

Wickham, Jerry, Env. Health

To: Hernandez, Celina
Cc: Jonas, Mark; McClelland, Christina
Subject: RE: 800 Franklin St., Oakland, CA

Celina,

Based upon your request, the schedule for submittal of the requested Soil Vapor Sampling Report on case RO196 is extended to September 18, 2007.

Regards,
Jerry Wickham
Alameda County Environmental Health
1131 Harbor Bay Parkway
Alameda, CA 94502-6577
510-567-6791 phone
510-337-9335 fax
jerry.wickham@acgov.org

From: Hernandez, Celina [mailto:CHernandez@croworld.com]
Sent: Friday, July 13, 2007 12:45 PM
To: Wickham, Jerry, Env. Health
Cc: Jonas, Mark; McClelland, Christina
Subject: RE: 800 Franklin St., Oakland, CA

Fuel Leak Case # RO0000196
800 Franklin St., Oakland

Jerry,
I'm following up with the phone message I just left for you. We received written authorization from the client last week to complete the soil vapor sampling, therefore, we did not complete the soil vapor investigation requested in your letter date 5/4/07. I would like to request an extension for the due date of July 18, 2007 Soil Vapor Sampling Report referenced in your letter dated 5/4/07. Please extend to September 18, 2007.

If you have questions, please contact me at 510-420-3313. Thank-you.

Celina Hernandez
Conestoga-Rovers & Associates (CRA)
5900 Hollis St, Suite A
Emeryville, CA 94608
P. (510) 420-3313
F. (510) 420-9170
C. (510) 376-0115

Conestoga-Rovers and Associates has acquired the former Cambria Environmental Technology
Visit us at <http://www.croworld.com/en/news/newslist.aspx>

7/13/2007

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



F

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

May 4, 2007

Mr. Tommy Chiu
P.O. Box 28194
Oakland, CA 94606

Subject: Fuel Leak Case No. RO0000196 and Geotracker Global ID T0600100050, Bill Louie's Auto Service, 800 Franklin Street, Oakland, CA 94607

Dear Mr. Chiu:

Alameda County Environmental Health (ACEH) staff has reviewed the fuel leak case file for the above-referenced site including the recently submitted document entitled, "Site Assessment Report - Addendum," dated April 18, 2007, prepared on your behalf by Conestoga-Rovers & Associates. The "Site Assessment Report - Addendum," presents soil analytical results from soil samples collected in soil vapor probe borings VP-1 and VP-2. These soil analytical results were omitted from the previous February 23, 2007 report. The "Site Assessment Report - Addendum," also includes correspondence entitled, "Response to April 3, 2007 ACEH Comment Letter," dated April 12, 2007.

We request that you address the following technical comments, perform the proposed work, and send us the technical reports requested below.

TECHNICAL COMMENTS

1. **Soil Samples.** Soil analytical results for soil vapor probes are presented in the "Site Assessment Report - Addendum," dated April 18, 2007. No additional soil sampling is requested from soil vapor probes VP-1 and VP-2.
2. **Volatile Organic Compounds.** The lack of analytical data for chlorinated solvents remains a data gap. A solvent tank, waste oil tank, and UST with unknown contents were present at the site. Analysis of soil gas samples only for benzene is not sufficient to evaluate potential vapor intrusion from solvents. Photoionization detector measurements and analysis of soil samples for chloroform and 1,2-dichloroethene are also not sufficient to assess the potential for vapor intrusion from chlorinated solvents. Therefore, the collection and analysis of soil vapor samples for a full target list of VOCs that includes BTEX and chlorinated solvents using Method TO-15 is required. Conestoga-Rovers has previously requested that collection of soil vapor samples at two locations inside the building be deferred pending the results of soil vapor sampling at two locations outside the building. We have no objection to a phased approach but the first phase of soil vapor sampling must provide sufficient data to evaluate potential vapor intrusion issues. Please present the results in the Soil Vapor Sampling Report requested below along with recommendations for installation of the second phase of soil vapor probes inside the building.

3. **Groundwater Monitoring.** For clarification, future groundwater samples are to be analyzed for TPH as diesel and motor oil by EPA Method 8015. The groundwater samples are also to be analyzed for TPH as gasoline and the full target VOC list using EPA Method 8260B. Groundwater monitoring is to be conducted in all existing wells on a semi-annual basis.

TECHNICAL REPORT REQUEST

Please submit technical reports to Alameda County Environmental Health (Attention: Mr. Jerry Wickham), according to the following schedule:

- **July 18, 2007** – Soil Vapor Sampling Report
- **November 15, 2007** – Semi-Annual Monitoring Report for the Third Quarter 2007

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

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).

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

Mr. Tommy Chiu
RO0000196
May 4, 2007
Page 3

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

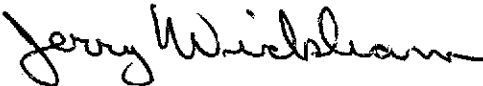
Please note that delays in investigation, later reports, or enforcement actions may result in your becoming ineligible to receive grant money from the state's Underground Storage Tank Cleanup Fund (Senate Bill 2004) to reimburse you for the cost of cleanup.

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) 567-6791.

Sincerely,



Jerry Wickham, P.G.
Hazardous Materials Specialist

Enclosure: ACEH Electronic Report Upload (ftp) Instructions

cc: Celina, Hernandez, Conestoga-Rovers & Associates, 5900 Hollis Street, Suite A,
Emeryville, CA 94608

Mark Jonas, Conestoga-Rovers & Associates, 5900 Hollis Street, Suite A,
Emeryville, CA 94608

Donna Drogos, ACEH
Jerry Wickham, ACEH
File

ALAMEDA COUNTY
HEALTH CARE SERVICES



F

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, 2007

Mr. Tommy Chiu
P.O. Box 28194
Oakland, CA 94606

Subject: Fuel Leak Case No. RO0000196 and Geotracker Global ID T0600100050, Bill Louie's Auto Service, 800 Franklin Street, Oakland, CA 94607

Dear Mr. Chiu:

Alameda County Environmental Health (ACEH) staff has reviewed the fuel leak case file for the above-referenced site and the recently submitted report entitled, "Site Assessment Report," dated February 23, 2007, prepared on your behalf by Cambria Environmental Technology, Inc. The "Site Assessment Report," presents results from the installation and sampling of two soil vapor probes and rebuilding of monitoring well MW-3. Two soil vapor probes were installed outside the building at 800 Franklin Street on November 17, 2006. Benzene and tracer compounds were not detected in soil vapor samples collected from the two probes. Two additional proposed soil vapor probes were to be installed inside the building; however, installation of the probes inside the building was deferred until a later phase of investigation based on a recommendation by Cambria Environmental Technology, Inc. The "Site Assessment Report," dated February 23, 2007 recommends no further soil vapor investigation. However, the data collected to date are not sufficient to support this recommendation. Therefore, as discussed in the technical comments below, we request that you conduct additional soil vapor sampling and groundwater monitoring.

We request that you address the following technical comments, perform the proposed work, and send us the technical reports requested below.

TECHNICAL COMMENTS

1. **Soil Samples.** Soil samples were to have been collected for laboratory analysis from each of the soil vapor probe borings but do not appear to have been analyzed. As proposed in the document entitled, "Response to Agency Comments and Work Plan," dated July 24, 2006, soil samples were to have been collected from 5 feet bgs in each soil vapor probe boring. The purpose of the soil samples was to provide sampling results adjacent to the former UST excavations. Proposed analyses for the soil samples included TPHg, TPHd, TPHmo, BTEX, MTBE, 1,2-DCA, and chloroform. In reviewing the soil boring logs for VP-1 and VP-2, it appears that soil samples may have been collected from approximately 5 feet bgs in the borings but no analytical results are presented. Please collect and analyze soil samples from approximately 5 feet bgs at these locations or describe the rationale for not analyzing these soil samples in the Soil Vapor Sampling Report requested below.

2. **Volatile Organic Compounds.** Solvents were used and stored in USTs on the site. As previously discussed in our correspondence dated April 7, 2006, the lack of analytical data for volatile organic compounds (VOCs) is a data gap for the site. No VOCs other than benzene were analyzed in the soil vapor samples collected on November 17, 2006. Therefore, we request that you sample the soil vapor probes a second time and analyze the soil vapor samples for a full target list of VOCs that includes BTEX and chlorinated solvents using Method TO-15. Please present the results in the Soil Vapor Sampling Report requested below along with recommendations for installation of the second phase of soil vapor probes inside the building.
3. **Soil Boring Log for Well MW-3A.** A notation on the soil boring log for well MW-3 states, "Soil lithology based on soil cuttings from MW-3A and other soil boring logs." Please clarify the source of the information on the MW-3 soil boring log. The purpose of a soil boring log is to present a description of the soils encountered in a specific boring. Information from adjacent borings should not be entered on a boring log for well MW-3.
4. **Groundwater Monitoring.** Groundwater monitoring is to be conducted in all existing wells on a semi-annual basis. The groundwater samples are to be analyzed for TPH as gasoline, diesel, and motor oil by EPA Method 8015 and BTEX, MTBE, and chlorinated solvents by EPA Method 8260B. Please present results of the groundwater sampling in the semi-annual groundwater monitoring reports requested below.

TECHNICAL REPORT REQUEST

Please submit technical reports to Alameda County Environmental Health (Attention: Mr. Jerry Wickham), according to the following schedule:

- **May 15, 2007** – Semi-Annual Monitoring Report for the First Quarter 2007
- **July 18, 2007** – Soil Vapor Sampling Report
- **November 15, 2007** – Semi-Annual Monitoring Report for the Third Quarter 2007

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

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).

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.

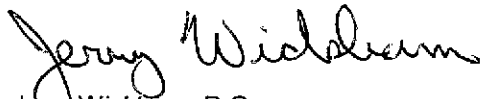
AGENCY OVERSIGHT

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.

Mr. Tommy Chiu
April 3, 2007
Page 4

If you have any questions, please call me at (510) 567-6791.

Sincerely,

A handwritten signature in cursive script that reads "Jerry Wickham".

Jerry Wickham, P.G.
Hazardous Materials Specialist

Enclosure: ACEH Electronic Report Upload (ftp) Instructions

cc: Mark Jonas
Cambria Environmental Technology, Inc.
5900 Hollis Street, Suite A
Emeryville, CA 94608

Donna Drogos, ACEH
Jerry Wickham, ACEH
File

R0196

Wickham, Jerry, Env. Health

To: Hernandez, Celina
Cc: Jonas, Mark
Subject: RE: 800 Franklin St., Oakland, CA

Celina,

Based upon these results and your request, the schedule for report submittal is extended to February 23, 2007.

Regards,
Jerry Wickham
Alameda County Environmental Health
1131 Harbor Bay Parkway
Alameda, CA 94502-6577
510-567-6791 phone
510-337-9335 fax
jerry.wickham@acgov.org

From: Hernandez, Celina [mailto:CHernandez@Cambria-Env.com]
Sent: Tuesday, January 23, 2007 2:34 PM
To: Wickham, Jerry, Env. Health
Cc: Jonas, Mark
Subject: RE: 800 Franklin St., Oakland, CA

Jerry,

This is a follow up to our phone conversation on January 16, 2007 regarding the Site Assessment Report status. We received an extension to January 31, 2007.

We received the soil vapor data and no concentrations were detected above laboratory reporting limits. You suggested submitting one report to include the results of the soil vapor assessment and the well rebuild, and requesting an extension if necessary. We obtained the City of Oakland permits (a minor encroachment permit, an excavation permit, and an obstruction permit), and we are scheduled to complete the well rebuild on Monday, January 29, 2007. We ask for an extension to February 23, 2007. If you have any questions, please contact me. Thank-you.

Sincerely,

Celina Hernandez
Senior Staff Geologist
Cambria Environmental Technology, Inc.
5900 Hollis Street, Emeryville, CA 94608
P. 510-420-3313
F. 510-420-9170
C. 510-376-0115

A Woman-Owned Business

This e-mail may contain confidential and privileged material for the sole use of the intended recipient. Any review or distribution by others is strictly prohibited. If you are not the intended recipient please contact the sender and delete all copies.

-----Original Message-----

1/23/2007

From: Wickham, Jerry, Env. Health [mailto:jerry.wickham@acgov.org]
Sent: Thursday, September 28, 2006 4:40 PM
To: Hernandez, Celina
Cc: Jonas, Mark
Subject: RE: 800 Franklin St., Oakland, CA

Celina,

As we discussed by telephone today, the use of a phased approach for soil vapor sampling is acceptable. Based upon your request, the schedule for submittal of a Site Assessment Report is extended to January 31, 2007.

Regards,

Jerry Wickham

Hazardous Materials Specialist
Alameda County Environmental Health
1131 Harbor Bay Parkway
Suite 250
Alameda, CA 94502-6577
510-567-6791 phone
510-337-9335 Fax
jerry.wickham@acgov.org

From: Hernandez, Celina [mailto:CHernandez@cambria-env.com]
Sent: Thursday, September 28, 2006 3:19 PM
To: Wickham, Jerry, Env. Health
Cc: Jonas, Mark
Subject: 800 Franklin St., Oakland, CA

Fuel Leak Case No. RO0000196

Jerry,

Per our phone conversation on 9/28/06, the soil vapor investigation outlined in Cambria's July 24, 2006 Response to Agency Comments and Work Plan, will be a revised to a phased approach. We agreed to defer on the indoor soil vapor investigation until Cambria has completed the outdoor soil vapor investigation. After the outdoor data is reviewed, the indoor soil vapor investigation will be re-evaluated.

Due to the City of Oakland's Minor Encroachment Permit process, the MW-3 well rebuild was postponed from October 12, 2006 to November 28, 2006. We are requesting an extension for the Site Assessment Report to January 31, 2006.

If you have any questions, please contact me. Thank-you for you time.

Sincerely,

Celina Hernandez
Senior Staff Geologist
Cambria Environmental Technology, Inc.
5900 Hollis Street, Emeryville, CA 94608
P. 510-420-3313
F. 510-420-9170
C. 510-376-0115

Wickham, Jerry, Env. Health

To: Hernandez, Celina
Cc: Jonas, Mark
Subject: RE: 800 Franklin St., Oakland, CA

Celina,

Collecting the soil vapor samples at a depth of 5 feet bgs is acceptable.

Regards

Jerry Wickham

Hazardous Materials Specialist
Alameda County Environmental Health
1131 Harbor Bay Parkway
Suite 250
Alameda, CA 94502-6577
510-567-6791 phone
510-337-9335 Fax
jerry.wickham@acgov.org

From: Hernandez, Celina [mailto:CHernandez@cambria-env.com]
Sent: Friday, September 29, 2006 2:39 PM
To: Wickham, Jerry, Env. Health
Cc: Jonas, Mark
Subject: RE: 800 Franklin St., Oakland, CA

Jerry,

I neglected to mention the approval to collect outdoor soil vapor samples at a depth of 5 ft below ground surface. Please confirm.

Sincerely,

Celina Hernandez
Senior Staff Geologist
Cambria Environmental Technology, Inc.
5900 Hollis Street, Emeryville, CA 94608
P. 510-420-3313
F. 510-420-9170
C. 510-376-0115

A Woman-Owned Business

This e-mail may contain confidential and privileged material for the sole use of the intended recipient. Any review or distribution by others is strictly prohibited. If you are not the intended recipient please contact the sender and delete all copies.

-----Original Message-----

From: Wickham, Jerry, Env. Health [mailto:jerry.wickham@acgov.org]

9/29/2006

Sent: Thursday, September 28, 2006 4:40 PM
To: Hernandez, Celina
Cc: Jonas, Mark
Subject: RE: 800 Franklin St., Oakland, CA

Celina,

As we discussed by telephone today, the use of a phased approach for soil vapor sampling is acceptable. Based upon your request, the schedule for submittal of a Site Assessment Report is extended to January 31, 2007.

Regards,

Jerry Wickham

Hazardous Materials Specialist
Alameda County Environmental Health
1131 Harbor Bay Parkway
Suite 250
Alameda, CA 94502-6577
510-567-6791 phone
510-337-9335 Fax
jerry.wickham@acgov.org

From: Hernandez, Celina [<mailto:CHernandez@cambria-env.com>]
Sent: Thursday, September 28, 2006 3:19 PM
To: Wickham, Jerry, Env. Health
Cc: Jonas, Mark
Subject: 800 Franklin St., Oakland, CA

Fuel Leak Case No. RO0000196

Jerry,

Per our phone conversation on 9/28/06, the soil vapor investigation outlined in Cambria's July 24, 2006 Response to Agency Comments and Work Plan, will be a revised to a phased approach. We agreed to defer on the indoor soil vapor investigation until Cambria has completed the outdoor soil vapor investigation. After the outdoor data is reviewed, the indoor soil vapor investigation will be re-evaluated.

Due to the City of Oakland's Minor Encroachment Permit process, the MW-3 well rebuild was postponed from October 12, 2006 to November 28, 2006. We are requesting an extension for the Site Assessment Report to January 31, 2006.

If you have any questions, please contact me. Thank-you for you time.

Sincerely,

Celina Hernandez
Senior Staff Geologist
Cambria Environmental Technology, Inc.
5900 Hollis Street, Emeryville, CA 94608
P. 510-420-3313
F. 510-420-9170
C. 510-376-0115

A Woman-Owned Business

9/29/2006

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



F

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

August 8, 2006

Mr. Tommy Chiu
P.O. Box 28194
Oakland, CA 94606

Subject: Fuel Leak Case No. RO0000196, Bill Louie's Auto Service, 800 Franklin Street, Oakland, CA

Dear Mr. Chiu:

Alameda County Environmental Health (ACEH) staff has reviewed the fuel leak case file for the above-referenced site and the document entitled, "Response to Agency Comments and Work Plan," dated July 24, 2006, prepared on your behalf by Cambria Environmental Technology, Inc. The "Response to Agency Comments and Work Plan," presents responses to technical comments in our April 11, 2006 correspondence and proposes a scope of work to rebuild monitoring well MW-3 and collect soil vapor samples at four sampling locations. We concur with the proposed scope of work provided that the technical comments below are addressed during the field investigation.

We request that you address the following technical comments, perform the proposed work, and send us the technical reports requested below.

TECHNICAL COMMENTS

1. **Depth of Soil Vapor Samples.** The depths at which soil vapor samples will be collected do not appear to be specified in the Work. We request that soil vapor samples be collected at a depth of approximately 4 feet bgs. The recommended depth may be adjusted in the field based on encountered conditions to intercept any significant coarse-grained layers that may be preferential pathways for soil vapors. Please present results of the soil vapor sampling in the Site Assessment Report requested below.
2. **Laboratory Analyses of Soil Vapor Samples.** The Work Plan proposes analyses of soil vapor samples by EPA Methods TO-15, TO-14A, or 8260. EPA Method 8260 is acceptable provided that a reporting limit of 85 micrograms per cubic meter can be achieved.
3. **Hydraulic Gradient and Off-site Receptors.** ACEH appreciates the research conducted on off-site receptors and the BART tube. Based on the information provided, nearby buildings and the BART tube do not appear to be receptors for groundwater from the site.
4. **Groundwater Monitoring.** Groundwater monitoring is to be conducted in all existing wells on a semi-annual basis. ACEH concurs with the proposed analyses. Please present results of the groundwater sampling in the semi-annual groundwater monitoring reports requested below.

TECHNICAL REPORT REQUEST

Please submit technical reports to Alameda County Environmental Health (Attention: Mr. Jerry Wickham), according to the following schedule:

- **November 15, 2006** – Quarterly Monitoring Report for the Third Quarter 2006
- **December 15, 2006** – Site Assessment 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).

