKS: Urgent For your review Reply ASAP Please comment
 ORIGINALS Will follow Will not follow

*Written confirmation of add'l sampling at 444
 Hegenberger Road, Oakland.*

Please notify sender immediately if all pages are not present, or if this FAX has reached an unintended party. This material is confidential and proprietary. Any use of this information by unauthorized personnel is strictly prohibited.

1528 TRIBUTE ROAD SUITE A
SACRAMENTO, CA 95815
916 649-3570
800-393-3570
FAX: (916) 649-3819

April 24, 1996
Proj. No. 05-000428



Mr. Barney Chan
Hazardous Materials Inspector
Alameda County Environmental Protection
1131 Harbor Bay Parkway, Suite 250
Alameda, California 94502-6577

Subject: **Additional Required Soil Sampling**
444 Hegenberger Road, Oakland, California

Dear Mr. Chan:

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- Semi-volatile Organic Compounds (EPA Method 8270)

Additionally, you specified that four discrete samples should be collected and analyzed for:

- Solvents (EPA Method 8240)
- Lead, Nickel, Zinc, Chromium, Cadmium, and Arsenic (EPA Methods 7000/6010)

ENVIRONMENTAL
ENGINEERING

INDUSTRIAL
HYGIENE

CONSTRUCTION
MANAGEMENT

LABORATORY
SERVICES

MAINTENANCE
ENGINEERING

ASBESTOS
SERVICES

Pager

916-857-8760

ENVIRONMENTAL
TRAINING

Mr. Barney C
April 24, 1996
Page 2

NWE will conduct this sampling as soon as possible so that tank excavation and removal can proceed. We anticipate collecting the additional soil samples on April 25, 1996.

Please contact me immediatcly if you have any questions.

Sincerely,

NORTHWEST ENVIROCON, INC.

Dale A. van Dam

Dale A. van Dam, R.G.
Hydrogeologist

DAvD:davd

cc: Ms. Sandra Hutson, The Pike Company

Spoke to Kevin of NWS Environmental

Sampler:

Mark Isbell for 444 Hwy Rd

916-649-3570

ALAMEDA COUNTY HEALTH CARE SERVICES AGENCY
 DEPARTMENT OF ENVIRONMENTAL HEALTH
 ENVIRONMENTAL PROTECTION DIVISION
 1131 HARBOR BAY PARKWAY, RM 250
 ALAMEDA, CA 94502-6577
 PHONE # 510/567-6700
 FAX # 510/337-9335

B. Chan
 Project Specialist,
Katherine (Acute)
~~3/20/96~~ *in Behan*
Pls note additons

ACCEPTED

Underground Storage Tank Closure Permit Application
 Alameda County Division of Hazardous Materials
 1131 Harbor Bay Parkway, Suite 250
 Alameda, CA 94502-6577

These closure/removal plans have been received and found to be acceptable and essentially meet the requirements of State and Local Health Laws. Changes to your closure plans indicated by this Department are to assure compliance with State and local laws. The project proposed herein is now released for issuance of any required building permits for construction/destruction.

One copy of the accepted plans must be on the job and available to all contractors and craftsmen involved with the removal.

Any changes or alterations of these plans and specifications must be submitted to this Department and to the Fire and Building Inspections Department to determine if such changes meet the requirements of State and local laws. Notify this Department at least 72 hours prior to the following required inspections:

- _____ Removal of tank(s) and Piping
- _____ Sampling
- _____ Final Inspection

Issuance of a) permit to operate, b) permanent site closure, is dependent on compliance with accepted plans and all applicable laws and regulations.

***THERE IS A FINANCIAL PENALTY FOR NOT OBTAINING THESE INSPECTIONS:**

Contact Specialist:

UNDERGROUND TANK CLOSURE PLAN

*** * * Complete according to attached instructions * * ***

1. Name of Business Precision Trucking School
 Business Owner or Contact Person (PRINT) Dale Van Dam 916-649-3570

2. Site Address 444 Hegenberger Boop
 City Oakland Zip 94621 Phone 510-638-7078
 CA

3. Mailing Address Precision Trucking School
 City Oakland, Zip 94621 Phone 510-638-7078

4. Property Owner The Edward Pike Company *Agent for owner* 510-254-1966 : *Sandra Hudson*
 Business Name (if applicable) The Edward Pike Company
 Address 2 Theater Square Suite 215
 City, State Orinda, CA Zip 94563

5. Generator name under which tank will be manifested
The Edward Pike Company

EPA ID# under which tank will be manifested C A C 0 0 1 1 3 5 6 7 2

6. Contractor Accutite Environmental Engineering
Address 35 So. Linden Avenue
City South San Francisco, CA 94080 Phone 415-952-5551
License Type A, B, C36, C61, D40, HAZ ID# 643881

*Effective January 1, 1992, Business and Professional Code Section 7058.7 requires prime contractors to also hold Hazardous Waste Certification issued by the State Contractors License Board.

