

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



SENT
040606

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

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

Dear Ms. Schroeder:

Subject: Fuel Leak Case RO0000184, 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

Ms. Mary Schroeder
RO 184, 444 Hegenberger Loop
Page 4 of 4

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

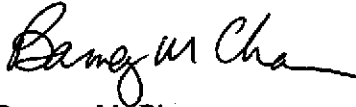
Please note that delays in investigation, later reports, or enforcement actions may result in your becoming ineligible to receive grant money from the state's Underground Storage Tank Cleanup Fund (Senate Bill 2004) to reimburse you for the cost of cleanup.

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

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



10-7-03

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,

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

Barney M. Chan
Hazardous Materials Specialist

C: B. Chan, D. Drogos

444HegLoop2TechRq

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



02-25-03

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.

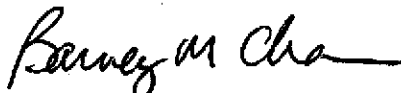
Technical Report Request

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



12-7-01

ENVIRONMENTAL HEALTH SERVICES
ENVIRONMENTAL PROTECTION
1131 Harbor Bay Parkway, Suite 250
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(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

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



04-04-01

20184

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.

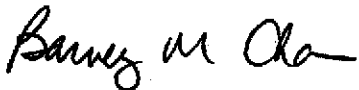
Our office has the following comments to the recommendations made in this report:

- 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

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



sent 7/25/00

20184

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

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



855T
5-19-2000
mld cc's

20184

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

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



*Sent 2/3/00
Including cc's*

20184

February 2, 2000
StID # 5814

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

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 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

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



Sent 11-4-99
Including cc's

20184

ENVIRONMENTAL HEALTH SERVICES

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(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
Wellc1444HegLoop

HEGENBERGER LOOP

MW-3


MW-5

CONCRETE SLAB

GATE

EXPLANATION

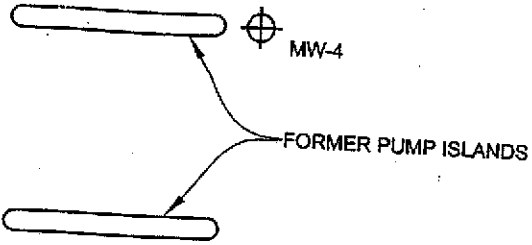
 GROUNDWATER MONITORING WELL LOCATION



Environmental/Engineering Consultants
382 Martin Avenue
Crest Hill, IL 60411

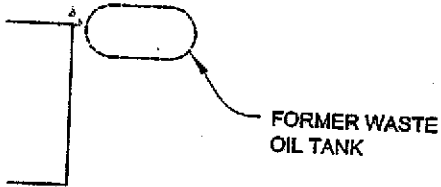
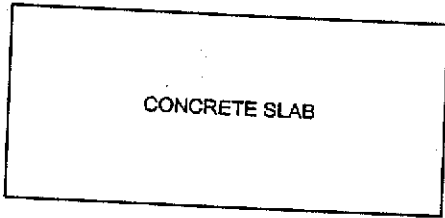
HEGENBERGER ROAD

400



420 Key 10
- Proposed Manhole 100'

MW-2



MW-1

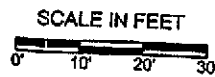


Figure - 2 SITE PLAN

444 HEGENBERGER ROAD
OAKLAND, CALIFORNIA

FILENAME: 1124SC01

DATE: OCTOBER 1999

REVISION:

Job Number:

1124SC01

ants

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



R2184

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

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



20184

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

Spolls444Heg

ALAMEDA COUNTY
HEALTH CARE SERVICES



AGENCY
DAVID J. KEARS, Agency Director

RO# 184

February 25, 1999
StID # 5814

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

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

Re: Groundwater Monitoring 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

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



R0184

ENVIRONMENTAL HEALTH SERVICES

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

December 31, 1998
StID # 5814

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

Re: Supplemental Soil and Groundwater Assessment, 444 Hegenberger Loop, Oakland CA
94621