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

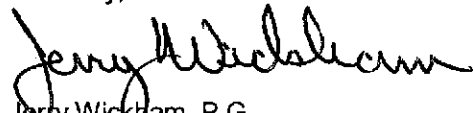
Please note that delays in investigation, later reports, or enforcement actions may result in your becoming ineligible to receive grant money from the state's Underground Storage Tank Cleanup Fund (Senate Bill 2004) to reimburse you for the cost of cleanup.

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) 567-6791.

Sincerely,



Jerry Wickham, P.G.
Hazardous Materials Specialist

Enclosure: ACEH Electronic Report Upload (ftp) Instructions

cc: Matt Meyer
Cambria Environmental Technology, Inc.
5900 Hollis Street, Suite A
Emeryville, CA 94608

Mark Jonas
Cambria Environmental Technology, Inc.
5900 Hollis Street, Suite A
Emeryville, CA 94608

Donna Drogos, ACEH
Jerry Wickham, ACEH
File

Alameda County Environmental Cleanup Oversight Programs (LOP and SLIC)	ISSUE DATE: July 5, 2005
	REVISION DATE: May 31, 2006
	PREVIOUS REVISIONS: October 31, 2005, December 16, 2005
SECTION: Miscellaneous Administrative Topics & Procedures	SUBJECT: Electronic Report Upload (ftp) Instructions

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.

REQUIREMENTS

- Entire report including cover letter must be submitted to the ftp site as a **single portable document format (PDF) with no password protection**. (Please do not submit reports as attachments to electronic mail.)
- It is **preferable** that reports be converted to PDF format from their original format, (e.g., Microsoft Word) rather than scanned.
- Signature pages and perjury statements **must** be included and have either original or electronic signature.
- **Do not password protect the document**. Once indexed and inserted into the correct electronic case file, the document will be secured in compliance with the County's current security standards and a password. **Documents with password protection will not be accepted.**
- Each page in the PDF document should be rotated in the direction that will make it easiest to read on a computer monitor.
- Reports must be named and saved using the following naming convention:
RO#_Report Name_Year-Month-Date (e.g., RO#5555_WorkPlan_2005-06-14)

Additional Recommendations

- A separate copy of the tables in the document should be submitted by e-mail to your Caseworker in **Excel** format. These are for use by assigned Caseworker only.

Submission Instructions

- 1) Obtain User Name and Password:
 - a) Contact the Alameda County Environmental Health Department to obtain a User Name and Password to upload files to the ftp site.
 - i) Send an e-mail to dehloptoxic@acgov.org
or
 - ii) Send a fax on company letterhead to (510) 337-9335, to the attention of: **ftp Site Coordinator**.
 - b) In the subject line of your request, be sure to include "**ftp PASSWORD REQUEST**" and in the body of your request, include the **Contact Information, Site Addresses, and the Case Numbers (RO# available in Geotracker) you will be posting for.**

- 2) Upload Files to the ftp Site
 - a) Using Internet Explorer (IE4+), go to <ftp://alcoftp1.acgov.org>
 - (i) Note: Netscape and Firefox browsers will not open the FTP site.
 - b) Click on File, then on Login As.
 - c) Enter your User Name and Password. (Note: Both are Case Sensitive.)
 - d) Open "My Computer" on your computer and navigate to the file(s) you wish to upload to the ftp site.
 - e) With both "My Computer" and the ftp site open in separate windows, drag and drop the file(s) from "My Computer" to the ftp window.

- 3) Send E-mail Notifications to the Environmental Cleanup Oversight Programs
 - a) Send email to dehloptoxic@acgov.org notify us that you have placed a report on our ftp site.
 - b) Copy your Caseworker on the e-mail. Your Caseworker's e-mail address is the entire first name then a period and entire last name at acgov.org. (e.g., firstname.lastname@acgov.org)
 - c) The subject line of the e-mail must start with the RO# followed by **Report Upload**. (e.g., Subject: RO1234 Report Upload)

RO196

Wickham, Jerry, Env. Health

From: Wickham, Jerry, Env. Health
Sent: Thursday, July 06, 2006 8:40 AM
To: Meyers, Matt
Subject: Schedule extension

Matt,

Based on our telephone conversation on 7/5/2006, the schedule for submittal of a Response to Comments for case RO196, 800 Franklin Street, Oakland is extended to July 31, 2006.

Regards,

Jerry Wickham

Hazardous Materials Specialist
Alameda County Environmental Health
1131 Harbor Bay Parkway
Suite 250
Alameda, CA 94502-6577
510-567-6791 phone
510-337-9335 Fax
jerry.wickham@acgov.org

RO 196

Wickham, Jerry, Env. Health

From: Meyers, Matt [MMeyers@cambria-env.com]
Sent: Wednesday, April 12, 2006 3:39 PM
To: Wickham, Jerry, Env. Health
Subject: RO#196 REPORT UPLOADS

Jerry,

This morning I received your letter dated April 7, 2006. We will try our best to respond to your requests by the June 30, 2006 deadline. For now we have reviewed your list of documents that Alameda County Health Care Services (ACHCS) has on file. I have compared this list with the documents we have on file. Those files that we have and ACHCS is missing have been uploaded to the FTP site. Included is the November 3, 1989 *Report on Subsurface Investigation and Remediation of Contaminated Soil*. For now ACHCS's file is more complete than our own. As a result, we will schedule a file review with the purpose of making copies of documents that we are missing.

Please call me with any questions or comments.

Sincerely,

Matt Meyers

Project Geologist

Cambria Environmental Technology, Inc.

5900 Hollis Street, Suite A

Emeryville, California 94608

direct: (510) 420-3314

fax: (510) 420-9170

4/12/2006

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



7

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

April 7, 2006

Mr. Tommy Chiu
P.O. Box 28194
Oakland, CA 94606

Subject: Fuel Leak Case No. [REDACTED] Bill Louie's Auto Service, 800 Franklin Street,
Oakland, CA

Dear Mr. Chiu:

Alameda County Environmental Health (ACEH) staff has reviewed the fuel leak case file for the subject site. In addition, Jerry Wickham and Donna Drogos of ACEH met with you and Matt Meyers and Mark Jonas of Cambria Environmental Technology, Inc. on April 4, 2006 to discuss the status of the case. Based on the case file review and meeting, we have the following requests for information and technical comments. We request that you address the following request for information and technical comments, and send us the reports described below.

REQUEST FOR INFORMATION

As discussed during our April 4, 2006 meeting, ACEH's case files appear to be incomplete. We request that you provide copies of historic documents that are not in ACEH files and are relevant to the fuel leak case. The list below identifies documents currently in the ACEH case files. In addition, we have also identified several documents that are referenced in the available reports but are not found in ACEH case files. We request that you submit copies of the missing reports or other documents you have documenting additional investigation activities or other work related to this fuel leak case/site.

Documents Currently in ACEH Files:

Miller Environmental Company. 1990. "Workplan for Continuing Investigation at 800 Franklin," June 6, 1990

Miller Environmental Company. 1989. "Workplan for Subsurface Investigation and Remediation of Contaminated Soil," August 24, 1989.

Miller Environmental Company. 1989. "Amendment to Workplan for Subsurface Investigation and Remediation of Contaminated Soil," September 1, 1989.

Robert J. Miller Company. 1989. "Laboratory Results for S2, W1, W2a, SP1, SP3, and T4," July 14, 1989.

KDM Environmental, Inc. 1992. "Quarterly Monitoring of Wells - Third Quarter 1992," November 13, 1992

KDM Environmental, Inc. 1993. "Quarterly Monitoring of Wells – Fourth Quarter 1992," March 8, 1993.

KDM Environmental, Inc. 1993. "Quarterly Monitoring of Wells – First Quarter 1993," June 16, 1993.

Frank Lee and Associates. 1993. "Workplan for Active Fuel Leak Investigation and Remediation," September 15, 1993.

Frank Lee and Associates. 1993. "Transmittal of Testing Results," October 22, 1993.

KDM Environmental, Inc. 1992. "Quarterly Monitoring of Wells – Third Quarter 1992," November 13, 1992

Associated Terra Consultants, Inc. 1994. "Environmental Monitoring Report – Second Quarter 1994," July 15, 1994.

Associated Terra Consultants, Inc. 1994. "Report of Sampling and Testing Results, Third Quarter 1994," November 17, 1994.

Associated Terra Consultants, Inc. 1995. "Environmental Monitoring Report – Fourth Quarter 1994," March 29, 1995.

Associated Terra Consultants, Inc. 1995. "Environmental Monitoring Report – October 1995," November 30, 1995.

Associated Terra Consultants, Inc. 1995. "Work Plan, Environmental Remediation Work," July 24, 1995.

Associated Terra Consultants, Inc. 1997. "Environmental Monitoring Report – May 1997," October 10, 1997.

Cambria. 2004. "Groundwater Monitoring Report – Third Quarter 2004," October 28, 2004.

Cambria. 2005. "Groundwater Monitoring Report – Fourth Quarter 2004," February 1, 2005.

Cambria. 2005. "Groundwater Monitoring Report – First Quarter 2005," March 23, 2005.

Cambria. 2005. "Groundwater Monitoring Report – Second Quarter 2005," July 8, 2005.

Cambria. 2006. "Groundwater Monitoring Report – Fourth Quarter 2005," January 24, 2006.

Missing Data or Reports:

November 3, 1989 Report with Soil Sample Results from September 7, 1989 Overexcavation

Results from Soil Borings

TECHNICAL COMMENTS

1. **Building Foundation.** Based on our discussions during the April 4, 2006 meeting, the on-site building covers nearly the entire property parcel. Please provide any available information on the construction of the building foundation. This information is particularly relevant with regard to the removal of contaminated soil, which may act as a long-term source of contamination, and the potential for indoor vapor intrusion. We have attached correspondence dated December 18, 1989 from ACEH files, which indicates that the planned foundation would extend to depths of 11 to 14 feet below grade. Please indicate whether the information with regard to the planned foundation is accurate. Please also provide any other relevant additional information on the foundation construction that will help evaluate the potential for indoor vapor intrusion of volatile organic compounds from the underlying soil and groundwater. This includes the observed soil conditions during the foundation construction. The June 6, 1990 Workplan for Continuing Investigation at 800 Franklin describes the removal of two underground storage tanks (USTs) from the central portion of the site and removal of two USTs from the sidewalk along Franklin Street. A fifth UST is suspected to have been removed from the north central portion of the site prior to August 1988 but no information is presented in the 1990 Workplan regarding the contents or removal of the UST. Please provide any historical information on the history or removal of this UST or the observed conditions in the vicinity of the UST during foundation construction.
2. **Potential Vapor Intrusion.** The concentration of benzene detected in groundwater samples collected from monitoring well MW-3 historically has exceeded the Environmental Screening Level (1,800 micrograms per liter) for potential indoor air vapor intrusion to commercial buildings (San Francisco Bay Regional Water Quality Control Board February 2005). Based on review of the information regarding soil removal and the building foundation construction requested in technical comment 1 above, please present recommendations and supporting information in the Response to Agency Comments requested below regarding the need for further evaluation of potential vapor intrusion.
3. **Volatile Organic Compounds.** The only analytical data for volatile organic compounds (VOCs) other than BTEX and MTBE appear to be for soil samples collected during the tank removals. Due to the presence of a solvent tank, waste oil tank, and tank of unknown use, analyses of groundwater for VOCs will be required. Please provide any additional VOC analytical data not in the ACEH files and present recommendations for future sampling for VOCs and other analytes based on the site history. Please present these recommendations in the Response to Agency Comments requested below.
4. **Hydraulic Gradient and Off-site Receptors.** The hydraulic gradient for the site has been consistently to the northwest based on historic water level data from the existing monitoring wells. This apparent hydraulic gradient is not consistent with the regional groundwater flow direction, which is expected to be to the south or southwest. We request that you evaluate the potential for preferential pathways or man-made drainage features to locally affect the hydraulic gradient. Specifically, we request that you obtain information on the potential for the submerged BART tube immediately northwest of the site to locally affect groundwater flow direction. In addition, please review the potential for any nearby building foundation dewatering systems to extract groundwater and potentially affect the hydraulic gradient. If any of these potential preferential pathways or man-made drainage features are identified,

please obtain information on where the water is discharged. Please present this information in the Response to Agency Comments requested below.

5. **Well MW-3.** Well MW-3 should be properly decommissioned. Please present plans to decommission and replace well MW-3 in the Response to Agency Comments requested below.
6. **Groundwater Monitoring.** Groundwater monitoring is to be conducted in all existing wells on a semi-annual basis. Please present plans and a schedule in the Response to Agency Comments requested below to conduct semi-annual groundwater monitoring at the site.

TECHNICAL REPORT REQUEST

Please submit technical reports to Alameda County Environmental Health (Attention: Mr. Jerry Wickham), according to the following schedule:

- **June 30, 2006** – Response to Agency Comments and Work Plan to Replace Monitoring Well MW-3

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).

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 jerry.wickham@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

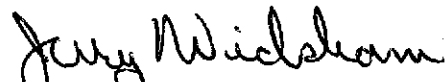
Please note that delays in investigation, later reports, or enforcement actions may result in your becoming ineligible to receive grant money from the state's Underground Storage Tank Cleanup Fund (Senate Bill 2004) to reimburse you for the cost of cleanup.

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) 567-6791.

Sincerely,



Jerry Wickham, P.G.
Hazardous Materials Specialist

Mr. Tommy Chiu
April 7, 2006
Page 6

Attachment: December 18, 1989 Correspondence from Miller Environmental Company

Enclosure: ACEH Electronic Report Upload (ftp) Instructions

cc: Matt Meyer
Cambria Environmental Technology, Inc.
5900 Hollis Street, Suite A
Emeryville, CA 94608

Mark Jonas
Cambria Environmental Technology, Inc.
5900 Hollis Street, Suite A
Emeryville, CA 94608

Donna Drogos, ACEH
Jerry Wickham, ACEH
File

Chan, Barney, Env. Health

R0196

From: Pak, Eugene [epak@cambria-env.com]
Sent: Tuesday, November 23, 2004 3:06 PM
To: Chan, Barney, Env. Health
Subject: Chiu Property - 800 Franklin Street

Barney:

Cambria submitted the 3rd Quarter 2004 Monitoring Report for the above-referenced site on October 28, 2004. Therein, a meeting was requested to discuss future activities at the site. Is there a time we could meet (in person or over the phone)? In lieu of a meeting, Cambria requests an agency response concerning the status of the site so future activities can be justified to the UST Fund.

Of primary importance is the fate of well MW-3. The well box for MW-3 was damaged and as such, the well is currently in a "non-usable" state. According to Mr. Tommy Chiu, the site was on a semi annual or annual sampling program which suggests that the case was moving towards closure. Cambria recommends quarterly monitoring in the short term to re-establish a baseline of data since no sampling has been conducted since 1999. Is MW-3 necessary to continue the monitoring program after considering the following:

- the site was previously approaching closure (if that was the case);
- the apparent stability of the plume; and
- the cost/benefit of rehabilitating or abandoning/reinstalling

Please advise. Thanks.

Eugene Pak
Project Manager
Cambria Environmental Technology, Inc.
5900 Hollis Street, Suite A
Emeryville, California 94608

Office: (510) 420-0700
Direct: (510) 420-3360
Fax: (510) 420-9170
Mobile (510) 812-0000

epak@cambria-env.com

11/29/2004

20 196 new CW

C A M B R I A

August 19, 2004

Mr. Barney Chan
Alameda County Department of Environmental Health
1131 Harbor Bay Parkway, 2nd Floor
Alameda, California 94502

Re: **Project Status Update**
Chiu Property
800 Franklin Street
Oakland, California 94604
STID #37
UST Cleanup Fund Claim No. 011681

Alameda County
AUG 23 2004
SAC/COMMUNITY SERVICES



Dear Mr. Chan:

As we discussed yesterday, Cambria Environmental Technology, Inc. (Cambria) has been retained by Mr. Tommy Chiu to address compliance issues pertaining to the above-referenced site. Cambria's immediate objective is to ensure the case is brought into compliance with the Alameda County Department of Environmental Health (ACDEH) and the State Underground Storage Tank Cleanup Fund (UST Fund). The ultimate goal would then be to obtain case closure.

It is our understanding that the most recent submission to the ACDEH was a groundwater monitoring report dated December 20, 1999. To reestablish a baseline of environmental data, Cambria has initiated a groundwater monitoring event at the site. The completion of the monitoring event is pending the correction of the following issues:

- The well box for MW-3 was observed to be without a cover. Additionally, the cap to the casing was missing and the well appears to have filled in with dirt and/or debris. It was not clear at the time of the site visit whether the well is merely obstructed near the top of casing or if the casing was filled in from the bottom.
- Wells MW-4 and MW-5 are located within a parking lane along 8th Street. As such, access to the wells was precluded by several parked cars. Also, these wells appear to require special tooling to remove the well lids.

Cambria proposes to rehabilitate well MW-3, if possible, and include it in the groundwater monitoring event. If well rehabilitation is not possible, then reinstallation or abandonment will be considered. At a minimum, the well casing will be capped and a temporary cover will be installed. Also, access to wells MW-4 and MW-5 will be coordinated with the City of Oakland in accordance with an existing Minor Encroachment Permit.

**Cambria
Environmental
Technology, Inc.**

5900 Hollis Street
Suite A
Emeryville, CA 94608
Tel (510) 420-0700
Fax (510) 420-9170

The groundwater monitoring data and the results of the well rehabilitation activities will be presented to the ACDEH in a report by October 31, 2004. Subsequently, Cambria will discuss the findings with

CAMBRIA

Project Status Update
Chiu Property
800 Franklin Street, Oakland, California
August 19, 2004

the ACDEH and make recommendation for corrective action. Cambria will also prepare reimbursement requests for submission to the UST Fund, as appropriate.

If you have any questions concerning this site, please feel free to call me at (510) 420-3360.

Sincerely,
Cambria Environmental Technology, Inc.



Eugene Pak
Project Manager

Administrative Comments
AUG 23 2004
www.cambriaenv.com

Cc: Ms. Anny Chiu, P.O. Box 28194, Oakland, California 94604
Ms. LuAnn Rolland, Closure Unit – Underground Storage Tank Cleanup Fund, 1001 "I" Street, Sacramento, California 95814

H:\Chiu - 800 Franklin, Oakland\correspondence\Project Status_Barney Chan_ACDEH_081904.doc

LETTER OF COMMITMENT FOR REIMBURSEMENT OF COSTS

CLAIM NO: 011681

AMENDMENT NO: 0

CLAIMANT: TOMMY CHIU

BALANCE FORWARD: \$0

CO-PAYEE: NONE

THIS AMOUNT: \$20,000

JOINT CLAIMANT: NONE

NEW BALANCE: \$20,000

CLAIMANT ADDRESS: 812 FIFTH AVE
OAKLAND, CA 94606

TAX ID/SSA NO: 553-83-2876

Subject to availability of funds, the State Water Resources Control Board (SWRCB) agrees to reimburse TOMMY CHIU (Claimant) for eligible corrective action costs at 800 FRANKLIN ST 800 FRANKLIN ST, OAKLAND, CA 94607 (Site). The commitment reflected by this Letter is subject to all of the following terms and conditions:

1. Reimbursement shall not exceed \$20,000 unless this amount is subsequently modified in writing by an amended Letter of Commitment.
2. The obligation to pay any sum under this Letter of Commitment is contingent upon availability of funds. In the event that sufficient funds are not available for reasons beyond the reasonable control of the SWRCB, the SWRCB shall not be obligated to make any disbursements hereunder. If any disbursements otherwise due under this Letter of Commitment are deferred because of unavailability of funds, such disbursements will promptly be made when sufficient funds do become available. Nothing herein shall be construed to provide the Claimant with a right of priority for disbursement over any other claimant who has a similar Letter of Commitment.
3. All costs for which reimbursement is sought must be eligible for reimbursement and the Claimant must be the person entitled to reimbursement thereof.
4. Claimant must at all times be in compliance with all applicable state laws, rules and regulations and with all terms, conditions, and commitments contained in the Claimant's Application and any supporting documents or in any payment requests submitted by the Claimant.
5. No disbursement under this Letter of Commitment will be made except upon receipt of acceptable Standard Form Payment Requests duly executed by or on behalf of the Claimant. All Payment Requests must be executed by the Claimant or a duly authorized representative who has been approved by the Division of Clean Water Programs.
6. Any and all disbursements payable under this Letter of Commitment may be withheld if the Claimant is not in compliance with the provisions of Paragraph 5 above.
7. Neither this Letter of Commitment nor any right thereunder is assignable by the Claimant without the written consent of the SWRCB. In the event of any such assignment, the rights of the assignee shall be subject to all terms and conditions set forth in this Letter of Commitment and the SWRCB's consent.
8. This Letter of Commitment may be withdrawn at any time by the SWRCB if completion of corrective action is not performed with reasonable diligence.