7. Consultant (if applicable) Northwest Envirocon, Inc.

Address 1828 Tribute Road, Suite A

City, State Sacramento, CA 95815 Phone 916-649-3570

8. Main Contact Person for Investigation (if applicable)

Name Dale Van Dam Title Hydrogeologist

Company Northwest Envirocon, Inc. a Washington Corporation

Phone 916-649-3570

9. Number of underground tanks being closed with this plan 1

Length of piping being removed under this plan Unknown

Total number of underground tanks at this facility (**confirmed with owner or operator) 1

10. State Registered Hazardous Waste Transporters/Facilities (see instructions).

**** Underground storage tanks must be handled as hazardous waste ****

a) Product/Residual Sludge/Rinsate Transporter

Name Erickson Inc. EPA I.D. No. CAD 009466392

Hauler License No. 0019 License Exp. Date 7/31/96

Address 255 Parr Boulevard

City Richmond State CA Zip 94801

b) Product/Residual Sludge/Rinsate Disposal Site

Name Enviropur West Corporation EPA ID# CAD 083166728

Address P.O. Box 1167

City Patterson State CA Zip 95363

c) Tank and Piping Transporter

Name Erickson Inc. EPA I.D. No. CAD 009466392
Hauler License No. 0019 License Exp. Date 7/31/96
Address 255 Parr Boulevard
City Richmond State CA Zip 94801

d) Tank and Piping Disposal Site

Name Erickson Inc. EPA I.D. No. CAD 009466392
Address 255 Parr Blvd.
City Richmond State CA Zip 94801

11. Sample Collector

Name Northwest Envirocon Inc.
Company Northwest Envirocon Inc.
Address 1828 Tribute Road, Suite A
City Sacramento State CA Zip 95815 Phone 916-649-3570

12. Laboratory

Name West Analytical
Address 1046 Olive Drive, Suite 2
City Davis State CA Zip 95616
State Certification No. 1346

13. Have tanks or pipes leaked in the past? Yes[] No[] Unknown[]

If yes, describe. _____

14. Describe methods to be used for rendering tank(s) inert:

Dry Ice- 20 ~~lb~~ per 1,000 gallon UST

Before tanks are pumped out and inerted, all associated piping must be flushed out into the tanks. All accessible associated piping must then be removed. Inaccessible piping must be permanently plugged.

The Bay Area Air Quality Management District, 415/771-6000, along with local Fire and Building Departments, must also be contacted for tank removal permits. Fire departments typically require the use of a combustible gas indicator to verify tank inertness. It is the contractor's responsibility to bring a working combustible gas indicator on-site to verify that the tank is inert.

15. Tank History and Sampling Information *** (see instructions) ***

Tank		Material to be sampled (tank contents, soil, groundwater)	Location and Depth of Samples
Capacity	Use History include date last used (estimated)		
1,000	Waste Oil	<p><u>SOIL</u></p> <p>Total Petroleum Hydrocarbons as Gasoline with Benzene, Toluene, and Xylene</p> <p>Total Petroleum Hydrocarbons as Diesel</p> <p>Total OIL and Gas Grease Method 5520B/F EPA 8010</p> <p>Metals (Cd, Cr, Pb, Zn, Ni)</p> <p>* If any of these contaminants are found then run EPA 8270, Semivolatiles</p> <p>Groundwater must be sampled if encountered</p>	<p>2' beneath each end of the tank & from the stockpile</p>

One soil sample must be collected for every 20 linear feet of piping that is removed. A ground water sample must be collected if any ground water is present in the excavation.

Excavated/Stockpiled Soil

<p>Stockpiled Soil Volume (estimated)</p>	<p align="center">Sampling Plan</p> <p>Samples will be taken 2' beneath the tank. Samples will be collected in a brass tube and sealed with Teflon tape and placed on ice. Samples will be transported to a State certified lab. <i>One discrete sample / 20 Cg if removal is desired</i></p>
--	---

Stockpiled soil must be placed on bermed plastic and must be completely covered by plastic sheeting.