Dear Mr. Murray:

Our office has received and reviewed the above referenced report dated December 18, 1998 prepared by your consultant, Northwest Envirocon Inc. (NEW). I have previously reviewed the raw data from this investigation and discussed these results with Mr. Matt Spielmann of NEW. Although the entire extent of soil and groundwater contamination has not been determined through this investigation, it appears that there are only localized areas of high contamination and concentrations of petroleum hydrocarbon in groundwater do not pose an imminent health hazard. It is with this assumption that our office concurs with the recommendation for further quarterly groundwater monitoring at this site. Thus your next monitoring event should occur in March 1999. Should monitoring results indicate a stabilized or decreasing petroleum plume in groundwater, the site would then be recommended for closure.

Please provide evidence of the proper disposal of the excavation soils from the removal of the former underground tank and exploratory excavations as well as that generated from the installation of the monitoring wells.

Furthermore, our office does not have any objections for the development of this site on the condition that a health and safety plan and risk management plan is submitted to our office for our review and approval.

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

Mon444HegLoop

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



RO#184

May 21, 1998
StID # 5814

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

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

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



R0184 (Envision)
"Precision Trucking School"
© 300 Hegenberger Road
(formerly 444 Hegenberger
loop)

ENVIRONMENTA

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

May 19, 1998

ATTN: Mr Willie Green

Accutite
260 Michele Ct
S San Francisco CA 94080

RE: Project # 4178A - Type R
at 444 Hegenberger Loop in Oakland 94621

Dear Property Owner/Designee:

Our records indicate the deposit/refund account for the above project has fallen below the minimum deposit amount. To replenish the account, please submit an additional deposit of \$216.00, payable to Alameda County, Environmental Health Services, within two weeks of receipt of this letter.

It is expected that the amount requested will allow the project to be completed with a zero balance. Otherwise, more money will be requested or any unused monies will be refunded to you or your designee.

The deposit refund mechanism is authorized in Section 6.92.040L of the Alameda County Ordinance Code. Work on this project will be debited at the Ordinance specified rate, currently \$94 per hour.

Please be sure to write the following identifying information on your check:

- project #
- type of project and
- site address

(see RE: line above).

If you have any questions, please contact Amir Gholami at (510) 567-6876.

Sincerely,

Tom Peacock, Manager
Environmental Protection

c: files

ALAMEDA COUNTY
HEALTH CARE SERVICES



AGENCY
DAVID J. KEARS, Agency Director

R0#184

February 20, 1998
StID #5814

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

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 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

R0#184

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 94502-5577
510.567-6700
FAX 510.567-9933

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.

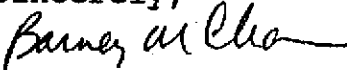
Groundwater samples in the vicinity of the oil/water separator are proposed to be analyzed for the above parameters plus VOCs and TPHm. Please note that if TPHm is run on these samples, you may omit the analysis for oil and grease. In addition, if VOCs are run on these samples, there is no need to run 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

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



RO#184

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

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



R0#184

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

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



Ro#184

October 28, 1996
StID # 5814

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

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



20184

August 12, 1996
StID # 5814

ENVIRONMENTAL HEALTH SERVICES
ENVIRONMENTAL PROTECTION
1131 Harbor Bay Parkway
Alameda, CA 94502-6577
(510) 567-8700

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:

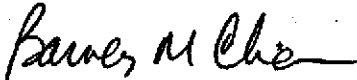
1. Please field screen each boring with either a FID or PID instrument. You should analyze at least one soil sample and one groundwater sample from each boring for the proposed parameters; BTEX, TPHg, TPHd and oil and grease. If no soil sample indicates any potential contamination through field screening, 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



R0#184

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.

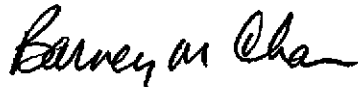
Enclosed, please find an Unauthorized Release (Leak) Report (ULR). Please fill out this form and return to our office within 10 days of receipt.

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

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



RO#184

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