IN WITNESS WHEREOF, this Letter of Commitment has been issued by the SWRCB this 4th day of September, 1996.

STATE WATER RESOURCES CONTROL BOARD

BY [Signature]
for Manager, Underground Storage Tank Cleanup Fund Program

BY [Signature]
for Chief, Division Administrative Services

STATE USE:
CALSTARS CODING:
0550 - 569.02 - 30530
\$ _____

R:3/24/94

01-0056

SDM

WATER

SEP 18 1996

BOARD

TOMMY CHIU
Page 2

The following documents needed to submit your reimbursement request are enclosed:

- "Reimbursement Request Instructions" package. **Retain this package for future reimbursement requests.** These instructions must be followed when seeking reimbursement for corrective action costs incurred after January 1, 1988. Included in the instruction package are samples of completed reimbursement request forms and spreadsheets.
- "Bid Summary Sheet" to list information on bids received which **must be completed and returned.**
- "Certification of Non-Recovery From Other Sources" which **must be returned before any reimbursements can be made.**
- "Reimbursement Request" forms which you **must use to request reimbursement of costs incurred.**
- "Spreadsheet" forms which you **must use in conjunction with your reimbursement request.**
- "Claimant Data Record" (Std. Form 204) which **must be completed and returned with your first reimbursement request.**

We continuously review the status of all active claims. If you do not submit a reimbursement request or fail to proceed with due diligence with the cleanup, we will take steps to withdraw your LOC.

If you have any questions regarding the enclosed documents, please contact Cheryl Gordon at (916) 227-4539.

Sincerely,



Dave Deaner, Manager
UST Cleanup Fund Program

Enclosures

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





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

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



Pete Wilson
Governor

SEP 13 1996

TOMMY CHIU
812 FIFTH AVE
OAKLAND, CA 94606

UNDERGROUND STORAGE TANK CLEANUP FUND, CLAIM NO. 011681, FOR
SITE ADDRESS: 800 FRANKLIN ST, OAKLAND

The State Water Resources Control Board (State Board) is able to issue, pursuant to applicable regulations, the enclosed Letter of Commitment (LOC) in an amount not to exceed \$20,000. This LOC is based upon our review of the corrective action costs you reported to have incurred to date. The LOC may be modified by the State Board.

It is very important that you read the terms and conditions in the LOC. The State Board will take steps to withdraw this LOC after 90 calendar days from the date of this letter unless you proceed with due diligence with your cleanup effort.

NOTE: You must also submit your first reimbursement request for the costs that you reported to have incurred within 90 calendar days from the date of this letter or submit a **written** explanation as to the status of the cleanup and **when** a reimbursement request can be expected. Failure to submit a request or an approved explanation may result in the removal of committed funds. Claims filed with the Underground Storage Tank Cleanup Fund far exceed the funding available and it is important that you make use of the funding that has been committed to your cleanup in a timely manner.

You are reminded that you must comply with all regulatory agency time schedules and requirements and you must obtain three bids for any required corrective action. Only corrective action costs *required* by the regulatory agency to protect human health, safety and the environment can be claimed for reimbursement. **Unless waived in writing, you are required to obtain preapproval of costs for all future corrective action work (form enclosed).** If you have any questions on obtaining preapproval of your costs or the three bid requirement, please call Patrick Wheeler, our engineer assigned to claims in your Region, at (916) 227-0743. Failure to obtain preapproval of your future costs may result in the costs not being reimbursed.



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.

LETTER OF COMMITMENT FOR REIMBURSEMENT OF COSTS

CLAIM NO: 011681

AMENDMENT NO: 0

CLAIMANT: TOMMY CHIU

BALANCE FORWARD: \$0

CO-PAYEE: NONE

THIS AMOUNT: \$20,000

JOINT CLAIMANT: NONE

NEW BALANCE: \$20,000

CLAIMANT ADDRESS: 812 FIFTH AVE
OAKLAND, CA 94606

TAX ID/SSA NO: 553-83-2876


Subject to availability of funds, the State Water Resources Control Board (SWRCB) agrees to reimburse TOMMY CHIU (Claimant) for eligible corrective action costs at 800 FRANKLIN ST 800 FRANKLIN ST, OAKLAND, CA 94607 (Site). The commitment reflected by this Letter is subject to all of the following terms and conditions:

1. Reimbursement shall not exceed \$20,000 unless this amount is subsequently modified in writing by an amended Letter of Commitment.
2. The obligation to pay any sum under this Letter of Commitment is contingent upon availability of funds. In the event that sufficient funds are not available for reasons beyond the reasonable control of the SWRCB, the SWRCB shall not be obligated to make any disbursements hereunder. If any disbursements otherwise due under this Letter of Commitment are deferred because of unavailability of funds, such disbursements will promptly be made when sufficient funds do become available. Nothing herein shall be construed to provide the Claimant with a right of priority for disbursement over any other claimant who has a similar Letter of Commitment.
3. All costs for which reimbursement is sought must be eligible for reimbursement and the Claimant must be the person entitled to reimbursement thereof.
4. Claimant must at all times be in compliance with all applicable state laws, rules and regulations and with all terms, conditions, and commitments contained in the Claimant's Application and any supporting documents or in any payment requests submitted by the Claimant.
5. No disbursement under this Letter of Commitment will be made except upon receipt of acceptable Standard Form Payment Requests duly executed by or on behalf of the Claimant. All Payment Requests must be executed by the Claimant or a duly authorized representative who has been approved by the Division of Clean Water Programs.
6. Any and all disbursements payable under this Letter of Commitment may be withheld if the Claimant is not in compliance with the provisions of Paragraph 5 above.
7. Neither this Letter of Commitment nor any right thereunder is assignable by the Claimant without the written consent of the SWRCB. In the event of any such assignment, the rights of the assignee shall be subject to all terms and conditions set forth in this Letter of Commitment and the SWRCB's consent.
8. This Letter of Commitment may be withdrawn at any time by the SWRCB if completion of corrective action is not performed with reasonable diligence.

IN WITNESS WHEREOF, this Letter of Commitment has been issued by the SWRCB this 4th day of September, 1996.

STATE WATER RESOURCES CONTROL BOARD

BY  Manager, Underground Storage Tank Cleanup Fund Program

BY  Chief, Division Administrative Services

STATE USE:
CALSTARS CODING:
0550 - 569.02 - 30530
\$ _____

R:3/24/94

TOMMY CHIU
Page 2

96 SEP 16 PM 4:14

The following documents needed to submit your reimbursement request are enclosed:

- "Reimbursement Request Instructions" package. **Retain this package for future reimbursement requests.** These instructions must be followed when seeking reimbursement for corrective action costs incurred after January 1, 1988. Included in the instruction package are samples of completed reimbursement request forms and spreadsheets.
- "Bid Summary Sheet" to list information on bids received which **must be completed and returned.**
- "Certification of Non-Recovery From Other Sources" which **must be returned before any reimbursements can be made.**
- "Reimbursement Request" forms which you **must use to request reimbursement of costs incurred.**
- "Spreadsheet" forms which you **must use in conjunction with your reimbursement request.**
- "Claimant Data Record" (Std. Form 204) which **must be completed and returned with your first reimbursement request.**

We continuously review the status of all active claims. If you do not submit a reimbursement request or fail to proceed with due diligence with the cleanup, we will take steps to withdraw your LOC.

If you have any questions regarding the enclosed documents, please contact Cheryl Gordon at (916) 227-4539.

Sincerely,



Dave Deaner, Manager
UST Cleanup Fund Program

Enclosures

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





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>



Pete Wilson
Governor

#37
gc

SEP 13 1996

TOMMY CHIU
812 FIFTH AVE
OAKLAND, CA 94606

UNDERGROUND STORAGE TANK CLEANUP FUND, CLAIM NO. 011681, FOR
SITE ADDRESS: 800 FRANKLIN ST, OAKLAND

The State Water Resources Control Board (State Board) is able to issue, pursuant to applicable regulations, the enclosed Letter of Commitment (LOC) in an amount not to exceed \$20,000. This LOC is based upon our review of the corrective action costs you reported to have incurred to date. The LOC may be modified by the State Board.

It is very important that you read the terms and conditions in the LOC. The State Board will take steps to withdraw this LOC after 90 calendar days from the date of this letter unless you proceed with due diligence with your cleanup effort.

NOTE: You must also submit your first reimbursement request for the costs that you reported to have incurred within 90 calendar days from the date of this letter or submit a **written** explanation as to the status of the cleanup and **when** a reimbursement request can be expected. Failure to submit a request or an approved explanation may result in the removal of committed funds. Claims filed with the Underground Storage Tank Cleanup Fund far exceed the funding available and it is important that you make use of the funding that has been committed to your cleanup in a timely manner.

You are reminded that you must comply with all regulatory agency time schedules and requirements and you must obtain three bids for any required corrective action. Only corrective action costs *required* by the regulatory agency to protect human health, safety and the environment can be claimed for reimbursement. **Unless waived in writing, you are required to obtain preapproval of costs for all future corrective action work (form enclosed).** If you have any questions on obtaining preapproval of your costs or the three bid requirement, please call Patrick Wheeler, our engineer assigned to claims in your Region, at (916) 227-0743. Failure to obtain preapproval of your future costs may result in the costs not being reimbursed.



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.

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



January 20, 2000

ENVIRONMENTAL HEALTH SERVICES
ENVIRONMENTAL PROTECTION
1131 Harbor Bay Parkway
Alameda, CA 94502-6577
(510) 567-6700
(510) 337-9432

Mr. Tommy Chiu
812-5th Avenue
Oakland, CA 94606
STID 37

RE: Former Service Station, 800 Franklin Street, Oakland, CA 94607

Dear Mr. Chiu:

I have reviewed the Environmental Monitoring Report dated December 20, ~~2000~~¹⁹⁹⁹ for the above site that was prepared by Associated Terra Consultants, Inc. Elevated levels of TPH(g), TPH(d), and BTEX were detected in monitoring wells MW-2, MW-3 and MW-6. These wells should be sampled on a quarterly basis. Monitoring wells MW-1, MW-4 and MW-5 should be sampled on a semi-annual basis. All samples should be tested for the presence of TPH(g), TPH(d), BTEX, MTBE and 1,2-Dichloroethane.

If you have any questions, please contact me at (510) 567-6774.

Sincerely,


Larry Seto
Sr. Hazardous Materials Specialist

Cc: Terri Gross, Associated Terra Consultants, 15881 Winchester Blvd., Los Gatos,
CA 95030
Leroy Griffin, City of Oakland Fire Services, 1603 Martin Luther King, Oakland,
CA 94612
Files

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 18, 1999

Tommy Chiu
812-5th Avenue
Oakland, CA 94606

RE: Former Service Station, 800 Franklin Street, Oakland, CA 94607

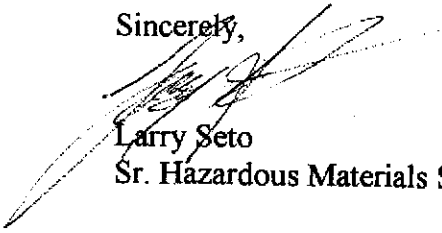
Dear Mr. Chiu:

I would like to introduce myself as the new caseworker that will oversee the subsurface investigation and remediation at the above site. I have reviewed the site file in my office, and there are no laboratory results for groundwater samples collected after May 21, 1997. Please submit to this office within 15 days of the receipt of this letter any laboratory results for groundwater samples collected after May 1997.

If groundwater samples from monitoring wells (MW-1 to MW-6) have not been collected and analyzed within the last six months, another round of sampling must commence immediately. The samples must be tested for the presence of TPH(gas), TPH(diesel), BTEX, MTBE, waste oil and DCA.

If you have any questions, please contact me at (510) 567-6774.

Sincerely,


Larry Seto
Sr. Hazardous Materials Specialist

Cc: Rick Haltenhoff, Associated Terra Consultants, 15881 Winchester Blvd.,
Los Gatos, CA 95030
Leroy Griffin, City of Oakland Fire Services, 1603 Martin Luther King,
Oakland, CA 94612
Dave Deaner, Cal/EPA, State Water Resource Control Board, P.O. Box 944212,
Sacramento, CA 94244-2120
Files

ASSOCIATED TERRA CONSULTANTS, Inc.
ENGINEERING GEOLOGY HYDROGEOLOGY ENVIRONMENTAL SERVICES

FACSIMILE COVER SHEET

970331
Date

Nicole H. Duarte
From

(408)354-6040/354-7208
Tel/Fax Number

124575, 800 Franklin, Oakland
Reference/File No

Number of pages transmitted, including this page is: 4

Subject: CHANGING THE DRILLING/ SAMPLING DATE

Regards, I'm sending the letter you had requested re. the drilling. We are scheduled to
drill and install MW-6 on the 8 Th. of April then develop it and sample it on the 10 Th.
Would it be possible to sample the rest of the wells at the same time? Please give me a call
if that is not acceptable or to discuss any concerns. Thanks.

Nicole

Ms. Jennifer Eberle
To

A.C.H.C.S.
Firm

510 337 9335
Fax Number

15881 Winchester Boulevard, Los Gatos, CA 95030

ASSOCIATED TERRA CONSULTANTS, Inc.

ENVIRONMENTAL SERVICES ENGINEERING GEOLOGY HYDROGEOLOGY

March 11, 1997

File No: 124575 L2

City of Oakland
Deputy Director, Building Services
1330 Broadway, 2nd Floor
Oakland, CA 94612

Attn.: Mr. Calvin Wong:

Subject: **CHANGE OF ENCROACHMENT PERMIT**
800 Franklin Street
Oakland, California

Dear Mr. Wong:

This is our Letter of Intent to reposition the location of ground water monitoring well MW-6 required by the Alameda County Health Care Services for the contamination investigation at 800 Franklin Street, in the City of Oakland, California. We would like to encroach into the crosswalk in order to set MW-6 as indicated on Attachment 1. We have made repeated attempts to install this well. The following is a partial chronology of these attempts:

- June 24, 1996: Obtained Encroachment permit from City of Oakland
- March 15, 1996: Obtained Zone Seven drilling permit
- August 26, 1996: Researched all underground utilities, BART, all city maps and all "AS BUILTS" for that area available
- August 26, 1996: A private surveyor confirmed the location of the BART tube and the BART easement
- August 26, 1996: Obstruction permits were secured
- August 28, 1996: Obtained Excavation permit from City of Oakland
- August 29, 1996: Coordinated location of boring MW-6 with BARTD
- August 29, 1996: No BARTD permit was necessary
- August 26, 1996: The planned excavation was marked in white paint for USA
- September 3, 1996: USA was called 48 hrs. prior to drilling
- September 6, 1996: Day of drilling, hit an abandoned pipe in the excavation
- September 6, 1996: Notified USA immediately and waited for interested parties to inspect
- September 6, 1996: EBMUD and the City of Oakland (Haneef A. Rasheed, inspector) only respondents
- September 6, 1996: Replaced concrete in excavation and barricaded area for safety
- October 15, 1996: Re-obtained Obstruction permits
- October 15, 1996: Researched all possible maps for the area again
- October 15, 1996: Re-marked area in white paint for drilling for USA

15881 Winchester Boulevard, Los Gatos, CA 95030 (408) 354-6040 Fax (408) 354-7208

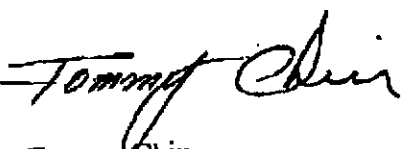
- October 15, 1996: Called USA 48 hrs. prior to the planned excavation
- October 17, 1996: Cored three holes into concrete apron area (see Attachment 1)
- October 17, 1996: Attempted to drill each hole
- October 17, 1996: Encountered an abandoned pipe in one hole, and concrete (possibly previously existing basement, see Attachment 1) in the other two
- October 17, 1996: Backfilled all holes with concrete and barricaded area for safety

The installation of the monitoring well is now scheduled for April 8, 1997, weather permitting. During the work at the project site, traffic control will be used in accordance with the requirements of the City of Oakland. If drilling within the crosswalk is acceptable, please advise us as to the special requirements you would like to see in regards to pedestrian traffic.

If you have any questions, please feel free to call us. Thank you.

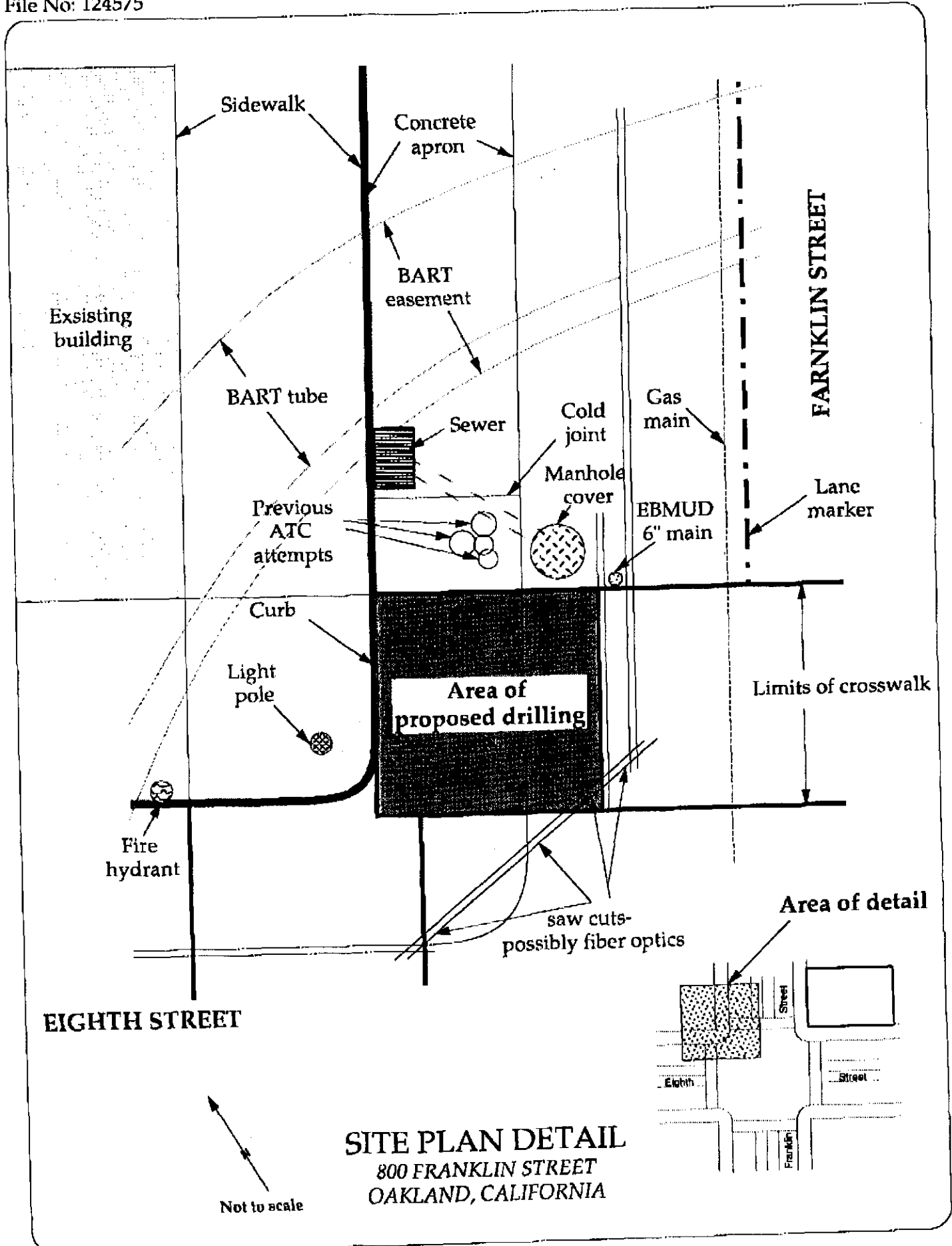
Very truly yours,


Nicole H. Duarte
Vice President


Tommy Chiu
Owner of property

Attachments: Project Site Sketch
Distribution: 1 copy - Addressee
1 copy - Ms. Jennifer Eberle

File No: 124575



SITE PLAN DETAIL
 800 FRANKLIN STREET
 OAKLAND, CALIFORNIA

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

March 4, 1997
STID 37

Tommy Chiu
812-5th Ave.
Oakland CA 94606

RE: former service station, 800 Franklin St., Oakland CA 94607

Dear Mr. Chiu,

Since my last letter to you, dated 1/11/96, the following documents have been received in this office:

- 1) fax from Associated Terra Consultants (ATC), dated 1/11/96; and
- 2) letter from the State Water Resources Control Board (SWRCB) Cleanup Fund to you, dated 9/13/96.