Will the excavated soil be returned to the excavation immediately after tank removal? yes no unknown

If yes, explain reasoning Excavated soil will be placed in excavation
** Please lay a virgin layer prior to reusing soil if analytical results unavailable*
pending receipt of soil sample analysis, at which time a decision will be made.
 If unknown at this point in time, please be aware that excavated soil may not be returned to the excavation without prior approval from Alameda County. This means that the contractor, consultant, or responsible party must communicate with the Specialist **IN ADVANCE** of backfilling operations.

16. Chemical methods and associated detection limits to be used for analyzing samples:

The Tri-Regional Board recommended minimum verification analyses and practical quantitation reporting limits should be followed. See attached Table 2.

17. Submit Site Health and Safety Plan (See Instructions)

Contaminant Sought	EPA or Other Sample Preparation Method Number	EPA or Other Analysis Method Number	Method Detection Limit
 TPH-G BTE & X TPH-D T.O.G. EPA 8010 Metals (Cd, Cr, Pb, Zn, Ni) 			

Post-it* Fax Note	7671	Date	3/13	# of pages	1
To	Catherine Keylan	From	Sandra Heblum		
Co./Dept.	Accutite	Co.			
Phone #		Phone #			
Fax #	415-952-7631	Fax #			

18. Submit Worker's Compensation Cert

Name of Insurer California Inde

19. Submit Plot Plan *******(See Instr)

20. Enclose Deposit (See Instructio

21. Report any leaks or contamination to this office within 5 days of discovery. The written report shall be made on an Underground Storage Tank Unauthorized Leak/Contamination Site Report (ULR) form.

22. Submit a closure report to this office within 60 days of the tank removal. The report must contain all information listed in item 22 of the instructions.

23. Submit state (Underground Storage Tank Permit Application) Forms A and B (one B form for each UST to be removed) (mark box 8 for "tank removed" in the upper right hand corner)

I declare that to the best of my knowledge and belief that the statements and information provided above are correct and true.

I understand that information, in addition to that provided above, may be needed in order to obtain approval from the Environmental Protection Division and that no work is to begin on this project until this plan is approved.

I understand that any changes in design, materials or equipment will void this plan if prior approval is not obtained.

I understand that all work performed during this project will be done in compliance with all applicable OSHA (Occupational Safety and Health Administration) requirements concerning personnel health and safety. I understand that site and worker safety are solely the responsibility of the property owner or his agent and that this responsibility is not shared nor assumed by the County of Alameda.

Once I have received my stamped, accepted closure plan, I will contact the project Hazardous Materials Specialist at least three working days in advance of site work to schedule the required inspections.

CONTRACTOR INFORMATION

Name of Business Accutite Environmental Engineering

Name of Individual Willie Green

Signature [Signature] Date 3-11-61

PROPERTY OWNER OR MOST RECENT TANK OPERATOR (Circle one)

Name of Business Therapeutic Price Company as agents for owner, First Diverso to Park Ltd as corporate contractor for carpet.

Name of Individual Sandra Heblum - Property Manager

Signature [Signature] Date 3/13/96

18. Submit Worker's Compensation Certificate copy
Name of Insurer California Indemnity Insurance Company
19. Submit Plot Plan ***** (See Instructions) *****
20. Enclose Deposit (See Instructions)
21. Report any leaks or contamination to this office within 5 days of discovery.
The written report shall be made on an Underground Storage Tank Unauthorized Leak/Contamination Site Report (ULR) form.
22. Submit a closure report to this office within 60 days of the tank removal. The report must contain all information listed in item 22 of the instructions.
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CONTRACTOR INFORMATION

Name of Business Accutite Environmental Engineering
 Name of Individual Willie Green
 Signature *Willie Green for B* Date 3-11-66

PROPERTY OWNER OR MOST RECENT TANK OPERATOR (Circle one)

Name of Business _____
 Name of Individual _____
 Signature _____ Date _____

ALAMEDA COUNTY ENVIRONMENTAL PROTECTION DIVISION

DECLARATION OF SITE ACCOUNT REFUND RECIPIENT

There may be excess funds remaining in the Site Account at the completion of this project. The PAYOR (person or company that issues the check) will use this form to predesignate another party to receive any funds refunded at the completion of this project. In the absence of this form, the PAYOR will receive the refund.