It was my understanding that one additional groundwater monitoring well was to be installed sometime in 1996. As per a telecon today with Nicole Duarte of ATC, I understand that the well was not installed. Three attempts were made to cite the well. However, various obstacles were encountered in the subsurface, including abandoned pipes and an old basement. I understand that ATC is in the process of negotiations with the City in an attempt to cite this well.

In the meantime, **you are required to continue annual sampling and monitoring of the existing wells.** This should occur in the first quarter of the year. **Please have the wells sampled and monitored by March 31, 1997, and the report submitted by May 20, 1997.** Note that this is a reduction in the sampling frequency. The last sampling event was October 1995.

If you have any questions, please contact me at 510-567-6700, ext 6761.

Sincerely,

Jennifer Eberle
Hazardous Materials Specialist

cc: Nicole Duarte, Associated Terra Consultants, 15881 Winchester Blvd., Los
Gatos CA 95030

J. Eberle/file

je.37-C

ALAMEDA COUNTY
HEALTH CARE SERVICES



AGENCY
DAVID J. KEARS, Agency Director

RAFAT A. SHAHID, DIRECTOR

January 11, 1996
STID 37

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

Tommy Chiu
812-5th Ave.
Oakland CA 94607 (6)

RE: former service station, 800 Franklin St., Oakland CA 94607

Dear Mr. Chiu,

During my leave of absence, you met with Tom Peacock of this office, and your consultant, Rick Haltenhoff of Associated Terra Consultants (ATC) on 10/16/95. Notes to the file indicate that you agreed to sample the wells by 11/1/95, and to install the downgradient well by January 1996.

As per telecon with Rick Haltenhoff today, I understand that the downgradient well has not been installed, and Rick Haltenhoff has not been authorized to do so. The workplan for this well was submitted on 7/28/95, and my approval letter was sent to you on 8/1/95.

I also understand that you are applying for the SWRCB's UST CleanUp Fund. As stated in Tom Peacock's letter to you, dated 10/16/95, *it is important that you be in compliance in order to receive reimbursements in a timely manner.* **In order to be in compliance, you must install the downgradient well, as per ATC's "Work Plan," dated 7/24/95 within 30 days from the date of this letter, or by February 11, 1996.**

Please be advised that "no person shall close an underground tank system unless that person . . . demonstrates to the appropriate agency . . . that the site has been investigated to determine if there are any present, or were past releases, and if so, that appropriate corrective or remedial actions have been taken," as per Section 25298 (c) (4) of the California Health & Safety Code, (CH&SC) Division 20, Chapter 6.7. Further, "any operator of an underground tank system shall be liable for a civil penalty of not less than five hundred dollars (\$500) or more than five thousand dollars (\$5,000) for each underground storage tank for each day of violation for . . . failure to properly close an underground tank system," as per Section 25299 (a) (5) of CH&SC, Division 20, Chapter 6.7.

Please be advised that this is a formal request for technical reports pursuant to California Water Code Section 13267(b). Any extensions of the stated deadlines, or modifications of the required tasks, must be confirmed in writing by either this agency or the RWQCB.


January 11, 1996
STID 37
Tommy Chiu
page 2 of 2

Please notify me at least 2 business days in advance of field work. If you have any questions, please contact me at 510-567-6700, ext 6761; our fax number is 510-337-9335. **Feel free to submit reports on double-sided paper in order to save precious trees.**

Sincerely,



Jennifer Eberle
Hazardous Materials Specialist

cc:  Rick Haltenhoff, Associated Terra Consultants, 15039 Downing Oak Court, Suite 3, Los
Gatos CA 95032
Acting Chief/file

je.37-B

ASSOCIATED TERRA CONSULTANTS, Inc.

ENVIRONMENTAL SERVICES ENGINEERING GEOLOGY HYDROGEOLOGY

FACSIMILE COVER SHEET

1-11-96

Date

Pat H.

From

(408) 377-9094

Telephone Number

124574

Reference/File No

Number of pages transmitted, including this page is:

2

Subject: *PLATE 1, Ground Wtr Gradient*

It's good to hear you so cheerful.

Pat

Ms. Jennifer Esale

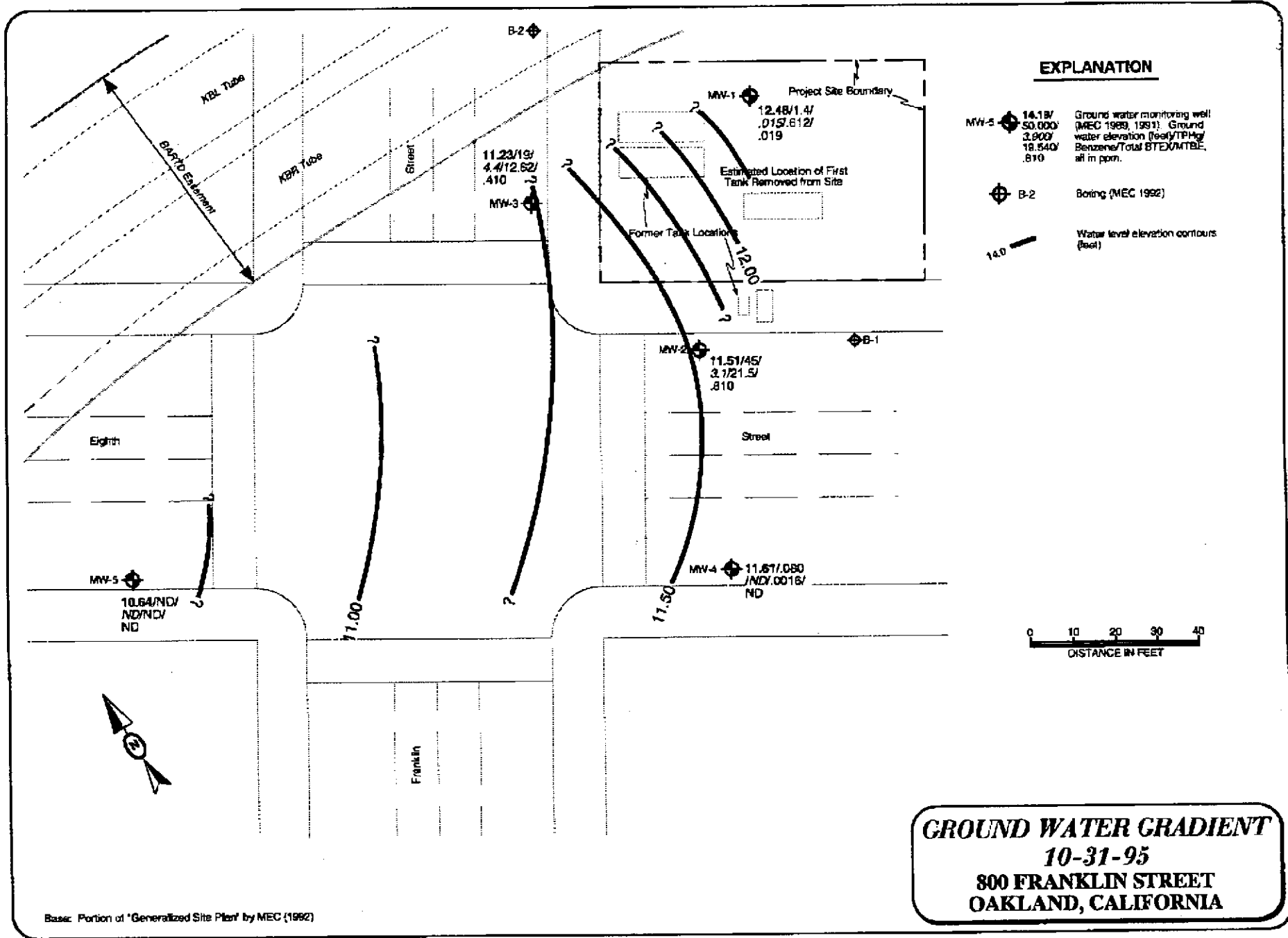
To

Ala Cty

Firm

(510) 337-9335

Fax Number



Base: Portion of "Generalized Site Plan" by MEC (1992)

ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY

DAVID J. KEARS, Agency Director



RAFAT A. SHAHID, DIRECTOR

DEPARTMENT OF ENVIRONMENTAL HEALTH
State Water Resources Control Board
Division of Clean Water Programs
UST Local Oversight Program
1131 Harbor Bay Parkway
Alameda, CA 94502-6577
(510) 567-6700

October 16, 1995
STID 37

Tommy Chiu
812 - 5th Ave.
Oakland, CA 94607

RE: former service station, 800 Franklin St., Oakland, CA 94607

Dear Tommy Chiu:

This office met with you and Rick Haltenhoff in our offices today concerning the above site. You have not done any monitoring of the 5 monitoring wells on the above site for almost 1 year. It was agreed that these wells will be monitored by the first of November and a quarterly report will be submitted to this office within 30 days of the monitoring. It was also agreed that further investigation in the downgradient direction from MW-3 will be done to define the lateral extent of contamination for this site.

It is understood that you have applied to the Cleanup Fund and that they have not yet assigned you a Letter of Commitment. It is very important that you be in compliance for this to occur. Your cooperation is essential in order for their processing to be done timely.

If you have any questions, please contact this office at (510) 567-6782.

Sincerely,

Thomas Peacock, Manager
Division of Environmental Protection

c: Gordon Coleman, Acting Chief - files
Rick Haltenhoff, Associated Terra Consultants, 15039
owning Oak Court, Suite 3, Los Gatos, CA 95032

ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY

DAVID J. KEARS, Agency Director



RAFAT A. SHAHID, DIRECTOR

DEPARTMENT OF ENVIRONMENTAL HEALTH
State Water Resources Control Board
Division of Clean Water Programs
UST Local Oversight Program
1131 Harbor Bay Parkway
Alameda, CA 94502-6577
(510) 567-6700

September 25, 1995

ATTN: R. Stephen Wilson

Crowley Maritime Plaza
P O Box 6287
Seattle WA 98111

RE: Project # 1226A - M
at 321 Embarcadero in Oakland 94606

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 \$1,000.00, payable to Alameda County.

Please write your project number and site address on your check.

We must receive this deposit before we perform any further work on this project. At the completion of this project, any unused monies will be refunded to you or your designee.

If you have any questions, please contact Barney Chan ,
at (510) 567-6700.

Sincerely,

Tom Peacock, Area Manager
Environmental Protection Division

c: files/inspector

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

July 25, 1995

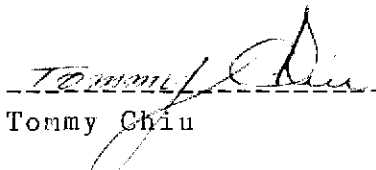
RE. Work Plan
Environmental Remediation Work
800 Franklin Street (STID 37)
Oakland, California

Dear Jennifer,

The Workplan you request for an additional groundwater monitoring well, had been prepared per our request by Associated Terra Consultants, Inc. Please review and response at your convinience.

Thank You !

Sincerely,


Tommy Chiu

ENVIRONMENTAL
95 JUL 28 PM 1:24

ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY

DAVID J. KEARS, Agency Director



RAFAT A. SHAHID, DIRECTOR

DEPARTMENT OF ENVIRONMENTAL HEALTH
State Water Resources Control Board
Division of Clean Water Programs
UST Local Oversight Program
1131 Harbor Bay Parkway
Alameda, CA 94502-6577
(510) 567-6700

August 1, 1995
STID 37

Tommy Chiu
812-5th Ave.
Oakland CA 94607

RE: former service station, 800 Franklin St., Oakland CA 94607

Dear Mr. Chiu,

I am in receipt of the "Work Plan," prepared by Associated Terra Consultants (ATC), dated 7/24/95, under your cover letter dated 7/25/95. As you know, this workplan involves the installation of an additional groundwater monitoring well. **This workplan is acceptable for implementation.**

Please notify me at least 2 business days in advance of field work. If you have any questions, please contact me at 510-567-6700, ext 6761; our fax number is 510-337-9335. **Feel free to submit reports on double-sided paper in order to save precious trees.**

Sincerely,

Jennifer Eberle
Hazardous Materials Specialist

cc: Rick Haltenhoff, Associated Terra Consultants, 15039 Downing Oak Court, Suite 3, Los
Gatos CA 95032
Tom Peacock/file

je.37-A

ASSOCIATED TERRA CONSULTANTS, Inc.
ENVIRONMENTAL SERVICES ENGINEERING GEOLOGY HYDROGEOLOGY

July 24, 1995
File No: 124574 WP

Mr. Tommy Chiu
812 5th Avenue
Oakland, California 94607

Subject: **WORK PLAN**
ENVIRONMENTAL REMEDIATION WORK
800 Franklin Street (STID 37)
Oakland, California

Dear Mr. Chiu:

This Work Plan is based upon the results of the environmental work performed at the site to date and a letter from the Alameda County Health Care Services Agency, dated June 29, 1995. That letter acknowledges receipt of the quarterly reports completed and submitted by us during the period March 22, 1994 to March 29, 1995, and requires certain additional work and a work plan for that work:

1. Obtain permits for, and drill and construct an additional ground water monitoring well, MW-6, at the north corner of Eighth and Franklin Streets to help define the down-gradient extent of the plume. The approximate location of this well is shown on the attached Site Plan. We will contact and get the approval and/or permits from all cognizant agencies relative to the location and drilling of this well, which will include but not necessarily be limited to the County, City of Oakland, BARTD, and USA;
2. Survey the location and elevation of the well head of MW-6 relative to the other wells on the site. This will be done by a licensed surveyor;
3. Measure the ground water levels in all the wells and calculate ground water flow direction and gradient monthly for the first three months following the installation of MW-6, and quarterly thereafter until notified by the County that such is no longer required;
4. Measure the ground water levels in all the wells and calculate ground water flow direction and gradient monthly for the first three months following the installation of MW-6, and quarterly thereafter until notified by the County that such is no longer required;

same thing

5. Sample all wells in October 1995 after completion of construction and development of MW-6, and semi-annually thereafter until notified by the County that such is no longer required;
6. Test all water samples for total petroleum hydrocarbons as gasoline, with benzene, toluene, ethylbenzene and xylenes distinction. Recommendations for deletion of wells for sampling and testing may be made based upon the testing results from all the wells; *ok*
7. Provide quarterly letter reports of the ground water level measurements and gradient calculations based on those measurements, and semi-annual technical reports of project activities, results, and recommendations. The delivery time for all reports is no greater than one month after the completion of field activities, with the exception of the report covering the installation of MW-6, which will be reported with the sampling and gauging results from October 1995.

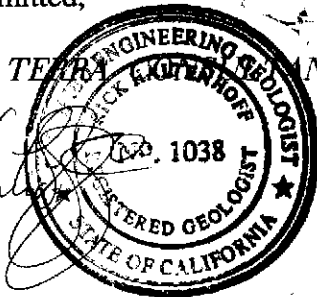
All work will be conducted in accordance with our "Standard Drilling, Sealing and Sampling Protocol" previously used on this and other sites, which is included in this Work Plan by reference and is not repeated here. All work will be conducted under the direction of, and all reports will be signed by, our Certified Engineering Geologist.

We believe this Work Plan is responsive to your needs, regulatory standards and requirements, and site conditions. We will have to start work on this project immediately in order to get the appropriate approval from BARTD and permits from the City in time to meet the County schedule. We know that you are in the process of applying to the State Underground Tank Cleanup Fund to assist you in dealing with these unexpected costs.

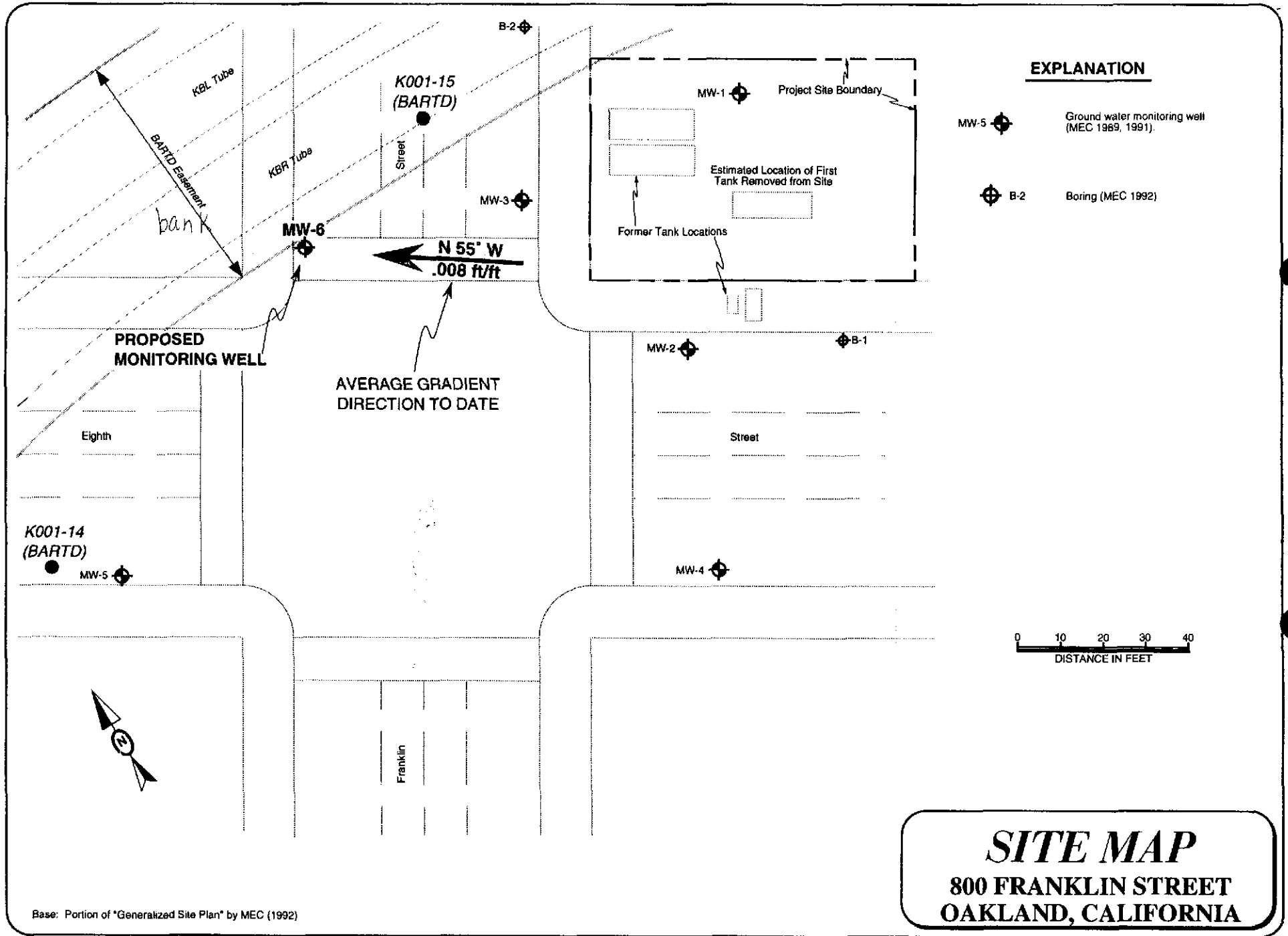
Respectfully submitted,

ASSOCIATED TERRA ENGINEERING CONSULTANTS, Inc.

Rick Haltenhoff
Rick Haltenhoff
President



Attachments: Site Map
Alameda County Health Care Services Agency letter June 29, 1995



SITE MAP
800 FRANKLIN STREET
OAKLAND, CALIFORNIA

Base: Portion of "Generalized Site Plan" by MEC (1992)

ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY

DAVID J. KEARS, Agency Director



RECEIVED JUL 05 1995

124573

RAFAT A. SHAHID, DIRECTOR

June 29, 1995
STID 37

Tommy Chiu
812-5th Ave.
Oakland CA 94607

DEPARTMENT OF ENVIRONMENTAL HEALTH
State Water Resources Control Board
Division of Clean Water Programs
UST Local Oversight Program
1131 Harbor Bay Parkway
Alameda, CA 94502-6577
(510) 567-6700

RE: former service station, 800 Franklin St., Oakland CA 94607

Dear Mr. Chiu,

Since my last letter to you, dated 2/10/94, the following documents have been received in this office:

- 1) fax from Associated Terra Consultants (ATC), dated 4/8/94
- 2) letter from ATC, dated 4/8/94 (same item as #1)
- 3) "Environmental Monitoring Report, Second Quarter 1994," by ATC, dated 7/15/94
- 4) "Report of Sampling and Testing Results, Third Quarter 1994," by ATC, dated 11/17/94
- 5) "Environmental Monitoring Report, Fourth Quarter 1994," by ATC, dated 3/29/95

The last groundwater sampling event was conducted on 10/27/94. Standard protocol for groundwater sampling is quarterly, as per 23 CCR, Div 3, Ch 16, Sect. 2652. You have been granted leniency by this Agency, in as much as you were requested to do semi-annual (twice per year) groundwater sampling instead of quarterly. However, the spring 1995 sampling event has not been conducted, as per a telephone conversation I had today with Rick Haltenhoff of ATC. This is a problem, because it disrupts the collection of data in order to establish trends. **You are required to re-establish a semi-annual (twice per year) groundwater sampling program, which will continue until further notice.** Since data has been collected in the past for spring and fall, **you are required to begin this program starting in the fall of 1995, specifically October 1995.**

Groundwater concentrations have been significant at this site. The downgradient extent of the groundwater contaminant plume has not been defined. For these reasons, another downgradient groundwater monitoring well is needed. **You are therefore required to submit a workplan for an additional groundwater monitoring well, within 30 days, or by July 29, 1995.** Please submit the workplan under your own cover letter. Groundwater elevations (GWEs) in all wells should be measured monthly for a period of at least 3 months after installation of the new well, and quarterly thereafter.

June 29, 1995
STID 37
Tommy Chiu
page 2 of 2

Please be advised that this is a formal request for technical reports pursuant to California Water Code Section 13267(b). Any extensions of the stated deadlines, or modifications of the required tasks, must be confirmed in writing by either this agency or the RWQCB.

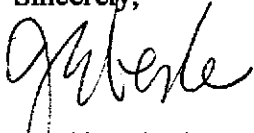
All work should adhere to a) the Tri-Regional Board Staff Recommendations for Preliminary Evaluation and Investigation of Underground Tank Sites, dated 8/10/90; and b) Article 11 of Title 23, California Code of Regulations. Reports and proposals must be submitted **under seal** of a California-Registered Geologist, -Certified Engineering Geologist, or -Registered Civil Engineer.

The new well should be surveyed to msl, or a local benchmark, whichever is the case with the other wells. Please include a copy of the well survey report, stamped by the licensed surveyor.

Please note that with the exception of closure reports, routine reports and documents no longer need to be copied to the Regional Water Quality Control Board. Kindly submit a cover letter with your consultant's reports.

If you have any questions, please contact me at 510-567-6700, ext 6761; our fax number is 510-337-9335. **Feel free to submit reports on double-sided paper in order to save precious trees.**

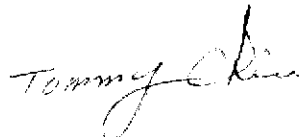
Sincerely,



Jennifer Eberle
Hazardous Materials Specialist

cc: Rick Haltenhoff, Associated Terra Consultants, 15039 Downing Oak Court, Suite 3, Los Gatos CA 95032
Jun Makashima/file

je.37



ASSOCIATED TERRA CONSULTANTS, Inc.

ENVIRONMENTAL SERVICES ENGINEERING GEOLOGY HYDROGEOLOGY

November 17, 1994
File No: 124573 94Q3 L

Mr. Tommy Chiu
Continental Homes, Inc.
812 5th Avenue
Oakland, California

Subject: **REPORT OF SAMPLING AND TESTING RESULTS, THIRD
QUARTER 1994**
STIC #37
800 Franklin Street
Oakland, California

Dear Mr. Chiu:

This letter report documents the site activities during the third quarter, 1994. These activities consisted of measuring the water levels in the five wells at the site on a monthly schedule and sampling and testing these wells at the end of the quarter, in accordance with the work plan approved by Ms. Jennifer Eberle of the Alameda County Department of Environmental Health, Hazardous Materials Division.

The water levels in the wells were measured on July 26, August 25, and October 27, 1994. These data were used to calculate the water elevation contour lines shown on Plates 1 through 3. The monitoring wells were sampled on October 27, 1994. This sampling had been scheduled for the last week in September, but the operators of the Kim Phuong Jewelry Company at 808 Franklin Street, which houses MW-1, were on vacation until October 25, 1994 and that facility locked until then. The decision in the last week of September to wait until they returned was made in consultation with Ms. Eberle. ✓


The samples obtained were tested by Chromalab of San Ramon, California. The sampling and testing were done in accordance with established protocols for the site. The attachments to this letter show the laboratory testing results and summarize the history of testing for the site, the chain-of-custody documentation, the ground water elevations measured, and the ground water gradient based upon those elevations. The depth to water in the wells is shown on the field "Well Purging and Sampling Record" for October 27, 1994.

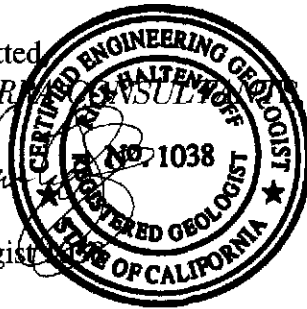
514 NOV 30 PM 9:03
ASSOC
TERRA
CONSULTANTS

The next report of activities on the site will follow the water level measurements scheduled for the last week of December 1994. This summary report will include further analyses of the site gradient, testing results, etc., and hydrogeologic cross-sections through the locations of wells at the site, including information from exploratory borings for the Bay Area Rapid Transit District tube construction.

Please do not hesitate to call us if you have any questions. Thank you.

Respectfully submitted
ASSOCIATED, TERRACON CONSULTANTS, Inc.


Rick Haltenhoff
Engineering Geologist
President



Attachments: Table 1: Compilation of Groundwater Elevations in Groundwater Monitoring Wells
Table 2: Compilation of Compound Concentrations (in ppm) in Groundwater Samples
Plate 1: Groundwater Gradient 7-26-94
Plate 2: Groundwater Gradient 8-25-94
Plate 3: Groundwater Gradient 10-27-94, Showing TPHg, Benzene, and Total BTEX
Chromalab, Inc. Report of Testing Results, 10-27-94
Chain-of-custody Document, 10-27-94
Well Purging and Sampling Record, 10-27-94

Distribution: 2 copies - Addressee
1 copy - Ms. Jennifer Eberle, Alameda County Department of Environmental Health, Hazardous Materials Division
1 copy - Mr. Michael Burns, Tracy Federal Bank

TABLE 1
 COMPILATION OF
 GROUNDWATER ELEVATIONS IN GROUNDWATER MONITORING WELLS
 800 Franklin Street, Oakland, California

Well	Top of Casing	10/12/89	11/6/91*	10/21/92	02/25/93	04/27/93	10/07/93	03/28/94	04/29/94	06/10/94	07/08/94	07/26/94	08/25/94	10/27/94
MW1	33.42	10.55	NA	-	-	-	-	-	-	-	-	-	-	-
	34.89#	-	-	11.41	12.38	12.53	12.10	-	-	-	-	-	-	-
	33.98	-	-	-	-	-	-	11.91	NA	11.66	11.62	11.48	11.47	11.47
MW2	33.66	10.40	9.64	11.24	12.16	12.40	12.04	11.88	11.87	11.44	11.42	11.22	11.01	11.00
MW3	34.23	10.21	10.71	10.91	11.72	11.86	14.19	11.52	11.34	11.13	11.09	10.94	10.80	10.67
MW4	33.64	-	10.32	11.54	12.51	12.90	12.52	12.34	11.33	11.55	11.54	11.30	11.09	10.95
MW5	33.56	-	9.56	10.32	11.16	11.41	11.06	10.95	10.91	10.68	10.60	10.45	10.28	10.06

NA - Not available "-" - Did not exist

* MW-1 top of casing destroyed between 10/12/89 and 11/6/91. Repaired on 03/28/94.

Top of slab next to MW1.

10/12/89 and 11/06/91 data from Miller Environmental Company. 10/21/92 through 04/27/93 data from KDM Environmental. 10/07/93 data from Frank Lee & Associates.

Datum is Mean Sea Level, based on surveying by LLS Jeffery D. Black, 11/05/91; Existing wellhead, top of slab, and repaired wellhead of MW1 re-surveyed on 03/28/94 by Geotopo, Oakland, California.

TABLE 2
 COMPILATION OF
 COMPOUND CONCENTRATIONS (in ppm) IN GROUNDWATER SAMPLES
 800 Franklin Street, Oakland, California

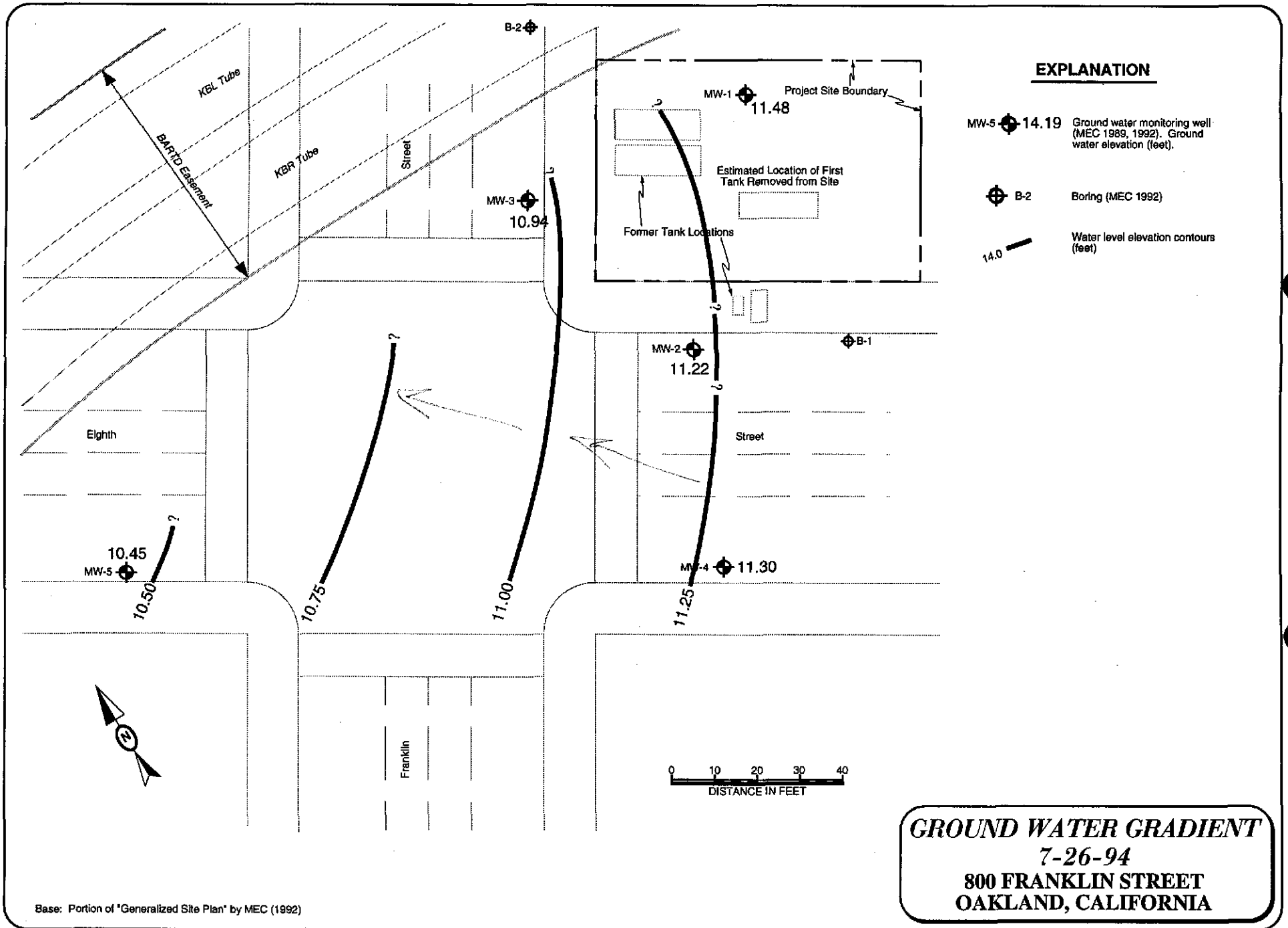
Well (Smpl Date)	TPHg	Wst Oil	TPHd	Benzene	Toluene	Eth Benz	Xylenes	DCA (ppb)
MW1	09/21/89	ND	ND	-	ND	ND	ND	8.6
	10/31/91	0.630	1.7	0.96	0.003	ND	0.130	0.0098
	10/21/92	0.520	-	-	0.078	0.038	0.120	ND
	02/25/93	1.600	-	-	0.160	0.190	0.034	0.350
	04/27/93	0.380	-	-	0.005	ND	ND	0.074
	10/07/93	1.000	-	-	0.081	0.150	0.047	0.230
	03/28/94	0.460	-	-	0.014	0.025	0.014	0.039
	10/27/94	ND	-	-	ND	ND	ND	ND
MW2	09/21/89	38.000	3.9	-	1.300	1.200	ND	4.700
	10/31/91	10.000	ND	1.5	1.800	1.200	0.270	0.960
	10/21/92	270.000	-	-	9.700	4.540	9.600	56.000
	02/25/93	49.000	-	-	4.300	11.000	1.300	9.100
	04/27/93	39.000	-	-	1.400	4.000	0.220	5.200
	10/07/93	50.000	-	-	2.700	8.100	0.940	7.800
	03/28/94	20.000	-	-	0.360	1.300	0.220	1.800
	10/27/94	██████████	-	-	██████████	3.700	0.600	4.300
MW3	09/21/89	87.000	4.5	-	3.200	8.800	ND	6.500
	10/31/91	310.000	ND	25	9.300	25.000	5.600	27.000
	10/21/92	22.000	-	-	10.000	4.300	0.790	2.100
	02/25/93	29.000	-	-	8.400	5.400	1.300	3.300
	04/27/93	50.000	-	-	8.200	8.700	1.000	5.400
	10/07/93	1.700	-	-	3.100	3.700	0.400	1.700
	03/28/94	53.000	-	-	3.900	4.600	0.710	2.500
	10/27/94	██████████	-	-	██████████	2.700	0.490	2.000
MW4	10/31/91	ND	ND	ND	ND	ND	ND	ND
	10/21/92	0.410	-	-	0.003	0.029	0.007	0.047
	02/25/93	0.170	-	-	ND	ND	ND	ND
	04/27/93	0.100	-	-	ND	ND	ND	0.001
	10/07/93	0.240	-	-	ND	ND	ND	ND
	03/28/94	ND	-	-	ND	ND	ND	ND
	10/27/94	ND	-	-	ND	ND	ND	ND
	MW5	10/31/91	ND	ND	ND	ND	ND	ND
10/21/92		0.840	-	-	0.017	0.120	0.039	0.180
02/25/93		ND	-	-	ND	ND	ND	ND
04/27/93		0.260	-	-	0.053	0.019	0.001	0.002
10/07/93		ND	-	-	ND	ND	ND	ND
03/28/94		ND	-	-	ND	ND	ND	ND
10/27/94		ND	-	-	ND	ND	ND	ND

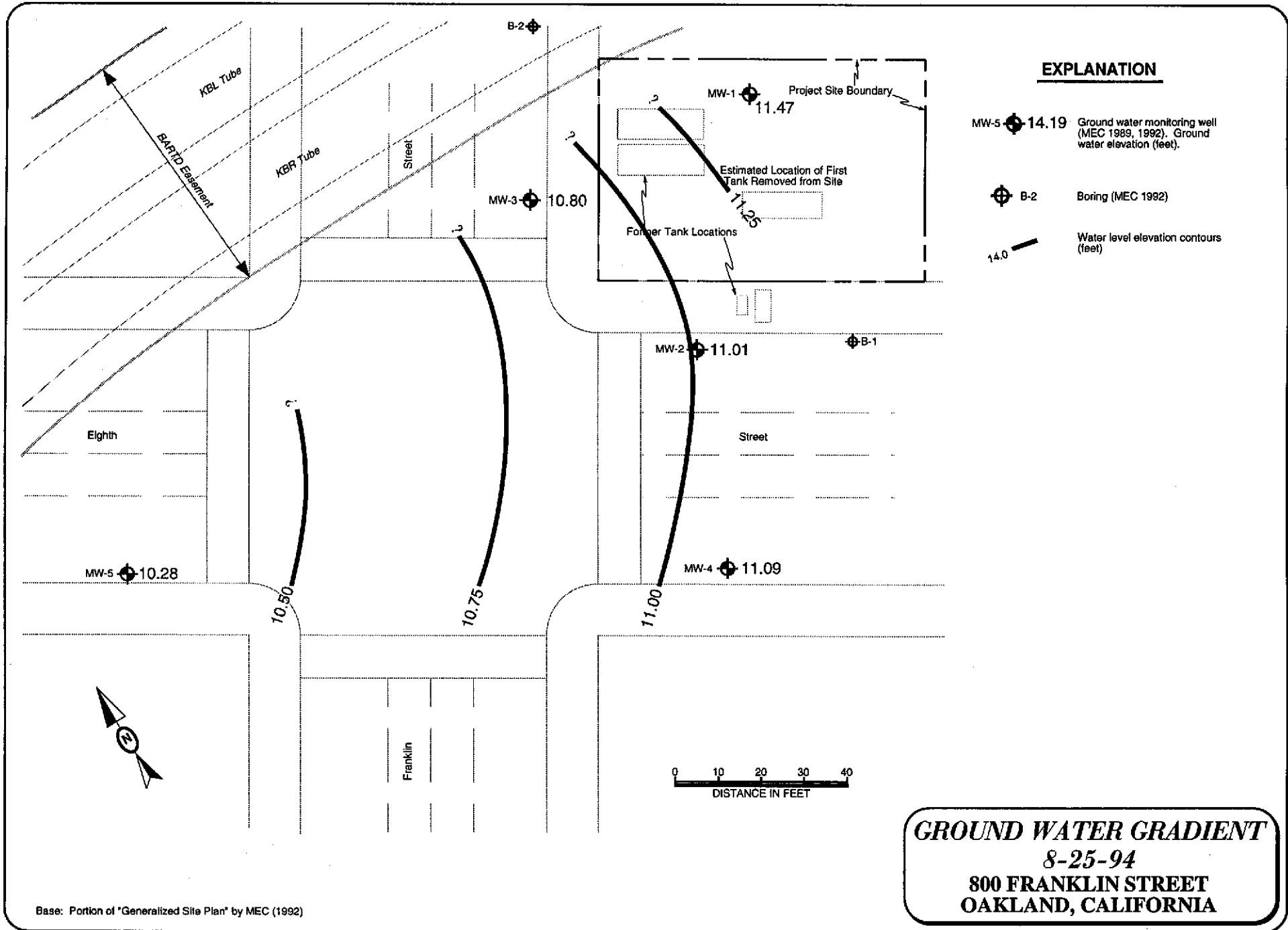
Also: MW1 - .8 ppb chloroform on 09/21/89; MW3 - .68 ppb dichloropropane and 1.4 ppb TCA, MW4 - 2.6 ppb chloroform, and MW5 - 1.1 ppb chloroform, on 10/31/94.