SITE INFORMATION:

Site ID Number
(if known)

Precision Trucking School

Name of Site

444 Hegenberger Road

Street Address

Oakland, CA

City, State & Zip Code

I designate the following person or business to receive any refund due at the completion of all deposit/refund projects:

Accutite Environmental Engineering

Name

35 So. Linden Avenue

Street Address

South San Francisco, CA 94080

City, State & Zip Code

Willie Green for J

Signature of Payor

3-11-66

Date

Willie Green

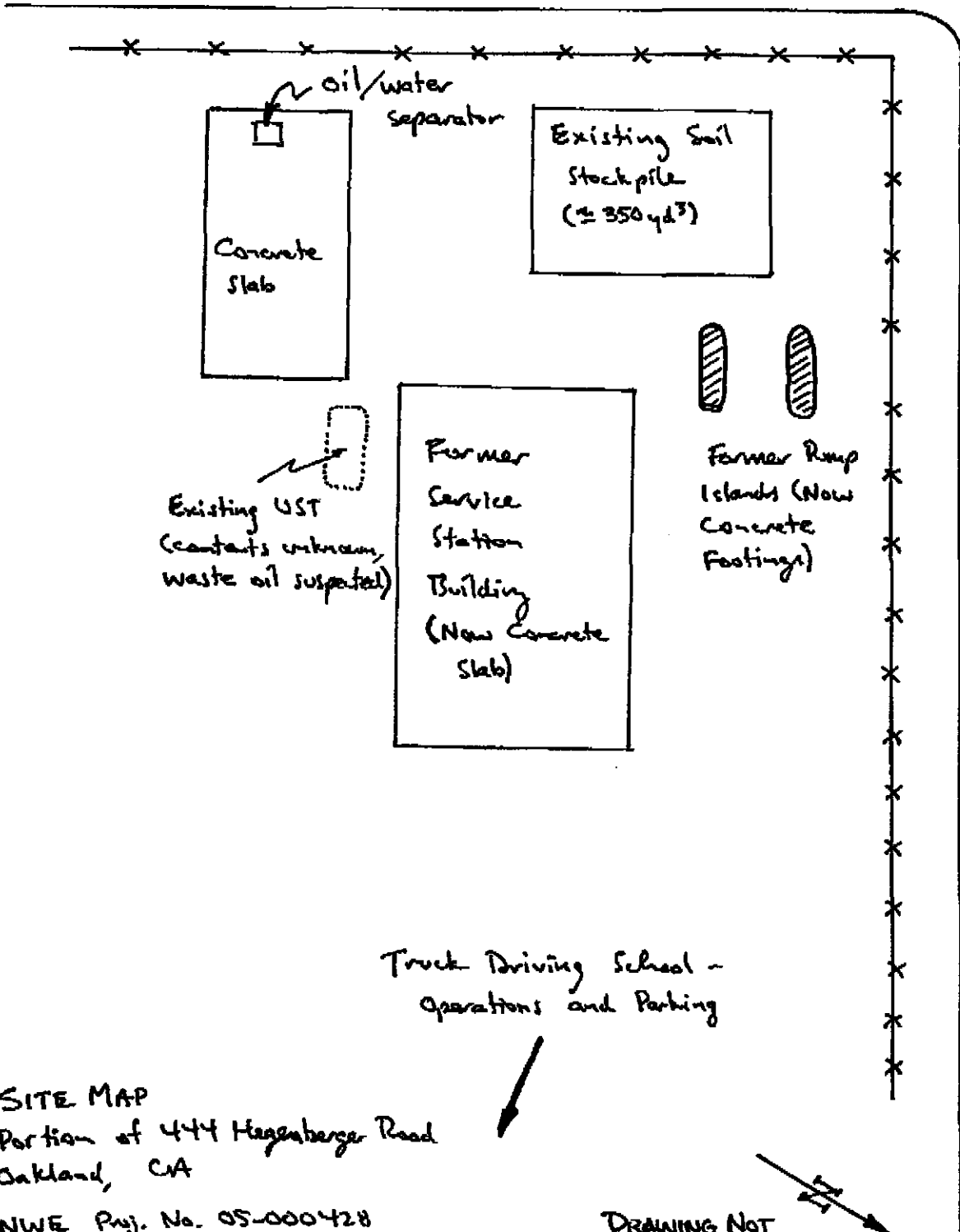
Name of Payor
(PLEASE PRINT CLEARLY)

Accutite Environmental
Company Name of Payor
Engineering

RETURN FORM TO:

*County of Alameda, Environmental Protection
1131 Harbor Bay Parkway, Rm 250
Alameda CA 94502-6577
Phone#(510) 567-6700*

HEGENBERGER LOOP



HEGENBERGER ROAD

SITE MAP
Portion of 444 Hegenberger Road
Oakland, CA

NWE Proj. No. 05-000428

DRAWING NOT
TO SCALE