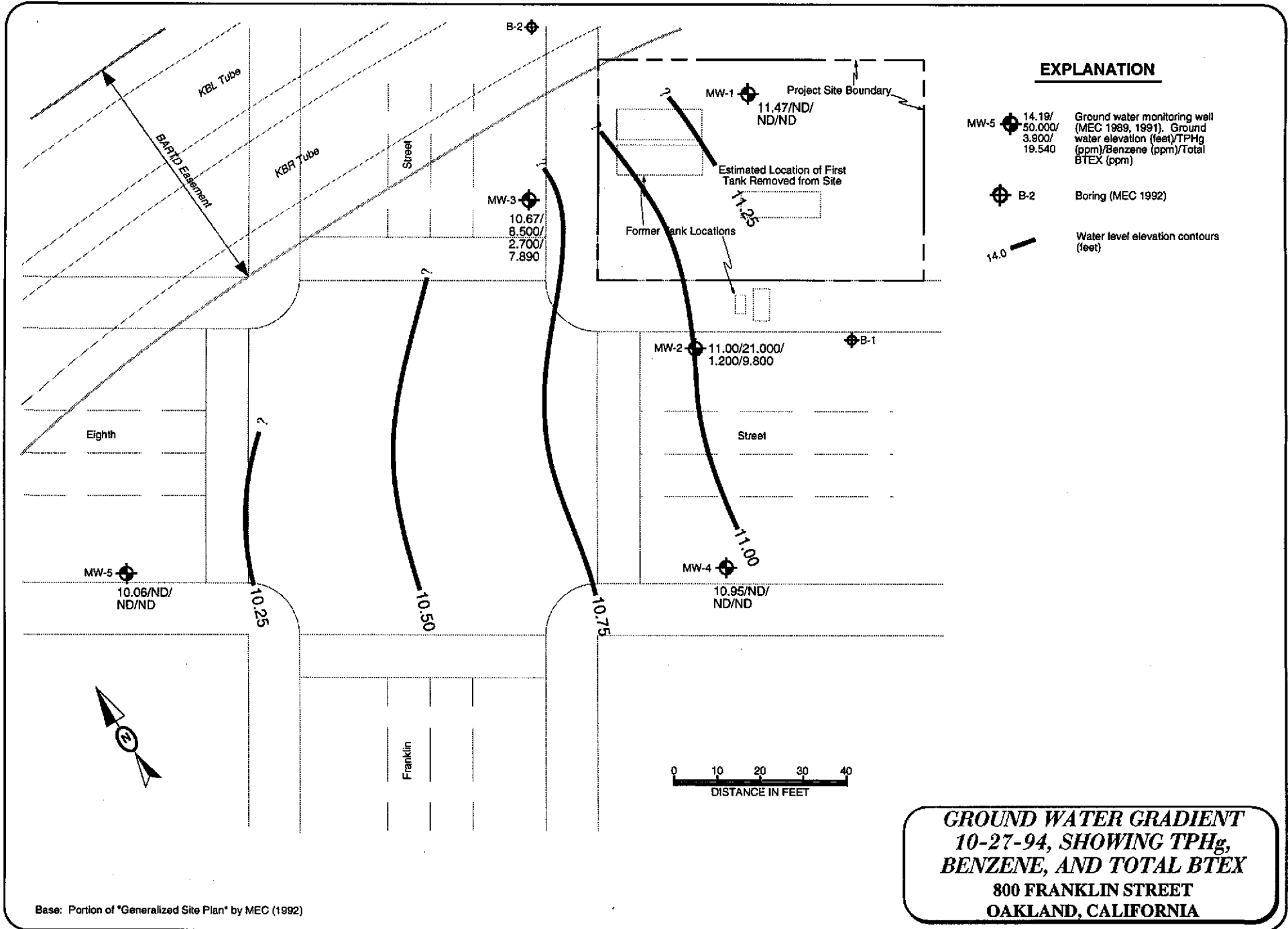
ND - Not Detected

"-" - Not Analyzed

Values rounded-off to three decimal places where necessary. See laboratory data sheets for exact reported values. Testing 10/12/89 and 10/31/91 as reported by Miller Environmental Company. Testing 10/21/92, 2/25/93, and 4/27/93 reported by KDM Environmental. Testing 10/07/93 reported by Frank Lee & Associates.







CHROMALAB, INC.

Environmental Services (SDB)

November 7, 1994

Submission #: 9410373

ASSOCIATED TERRA CONSULTANTS

Atten: Rick Haltenhoff

Project: CHIN

Project#: 124573

Received: October 28, 1994

re: 5 samples for Gasoline and BTEX analysis.

Matrix: WATER

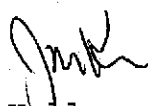
Sampled: October 27, 1994

Run#: 4475

Analyzed: November 7, 1994

Method: EPA 5030/8015M/602/8020

Sp1 #	CLIENT	SMPL ID	Gasoline (mg/L)	Benzene (ug/L)	Toluene (ug/L)	Ethyl Benzene (ug/L)	Total Xylenes (ug/L)
68399	124573	MW-1	N.D. ✓	N.D. ✓	N.D.	N.D.	N.D.
68401	124573	MW-2	21 ✓	1200 ✓	3700	600	4300
68403	124573	MW-3	8.5 ✓	2700 ✓	2700	490	2000
68405	124573	MW-4	N.D. ✓	N.D. ✓	N.D.	N.D.	N.D.
68407	124573	MW-5	N.D. ✓	N.D. ✓	N.D.	N.D.	N.D.
Reporting Limits			0.05	0.5	0.5	0.5	0.5
Blank Result			N.D.	N.D.	N.D.	N.D.	N.D.
Blank Spike Result (%)			69	103	102	107	110



Jack Kelly
Chemist



Ali Khafrazi
Organic Manager

Ref 14102
14108

ASSOCIATED TERRA CONSULTANTS, Inc.

15039 Downing Oak Court, Suite 3
Los Gatos, CA 95032 (408) 377-9094 Fax 377-1810

CHAIN OF CUSTODY

373/68399-68408

Job Name: Chin		Job Number: 523	Sampling Round Number:	ANALYSIS REQUEST										SUBM #: 9410373
														CLIENT: ASSTER
														DATE: 11/04/94
														REF #: 19108

Well or Sample ID	Date	Time	Matrix	Sample Container	Preservative	Turn-around Time	HOLD	TPH-Gasoline (EPA 5030, 8015)	TPH-Gasoline (EPA 5030, 8015) w/BTEX (EPA 602, 8020)	TPH-Diesel (EPA 3510/3550, 8015)	Purgeable aromatics	BTEX (EPA 602, 8020)	Purgeable Halocarbons (EPA 601, 8010)	Volatile Organics (EPA 624, 8240, 524.2)	Base/Neutrals, Acids (EPA 625/627, 8270, 525)	Total Oil & Grease (EPA 5520, B+F, E+F)	PCB (EPA 608, 8080)	Pesticides (EPA 608, 8080)	Total Recoverable Hydrocarbons (EPA 418.1)	LUFT Metals (Cd, Cr, Ni, Pb, Zn)	CAM Metals (17)	Priority Pollutant Metals (13)	Organic Lead	Total Lead	Extraction (TCLP, STLC)	Number of Containers	
																											1
		1427																									1
		1348																									1
																											1
																											1
																											1
																											1
																											1

Relinquished by: (signature/date/time) <i>[Signature]</i> 10-28-94	(1) Relinquished by: (signature/date/time)	(2)	Relinquished by: (signature/date/time)	(3)	10
Received by: (signature) <i>[Signature]</i> 1609	Received by: (signature)		Received by: (signature)		
SAMPLE RECEIPT - Field To Office	SAMPLE RECEIPT - Laboratory		COMMENTS:		
Total No. of Containers	Total No. of Containers				
Head Space	Head Space				
Rec'd in Good Condition/Cold	Rec'd in Good Condition/Cold				
Conforms to Record	Conforms to Record				
Initials/Date	Initials/Date				

Samples received

WELL PURGING AND SAMPLING RECORD

File No: 124573
 File Name: Chiu

Sampler Name: Z. Haltenhoff
 Location: Oakland, CA

Date: 10-27-94

Well No.	Well Diam (in)	PURGING							FIELD TEST RESULTS			SAMPLING				COMMENTS		
		Initial wtr depth (ft)	Total Well Depth (ft)	1x vol (gal.)	3 x vol (gal.)	Purged (gal)	Time	Method	Temp	us x 100 Cond	pH	Blank	Sample	B	P	Turbidity	Final wtr depth (ft)	Field Comments
MW-1	2	22.51	33.10	1.8	5.4	5	1458	B	66.7	6.80	6.75	—	1523	✓	—	minor	22.71	Some odor, no sheen, NFP, lgt brn
MW-2	2	22.66	34.24	1.9	5.7	5	1405	B	67.1	7.00	6.67	—	1427	✓	—	some	22.84	Noticeable odor, strong sheen V. dark grey
MW-3	2	23.56	33.50	1.7	5.1	5	1332	B	67.2	6.44	6.57	—	1348	✓	—	turbid	23.85	Noticeable odor, NFP, no sheen
MW-4	2	22.69	33.99	1.9	5.7	5 1/2	1548	B	66.1	6.46	6.46	—	1623	✓	—	cloudy	22.72	cloudy lgt brn No odor, no sheen, NFP
MW-5	2	23.50	34.62	1.9	5.6	5 1/2	1651	B	66.9	6.47	6.49	—	1730	✓	—	cloudy	23.51	No odor, no sheen, NFP, cloudy lgt brn

CODES:

- T - Sample to be tested
- D - Duplicate
- B - Blank
- O - Other

COMMENTS:

Sunny, breezy.

ASSOCIATED TERRA CONSULTANTS, Inc.

ENGINEERING GEOLOGY HYDROGEOLOGY ENVIRONMENTAL SERVICES

FACSIMILE COVER SHEET

April 8, 1994

Date

Rick Haltenhoff *RC*

From

(408) 377-9094

Tel/Fax Number

124573

Reference/File No

Number of pages transmitted, including this page is:

7

Subject: REPORT OF SAMPLING AND TESTING RESULTS, STIC #37

Ms. Jennifer Eberle

To

Alameda County

Firm

510.569.4757

Fax Number

15039 Downing Oak Court, Ste. 3, Los Gatos, CA 95032

ASSOCIATED TERRA CONSULTANTS, Inc.

ENVIRONMENTAL SERVICES ENGINEERING AND GEOLOGY HYDROGEOLOGY

94 APR 13 PM 3: 14

April 8, 1994

File No: 124573 94Q1 L

Mr. Tommy Chiu
Continental Homes, Inc.
812 5th Avenue
Oakland, California

Subject: **REPORT OF SAMPLING AND TESTING RESULTS**
STIC #37
800 Franklin Street
Oakland, California

Dear Mr. Chiu:

This quarterly report of environmental remediation activities at the 800 Franklin Street site in Oakland, California is required pursuant to a work plan submitted to Ms. Jennifer Eberle of the Alameda County Department of Environmental Health, Hazardous Materials Division, dated February 7, 1994. She noted approval of that work plan in a letter to you on February 10, 1994. That work plan was further modified verbally with Ms. Eberle to the following:

1. Refurbish the wellhead of Well MW-1, as necessary, re-survey and evaluate historical ground water elevation data;
2. On a monthly schedule for a year, measure the ground water levels in all the wells and calculate ground water flow direction and gradient;
3. **Sample all wells by March 24, 1994, and six months later for a semi-annual sampling program**, and test water samples for total petroleum hydrocarbons as gasoline, and benzene, toluene, ethylbenzene and xylenes;
4. Review existing files and evaluate the field and laboratory analyses with respect to known tank locations, underground utilities, and possible off-site contamination sources. Recommendations for deletion of wells for sampling and testing may be made based upon initial testing results; and
5. Provide quarterly letter reports and semi-annual technical reports of project activities, results, and recommendations.

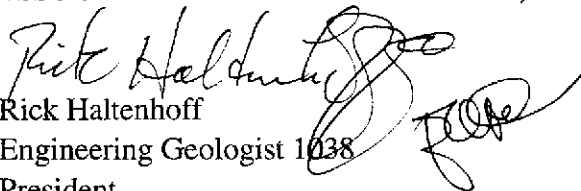
This letter report presents the data from the first sampling and testing of the five existing groundwater monitoring wells at the site under this work plan. All five monitoring wells were sampled on March 28, 1994 by Associated Terra Consultants, Inc. personnel, and the samples tested by Chromalab of San Ramon, California. The sampling and testing were done in accordance with established protocols for the site. The attachments to this letter show the laboratory testing results and summarize the history of testing for the site, the chain-of-custody documentation, the ground water elevations measured, and the ground water gradient based upon those elevations.

Monitoring well MW-1 was also repaired and resurveyed at the time of sampling. Preliminary analyses of past site gradients including elevations for MW-1 based upon the available historic ground water depths show gradient directions and magnitudes only slightly different from those without MW-1, except for the measurements on October 7, 1993. All of this past information, supporting field and laboratory documents, and the results of our file and document review will be presented in the next semi-annual report.

Please do not hesitate to call us if you have any questions. Thank you.

Respectfully submitted,

ASSOCIATED TERRA CONSULTANTS, Inc.


Rick Haltenhoff
Engineering Geologist 1038
President

Attachments: Table 1: Compilation of Groundwater Elevations in Groundwater Monitoring Wells
Table 2: Compilation of Compound Concentrations (in ppm) in Groundwater Samples
Plate 1: Groundwater Gradient 03-28-94

Distribution: 2 copies - Addressee
1 copy - Ms. Jennifer Eberle, Alameda County Department of Environmental Health, Hazardous Materials Division
1 copy - Mr. Michael Burns, Tracy Federal Bank

TABLE 1
 COMPILATION OF
 GROUNDWATER ELEVATIONS IN GROUNDWATER MONITORING WELLS
 800 Franklin Street, Oakland, California

Well	Top of Casing	10/12/89	11/6/91*	10/21/92	02/25/93	04/27/93	10/07/93	03/28/94
MW1	33.42	10.55	NA	-	-	-	-	-
	34.89#	-	-	11.41	12.38	12.53	12.10	-
	33.98	-	-	-	-	-	-	11.91
MW2	33.66	10.40	9.64	11.24	12.16	12.40	12.04	11.88
MW3	34.23	10.21	10.71	10.91	11.72	11.86	14.19	11.52
MW4	33.64	-	10.32	11.54	12.51	12.90	12.52	12.34
MW5	33.56	-	9.56	10.32	11.16	11.41	11.06	10.95

NA - Not available

* MW-1 top of casing destroyed between 10/12/89 and 11/6/91. Repaired on 03/28/94.

Top of slab next to MW-1.

10/12/89 and 11/06/91 data from Miller Environmental Company. 10/21/92 through 04/27/93 data from KDM Environmental. 10/07/93 data from Frank Lee & Associates.

Datum is Mean Sea Level, based on surveying by LLS Jeffery D. Black, 11/05/91; Existing wellhead, top of slab, and repaired wellhead of MW-1 re-surveyed on 03/28/94 by Geotopo, Oakland, California.

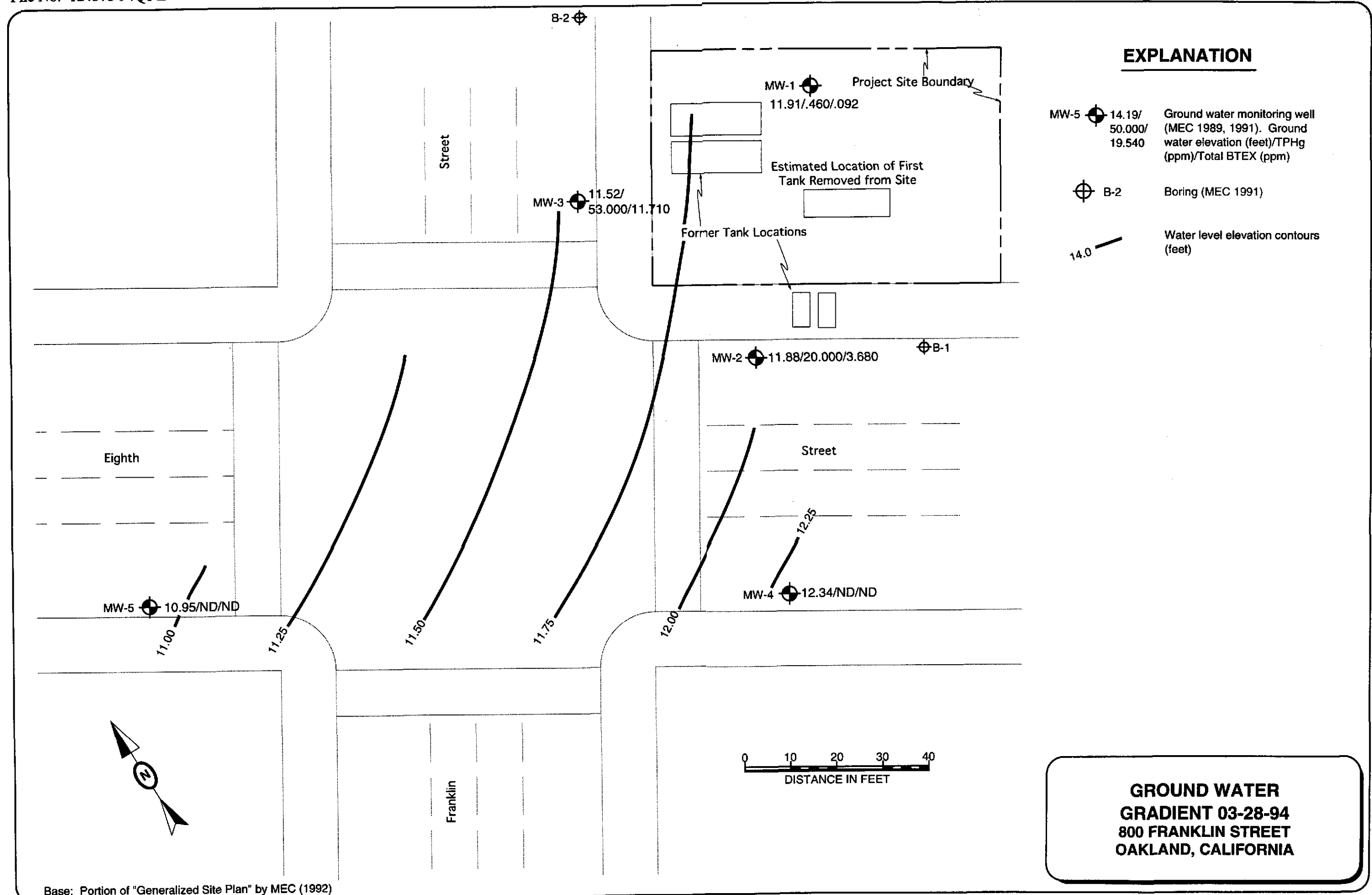
TABLE 2
COMPILATION OF
COMPOUND CONCENTRATIONS (in ppm) IN GROUNDWATER SAMPLES
 800 Franklin Street, Oakland, California

Well (Smpl Date)	TPHg	Wst Oil	TPHd	Benzene	Toluene	Eth Bcnz	Xylenes	DCA (ppb)	
MW1	10/12/89	ND	ND	-	ND	ND	ND	8.6	
	10/31/91	0.630	1.7	0.96	0.003	ND	0.130	0.0098	
	10/21/92	0.520	-	-	0.078	0.038	0.120	ND	
	02/25/93	1.600	-	-	0.160	0.190	0.034	0.350	
	04/27/93	0.380	-	-	0.005	ND	ND	0.074	
	10/07/93	1.000	-	-	0.081	0.150	0.047	0.230	
	03/28/94	0.460	-	-	0.014	0.025	0.014	0.039	
MW2	10/12/89	38.000	3.9	-	1.300	1.200	ND	4.700	ND
	10/31/91	10.000	ND	1.5	1.800	1.200	0.270	0.960	0.17
	10/21/92	270.000	-	-	9.700	4.540	9.600	56.000	15.4
	02/25/93	49.000	-	-	4.300	11.000	1.300	9.100	-
	04/27/93	39.000	-	-	1.400	4.000	0.220	5.200	-
	10/07/93	50.000	-	-	2.700	8.100	0.940	7.800	-
	03/28/94	20.000	-	-	0.360	1.300	0.220	1.800	-
MW3	10/12/89	87.000	4.5	-	3.200	8.800	ND	6.500	70
	10/31/91	310.000	ND	25	9.300	25.000	5.600	27.000	0.058
	10/21/92	22.000	-	-	10.000	4.300	0.790	2.100	ND
	02/25/93	29.000	-	-	8.400	5.400	1.300	3.300	-
	04/27/93	50.000	-	-	8.200	8.700	1.000	5.400	-
	10/07/93	1.700	-	-	3.100	3.700	0.400	1.700	-
	03/28/94	53.000	-	-	3.900	4.600	0.710	2.500	-
MW4	10/31/91	ND	ND	ND	ND	ND	ND	ND	ND
	10/21/92	0.410	-	-	0.003	0.029	0.007	0.047	ND
	02/25/93	0.170	-	-	ND	ND	ND	ND	-
	04/27/93	0.100	-	-	ND	ND	ND	0.001	-
	10/07/93	0.240	-	-	ND	ND	ND	ND	-
	03/28/94	ND	-	-	ND	ND	ND	ND	-
MW5	10/31/91	ND	ND	ND	ND	ND	ND	ND	ND
	10/21/92	0.840	-	-	0.017	0.120	0.039	0.180	ND
	02/25/93	ND	-	-	ND	ND	ND	ND	-
	04/27/93	0.260	-	-	0.053	0.019	0.001	0.002	-
	10/07/93	ND	-	-	ND	ND	ND	ND	-
	03/28/94	ND	-	-	ND	ND	ND	ND	-

ND - Not Detected

"- " - Not Analyzed

Values rounded-off to three decimal places where necessary. See laboratory data sheets for exact reported values. Testing 10/12/89 and 10/31/91 as reported by Miller Environmental Company. Testing 10/21/92, 2/25/93, and 4/27/93 reported by KDM Environmental. Testing 10/07/93 reported by Frank Lee & Associates.



EXPLANATION

- MW-5 14.19/ 50.000/ 19.540 Ground water monitoring well (MEC 1989, 1991). Ground water elevation (feet)/TPHg (ppm)/Total BTEX (ppm)
- B-2 Boring (MEC 1991)
- 14.0 Water level elevation contours (feet)

**GROUND WATER
GRADIENT 03-28-94
800 FRANKLIN STREET
OAKLAND, CALIFORNIA**

Base: Portion of "Generalized Site Plan" by MEC (1992)

ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY



DAVID J. KEARS, Agency Director

RAFAT A. SHAHID, ASST. AGENCY DIRECTOR

February 10, 1994
STID 37

Tommy
Chentso Chiu
812-5th Ave.
Oakland CA 94607

DEPARTMENT OF ENVIRONMENTAL HEALTH
State Water Resources Control Board
Division of Clean Water Programs
UST Local Oversight Program
80 Swan Way, Rm 200
Oakland, CA 94621
(510) 271-4530

RE: former service station
800 Franklin St.
Oakland CA 94607

Dear Mr. Chiu,

We are in receipt of a preliminary "Work Plan for Environmental Remediation Project," prepared by the Bentley Company, dated 2/7/94. This workplan is accepted for implementation.

Please note that reports and documents no longer need to be copied to the Regional Water Quality Control Board, with the exception of closure documents. Kindly submit a cover letter with your consultant's reports. If you have any questions, please contact me at 510-271-4530.

Sincerely,

Jennifer Eberle
Hazardous Materials Specialist

cc: Rick Holtenhoff, Bentley Corporation, 2149 O'Toole Ave.,
Suite L, San Jose CA 95131
Ed Howell/file

je

ALCO
HAZMAT

94 FEB 10 PM 1:57



BENTLEY

February 7, 1994
File No: 50042E02 L2

Ms. Jennifer Eberle
Division of Hazardous Materials
Alameda County Health Agency
80 Swan Way, Room 200
Oakland, CA 94621

Subject: **WORK PLAN FOR ENVIRONMENTAL REMEDIATION
PROJECT**
800 Franklin Street
Oakland, California
STIC # 37

Dear Ms. Eberle:

Thank you very much for affording me the opportunity to review the project file and those for surrounding projects. This review has provided valuable information about the site, and shown that there are some significant issues, and in some cases conflicting and confusing information about the site, that likely will be resolved by further background investigation prior to determining the degree/type of remediation work necessary at the site.

We have developed the following Work Plan based upon my review of documents and reports concerning the site and surrounding sites and discussions with you on January 24, 1994. We understand this to be the minimum scope of work acceptable, and believe this to be a reasonable approach to this project. Please contact me directly should you have any comments or questions.

1. Re-survey the wellhead of MW-1. Use this wellhead elevation to calculate historic local site gradients where depth information for MW-1 is already available;
2. Repair the wellhead of MW-1 as necessary. Re-survey as necessary;



3. Further review existing files to determine the actual number and locations of tanks at the site and their contents;
4. Measure ground water elevations in all wells monthly for a year. Evaluate the gradients, and report the results quarterly;
5. **Sample all existing wells by March 24, 1994, and quarterly thereafter, and test all samples for TPHg with BTEX distinction, and for other substances as necessary based upon the results of Step 3 above.;**
6. Evaluate the chemical testing results with respect to the historic and new gradient information, known tank locations, the existing BART tube, and possible off-site sources of the contamination. Recommendations for deletions of wells for sampling and testing may be made based upon the results of the above steps;
7. Provide written quarterly reports with maps and tables summarizing the activities for each quarter.

Thank you again for the opportunity to meet with you; it was a pleasure.

Very truly yours,

A handwritten signature in dark ink, appearing to read 'Rick Haltenhoff', is written over the typed name. The signature is fluid and cursive, with a large, looping flourish at the end.

Rick Haltenhoff

Vice-President

Director of Environmental and Geotechnical Services

Copies: 1 - Addressee (fax and hard copy)
 1 - Mr. Chentso Chiu (fax and hard copy)
 1 - Mr. Frank Lee

BENTLEY

January 24, 1994
File No: 50042E01

2149 O'TOOLE AVENUE, SUITE L
SAN JOSE, CA 95131
FAX (408) 434-6748
(408) 434-1622

Ms. Jennifer Eberle
Division of Hazardous Materials
Alameda County Health Agency
80 Swan Way, Room 200
Oakland, CA 94621

SUBJECT: 800 Franklin Street
Oakland, California
STIC # 37

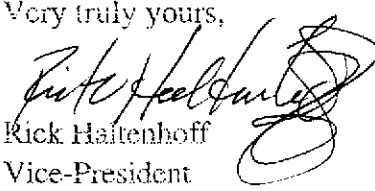
Dear Ms. Eberle:

Thank you very much for affording me the opportunity to review the project file and those for surrounding projects. This review has provided valuable information about the site.

As a result of this review, we agreed that development of the Work Plan, due January 25, 1994 for further investigation and remediation of the site, is premature at this time, and will not be due until completion of further background investigatory work. Instead, we will provide you a letter within two weeks, or by February 7, 1994, detailing the scope of the investigatory work we talked about.

Thank you again for the opportunity to meet with you; it was a pleasure. Please contact me directly should you have any comments or questions.

Very truly yours,


Rick Haitenhoff
Vice-President

Director of Environmental and Geotechnical Services

Copies: 1 - Addressee (fax and hard copy)
1 - Mr. Chentso Chiu (fax and hard copy)
1 - Mr. Frank Lee

ALCO
HAZMAT
94 JAN 27 PM 2:41

FRANK LEE AND ASSOCIATES

281 Chantecler Drive ~ Fremont, California 94539 ~ (510) 657-7790

PIAZMAT

94 JAN 18 PM 2:32

January 6, 1994

File No: 93365-S1/124571 L2

Mr. Tommy Chiu
Continental Homes, Inc.
812 5th Avenue
Oakland, California

Subject: **TRANSMITTAL OF GROUND WATER LEVEL MEASUREMENTS**
Former Service Station
800 Franklin Street
Oakland, California

Dear Mr. Chiu:

The water levels in all five existing ground water monitoring wells at the site were measured at the time that they were sampled on October 7, 1993 by Bentley Environmental Services personnel. These measurements were done in accordance with established protocols for the site.

The attachments to this letter show the results of the water level measurements, and summarize the known gradient history of the site. This latest set of measurements shows MW-3 at a significantly higher absolute and relative elevation than all previous measurements. The reason for this is unclear, but may be due to local recharge or withdrawal. Error in measurement can also not be ruled out. The resulting gradient analyses show a relative trough between MW-2 and MW-5. Three-point solutions using MW-2, -4, and -5 are consistent with most previously measured gradient directions and magnitudes measured at the site. Given the ground water elevation contours shown on Plate 1, three-point solutions involving all of the measured wells are inconsistent. The distribution of the contaminants (documented in our letter of October 22, 1993), shows a significant drop at MW-3, with MW-2 remaining about the same, and is only marginally consistent with the directions of ground water flow indicated by the ground water elevation contours.

Please do not hesitate to call us if you have any questions. Thank you.

Respectfully submitted,

FRANK LEE AND ASSOCIATES



Frank Lee

Professional Engineer C34975

President

Attachments (3)

Distribution: 2 copies - Addressee
1 copy - Ms. Jennifer Eberle, Alameda County, Department of
Environmental Health, Hazardous Materials Division

FRANK LEE AND ASSOCIATES

TABLE 2
 COMPILATION OF
 COMPOUND CONCENTRATIONS (in ppm) IN GROUNDWATER SAMPLES
 800 Franklin Street, Oakland, California

Well (Smpl Date)	TPHg	Wst Oil	TPHd	Benzene	Toluene	Eth Benz	Xylenes	DCA (ppb)
MW1	10/12/89	ND	ND	-	ND	ND	ND	8.6
	10/31/91	0.630	1.7	0.96	0.003	ND	0.130	0.0098
	10/21/92	0.520	-	-	0.078	0.038	0.120	ND
	02/25/93	1.600	-	-	0.160	0.190	0.034	0.350
	04/27/93	0.380	-	-	0.005	ND	ND	0.074
	10/07/93	1.000	-	-	0.081	0.150	0.047	0.230
MW2	10/12/89	38.000	3.9	-	1.300	1.200	ND	4.700
	10/31/91	10.000	ND	1.5	1.800	1.200	0.270	0.960
	10/21/92	270.000	-	-	9.700	4.540	9.600	56.000
	02/25/93	49.000	-	-	4.300	11.000	1.300	9.100
	04/27/93	39.000	-	-	1.400	4.000	0.220	5.200
	10/07/93	50.000	-	-	2.700	8.100	0.940	7.800
MW3	10/12/89	87.000	4.5	-	3.200	8.800	ND	6.500
	10/31/91	310.000	ND	25	9.300	25.000	5.600	27.000
	10/21/92	22.000	-	-	10.000	4.300	0.790	2.100
	02/25/93	29.000	-	-	8.400	5.400	1.300	3.300
	04/27/93	50.000	-	-	8.200	8.700	1.000	5.400
	10/07/93	1.700	-	-	3.100	3.700	0.400	1.700
MW4	10/31/91	ND	ND	ND	ND	ND	ND	ND
	10/21/92	0.410	-	-	0.003	0.029	0.007	0.047
	02/25/93	0.170	-	-	ND	ND	ND	ND
	04/27/93	0.100	-	-	ND	ND	ND	0.001
	10/07/93	0.240	-	-	ND	ND	ND	ND
MW5	10/31/91	ND	ND	ND	ND	ND	ND	ND
	10/21/92	0.840	-	-	0.017	0.120	0.039	0.180
	02/25/93	ND	-	-	ND	ND	ND	ND
	04/27/93	0.260	-	-	0.053	0.019	0.001	0.002
	10/07/93	ND	-	-	ND	ND	ND	ND

ND Not Detected

- Not Analyzed

Values rounded-off to three decimal places where necessary. See laboratory data sheets for exact reported values. Testing 10/12/89 and 10/31/91 as reported by Miller Environmental Company. Testing 10/21/92, 2/25/93, and 4/27/93 as reported by KDM Environmental.

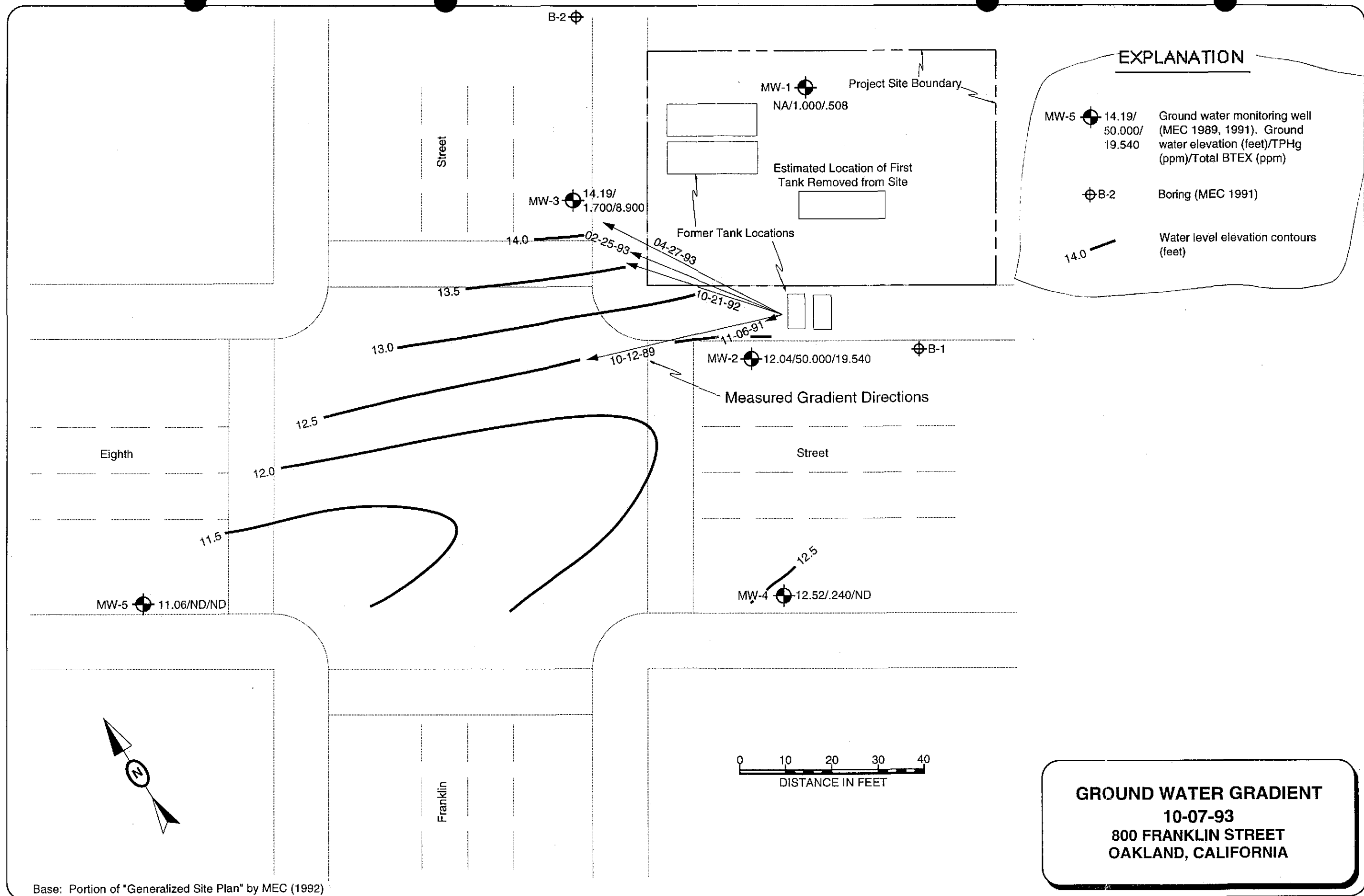
TABLE 1
 COMPILATION OF
 GROUNDWATER ELEVATIONS IN GROUNDWATER MONITORING WELLS
 800 Franklin Street, Oakland, California

Well	Top of Casing	10/12/89**	11/06/91**	10/21/92	02/25/93	04/27/93	10/07/93
MW1	33.42*	10.55	-	-	-	-	-
MW2	33.66	10.40	9.64	11.24	12.16	12.40	12.04
MW3	34.23	10.21	10.71	10.91	11.72	11.86	14.19
MW4	33.64	-	10.32	11.54	12.51	12.90	12.52
MW5	33.56	-	9.56	10.32	11.16	11.41	11.06

* Top of casing destroyed between 10/12/89 and 11/6/91

** Reported by Miller Environmental Company (1992)

Datum is Mean Sea Level, based on surveying by LLS Jeffery D. Black, 11/05/91



ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY

DAVID J. KEARS, Agency Director



RAFAT A. SHAHID, ASST. AGENCY DIRECTOR

December 7, 1993
STID 37

Chentso Chiu
812-5th Ave.
Oakland CA 94607

RE: former service station
800 Franklin St.
Oakland CA 94607

DEPARTMENT OF ENVIRONMENTAL HEALTH
State Water Resources Control Board
Division of Clean Water Programs
UST Local Oversight Program
80 Swan Way, Rm 200
Oakland, CA 94621
(510) 271-4530

Dear Mr. Chiu,

We are in receipt of laboratory results for groundwater sampled on 10/7/93, along with a cover letter from Frank Lee and Associates (FLA) dated 10/22/93. This quasi-quarterly report is deficient because there is no groundwater elevations, and no potentiometric map indicating groundwater flow direction. Please submit this information within 30 days or by January 7, 1994. This information was included in the revised workplan by FLA dated 9/15/93. (Note ~~you~~ that during our meeting on 7/23/93, you had agreed to conduct this sampling event at the end of July.)

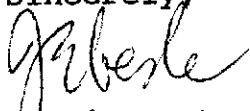
These results indicate that groundwater contamination is not decreasing in concentration, as was hoped. Up to 50,000 ppb TPH-g was detected during this sampling event, as was the exact same concentration during the last sampling event in April 1993. The source of the groundwater contamination is likely the contaminated soil left in place during the tank removal in June 1989. Apparently, this soil was left in place due to the proximity of 8th St. and utility lines. Although soil (source) removal does not appear to be feasible, there are alternative methods of remediation available. You are requested to select a remediation option and submit a workplan to this office within 45 days, or by January 25, 1994. (Note that page 5 of the revised workplan by FLA dated 9/15/93 includes the preparation of a technical report "summarizing the data collected, the results of all testing to date, maps, diagrams, logs and tables, and conclusions and recommendations for further actions if necessary, which may include additional investigation and/or implementation of remediation measures.")

Please be advised that this is a formal request for technical reports pursuant to California Water Code Section 13267(b). Any extensions of the stated deadlines, or modifications of the required tasks, must be confirmed in writing by either this agency or the RWQCB.

Chentso Chiu
December 7, 1993
STID 37
page 2 of 2

Please note that reports and documents no longer need to be copied to the Regional Water Quality Control Board. Kindly submit a cover letter with your consultant's reports. If you have any questions, please contact me at 510-271-4530.

Sincerely,



Jennifer Eberle
Hazardous Materials Specialist

cc: Frank Lee and Associates, 281 Chantecler Dr., Fremont CA
94539
Rick Holtenhoff, Bentley Corporation, 2149 O'Toole Ave.,
Suite L, San Jose CA 95131
Ed Howell/file

je

FRANK LEE AND ASSOCIATES

281 Chantecler Drive ~ Fremont, California 94539 ~ (510) 657-7792

93 NOV -2 PM 3: 15

October 22, 1993
File No: 93365-S1/124571 L1

Mr. Tommy Chiu
Continental Homes, Inc.
812 5th Avenue
Oakland, California

Subject: **TRANSMITTAL OF TESTING RESULTS**
Former Service Station
800 Franklin Street
Oakland, California

*gwe?
gw flow?
potent maps?*

Dear Mr. Chiu:

All five existing ground water monitoring wells at the site were sampled on October 7, 1993 by Bentley Environmental Services personnel, and the samples tested by Chromalab of San Ramon, California. The sampling and testing were done in accordance with established protocols for the site.

The attachments to this letter show the laboratory testing results, the chain-of-custody documentation, and summarize the history of testing for the site. Please do not hesitate to call us if you have any questions. Thank you.

Respectfully submitted,

FRANK LEE AND ASSOCIATES

Frank Lee
Frank Lee
Professional Engineer C34975
President



*Frank Lee 10/22/93
typ 9/30/95*

Attachments (3)

Distribution: 2 copies - Addressee
1 copy - Ms. Jennifer Eberle, Alameda County Health Care Services Agency
1 copy - Mr. Michael Burns, Tracy Federal Bank

TABLE 1
 COMPILATION OF
 COMPOUND CONCENTRATIONS ~~IN~~ GROUNDWATER SAMPLES
 800 Franklin Street, Oakland, California

Well (Smpl Date)	TPHg	Wst Oil	TPHd	Benzene	Toluene	Eth Benz	Xylenes	DCA (ppb)
MW1 10/12/89	ND	ND	-	ND	ND	ND	ND	8.6
10/31/91	0.630	1.7	0.96	0.003	ND	ND	0.130	0.0098
10/21/92	0.520	-	-	0.078	0.038	ND	0.120	ND
02/25/93	1.600	-	-	0.160	0.190	0.034	0.350	-
04/27/93	0.380	-	-	0.005	ND	ND	0.074	-
10/07/93	1.000 ↑	-	-	0.150 ✓	0.150	0.047	0.230	-
MW2 10/12/89	38.000	3.9	-	1.300	1.200	ND	4.700	ND
10/31/91	10.000	ND	1.5	1.800	1.200	0.270	0.960	0.17
10/21/92	270.000	-	-	9.700	4.540	9.600	56.000	15.4
02/25/93	49.000	-	-	4.300	11.000	1.300	9.100	-
04/27/93	39.000	-	-	1.400	4.000	0.220	5.200	-
10/07/93	30.000 ✓ ↑	-	-	2.700 ✓	8.100	0.940	7.800	-
MW3 10/12/89	87.000	4.5	-	3.200	8.800	ND	6.500	70
10/31/91	310.000	ND	25	9.300	25.000	5.600	27.000	0.058
10/21/92	22.000	-	-	10.000	4.300	0.790	2.100	ND
02/25/93	29.000	-	-	8.400	5.400	1.300	3.300	-
04/27/93	50.000	-	-	8.200	8.700	1.000	5.400	-
10/07/93	45.000 ✓ ↓	-	-	4.000 ✓	3.700	0.400	1.700	-
MW4 10/31/91	ND	ND	ND	ND	ND	ND	ND	ND
10/21/92	0.410	-	-	0.003	0.029	0.007	0.047	ND
02/25/93	0.170	-	-	ND	ND	ND	ND	-
04/27/93	0.100	-	-	ND	ND	ND	0.001	-
10/07/93	0.240 ✓ ↑	-	-	ND ✓	ND	ND	ND	-
MW5 10/31/91	ND	ND	ND	ND	ND	ND	ND	ND
10/21/92	0.840	-	-	0.017	0.120	0.039	0.180	ND
02/25/93	ND	-	-	ND	ND	ND	ND	-
04/27/93	0.260	-	-	0.053	0.019	0.001	0.002	-
10/07/93	ND ✓ ↓	-	-	ND ✓	ND	ND	ND	-

ND Not Detected

- Not Analyzed

Values rounded-off to three decimal places where necessary. See laboratory data sheets for exact reported values. Testing 10/12/89 and 10/31/91 as reported by Miller Environmental Company. Testing 10/21/92, 2/25/93, and 4/27/93 as reported by KDM Environmental.

CHROMALAB, INC.

Environmental Laboratory (1094)

5 DAYS TURNAROUND

October 15, 1993

ChromaLab File#: 9310095

BENTLEY ENVIRONMENTAL

Atten: George Dunfield

Project: FRANK LEE ASSOCIATES

Project#: 50042-E01

Submitted: October 8, 1993

re: 5 samples for Gasoline and BTEX analysis.

Matrix: WATER

Sampled on: October 7, 1993

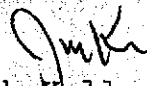
Analyzed on: October 11, 1993


Method: EPA 5030/8015/602

Run#: 1062

Lab #	SAMPLE ID	Gasoline (ug/L)	Benzene (ug/L)	Toluene (ug/L)	Ethyl Benzene (ug/L)	Total Xylenes (ug/L)
26463	MW-1	1000 ✓	81 ✓	150	47	230
26464	MW-2	50000 ✓	2700 ✓	8100	940	7800
26465	MW-3	1700 ✓	3100 ✓	3700	400	1700
26466	MW-4	240 ✓	N.D. ✓	N.D.	N.D.	N.D.
26467	MW-5	N.D. ✓	N.D. ✓	N.D.	N.D.	N.D.
DETECTION LIMITS		50	0.5	0.5	0.5	0.5
BLANK		N.D.	N.D.	N.D.	N.D.	N.D.
BLANK SPIKE RECOVERY(%)		98	93	96	99	96

ChromaLab, Inc.


Jack Kelly
Chemist


Eric Tam
Laboratory Director

CHAIN OF CUSTODY RECORD

095/26463-

26472

BENTLEY ENGINEERING COMPANY
 2149 O'Toole Avenue, Suite L
 San Jose, CA 95131 (408) 434-1622 Fax 434-6748

Sampler(s):
 GEORGE DUFFIELD 013628

Job Name:
 FRANK LEE ASSOCIATES

Job Number:
 50042 EDI
 SUBM #: 9310095
 CLIENT: BENTENV
 DUE: 10/15/93

Well or Sample Number	Date	Time	Comp.	Grab	Sample Container	Analysis
MW-1	10-7-93			✓	(2) 40ml VOA	TPHg w/BTEX
BLANK MW-1						TRIP-BLANK-HOLD (Bailer)
MW-2						TPHg w/BTEX
BLANK MW-2						TRIP BLANK-HOLD (Bailer)
MW-3						TPHg w/BTEX
BLANK MW-3						TRIP BLANK-HOLD (Bailer)
MW-4						TPHg w/BTEX
BLANK MW-4						TRIP BLANK-HOLD (Bailer)
MW-5						TPHg w/BTEX
BLANK MW-5				✓		TRIP BLANK-HOLD (Bailer)

Relinquished by: (Signature) *George Duffield*
 Date: 10-8
 Time: 2:37P
 Received by: (Signature)

Relinquished by: (Signature)
 Date
 Time
 Received by: (Signature)

Relinquished by: (Signature)

Received for Laboratory by: (Signature) *Cary Cook*

ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY

DAVID J. KEARS, Agency Director



RAFAT A. SHAHID, ASST. AGENCY DIRECTOR

September 1, 1993
STID 37

Chentso Chiu
812-5th Ave.
Oakland CA 94607

DEPARTMENT OF ENVIRONMENTAL HEALTH
State Water Resources Control Board
Division of Clean Water Programs
UST Local Oversight Program
80 Swan Way, Rm 200
Oakland, CA 94621
(510) 271-4530

RE: former service station
800 Franklin St.
Oakland CA 94607

Dear Mr. Chiu,

This letter is to document the meeting on 7/23/93 between yourself, myself, Nick Tsai of Continental Homes, and your consultant Frank Lee. We agreed to conduct the next quarterly sampling and monitoring at the end of July. Based upon those results, a proposal was to be submitted to this office. This proposal (or workplan) would address additional well(s), sampling/monitoring frequency, and the possible deletion of sampling/monitoring certain well(s).

On 8/25/93, I spoke with Nick Tsai; he indicated that a workplan would be submitted shortly. On 9/1/93, I spoke with Frank Lee. He indicated that the July **sampling/monitoring** had not occurred, but that it **would be conducted the week of 9/6/93**. He also indicated that **a proposal would be submitted to me by 9/15/93**. I trust that this communication will prevent any future delays in this project.

Please note that reports and documents no longer need to be copied to the Regional Water Quality Control Board. Kindly submit a cover letter with your consultant's reports. If you have any questions, please contact me at 510-271-4530.

Please notify me at least 2 business days in advance of field activities so that I may arrange to be onsite.

Sincerely,

A handwritten signature in cursive script, appearing to read "Jennifer Eberle".

Jennifer Eberle
Hazardous Materials Specialist

cc: Frank Lee and Associates, 281 Chantecler Dr., Fremont CA
94539
Ed Howell/file

je

ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY

DAVID J. KEARS, Agency Director



RAFAT A. SHAHID, ASST. AGENCY DIRECTOR

July 14, 1993
STID 37

Chentso Chiu
812-5th Av.
Oakland CA 94606

DEPARTMENT OF ENVIRONMENTAL HEALTH
State Water Resources Control Board
Division of Clean Water Programs
UST Local Oversight Program
80 Swan Way, Rm 200
Oakland, CA 94621
(510) 271-4530

Dear Mr. Chiu,

Thank you for submitting the reports entitled "Quarterly Monitoring of Wells," prepared by KDM Environmental, dated 6/16/93, 3/8/93, and 11/13/92. The latest report indicates groundwater concentrations as high as 50,000 ppb (parts per billion) TPHg and 8,200 ppb benzene (in MW3). Concentrations of contaminants in MW2 and MW3 have been significant since the wells were installed in 1989. Therefore, a remediation workplan will be needed for this site.

However, the extent of the groundwater plume has not yet been defined. Additional monitoring wells must be installed to delineate the contaminant plume. This was recommended in the 6/16/93 quarterly report. Therefore, we request that you submit a workplan for additional wells to delineate the contaminant plume **within 30 days or by August 14, 1993**. In addition, we request that you conduct monthly depth to water measurements, and prepare potentiometric surface maps which indicate the direction of groundwater flow. This information can be incorporated into future quarterly reports. If you have any questions, please contact me at 510-271-4530.

Sincerely,

A handwritten signature in cursive script, appearing to read "Jennifer Eberle".

Jennifer Eberle
Hazardous Materials Specialist

cc: KDM Environmental, 2149 O'Toole Av., Suite L, San Jose CA
95131
Ed Howell/file

je



Texaco Inc
Legal Department

10 Universal City Plaza
Universal City CA 91608
Telecopier No 818 505 3059

November 13, 1992

5 T 10 37

Mr. Thomas F. Peacock
Alameda County Health Care Services Agency
Hazardous Material Division
80 Swan Way, Room 200
Oakland, California 94621

RE: 800 FRANKLIN STREET, OAKLAND, CA

607

Dear Mr. Peacock:

In response to your letter dated September 28, 1992 to Rose Coughlin regarding the above mentioned property, please be advised that Texaco has no record of an ownership or leasehold interest at the subject location. Accordingly, please provide me with any and all documentation that you may have in support of your notice that Texaco is responsible for alleged groundwater contamination at this site.

If I can be of further assistance, please contact me at (818) 505-3030. Thank you in advance for your cooperation.

Very truly yours,

LISA KIM
RE/1001.WP

cc: R.Coughlin

ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY

DAVID J. KEARS, Agency Director



RAFAT A. SHAHID, ASST. AGENCY DIRECTOR

DEPARTMENT OF ENVIRONMENTAL HEALTH
State Water Resources Control Board
Division of Clean Water Programs
UST Local Oversight Program
80 Swan Way, Rm 200
Oakland, CA 94621
(510) 271-4530

September 28, 1992
STID 37

Rose Coughlin
Texaco Refining & Marketing
10 Universal City Plaza
Universal City, CA 91608

Re: 800 Franklin St., Oakland, CA 94607

Dear Alex Shaw:

This office has reviewed the report dated May 7, 1992 by Miller Environmental Co. and the analytical data from January 20, 1992 for the above site. The recommendation for quarterly monitoring was accepted by Dennis Byrne of this office in a letter dated May 21, 1992. However, since then, no reports for groundwater monitoring have been received by this office. There should have been a sampling round in April, and July.

With the levels of gasoline being as high as 310 ppm and benzene as high as 9300 ppb in groundwater it is imperative that this information be gathered in a timely fashion. It is insinuated that the contamination may have come from off site in the above letter. However, there is no data to conclude this. The vertical and lateral extent of contamination is not even adequately defined.

The City of Oakland should be contacted concerning the contamination beneath their streets. It is suggested in the above letter that implementation of a groundwater monitoring program is all that is needed. However, containment and possibly remediation may be required in the future when the contamination is adequately defined.

Please submit the required Groundwater Monitoring reports for the last 2 quarters. You should consider this a formal request for technical reports pursuant to the California Water Code Section 13267 (b). All workplans, analytical results or reports should be sent to our office and to that of the RWQCB to the attention of Mr. Rich Hiett. Their address is 2101 Webster St., Fourth Floor, Oakland CA 94612. Be aware that failure to submit the requested documents may subject you civil liabilities.

Also enclosed is a format for site closure, which should be followed to meet the requirements of the Regional Water Quality Control Board.

Texaco
STID # 37
800 Franklin St, Oakland 94607
Page 2 of 2

If you have any questions please call this office at (510) 271-4530.

Sincerely,

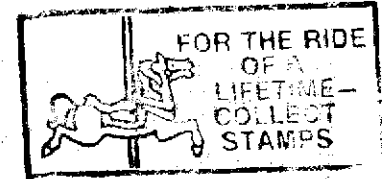


Thomas F. Peacock, Supervising HMS
Hazardous Material Division

cc: R. Hiatt, RWQCB
Edgar Howell, Chief - File
Chentso Chiu, 812 - 5th Ave., Oakland, CA 94606
Julie Carver, 1330 Broadway, Ste. 1001, Oakland, 94612
Mark Thomson, Alameda Co. D.A.
~~Alex~~ Shaw, Dynamic Investment Realty Corp, 950 Clement
St., San Francisco, CA 94105
enclosures

ALAMEDA COUNTY
HEALTH CARE SERVICES AGENCY

Hazardous Materials Program
80 Swan Way, Rm. 200
Oakland, CA 94621



~~Dynamic Investment Realty Corp.
Attn: Alex Shan
950 Clement St.
San Francisco, CA~~

OKN

Chiu Chentso
112 5th Ave.
Oakland, CA 94606



ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY

DAVID J. KEARS, Agency Director



RAFAT A. SHAHID, ASST. AGENCY DIRECTOR

DEPARTMENT OF ENVIRONMENTAL HEALTH
State Water Resources Control Board
Division of Clean Water Programs
UST Local Oversight Program
80 Swan Way, Rm 200
Oakland, CA 94621
(510) 271-4530

September 28, 1992
STID 37

Texaco
Alex Shaw and Assoc.
800 Franklin St.
Oakland, CA 94606

Re: 800 Franklin St., Oakland, CA 94607

Dear Alex Shaw:

This office has reviewed the report dated May 7, 1992 by Miller Environmental Co. and the analytical data from January 20, 1992 for the above site. The recommendation for quarterly monitoring was accepted by Dennis Byrne of this office in a letter dated May 21, 1992. However, since then, no reports for groundwater monitoring have been received by this office. There should have been a sampling round in April, and July.

With the levels of gasoline being as high as 310 ppm and benzene as high as 9300 ppb in groundwater it is imperative that this information be gathered in a timely fashion. It is insinuated that the contamination may have come from off site in the above letter. However, there is no data to conclude this. The vertical and lateral extent of contamination is not even adequately defined.

The City of Oakland should be contacted concerning the contamination beneath their streets. It is suggested in the above letter that implementation of a groundwater monitoring program is all that is needed. However, containment and possibly remediation may be required in the future when the contamination is adequately defined.

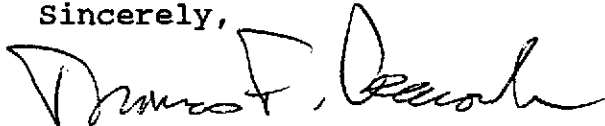
Please submit the required Groundwater Monitoring reports for the last 2 quarters. You should consider this a formal request for technical reports pursuant to the California Water Code Section 13267 (b). All workplans, analytical results or reports should be sent to our office and to that of the RWQCB to the attention of Mr. Rich Hiatt. Their address is 2101 Webster St., Fourth Floor, Oakland CA 94612. Be aware that failure to submit the requested documents may subject you civil liabilities.

Also enclosed is a format for site closure, which should be followed to meet the requirements of the Regional Water Quality Control Board.

Texaco
STID # 37
800 Franklin St, Oakland 94607
Page 2 of 2

If you have any questions please call this office at (510) 271-4530.

Sincerely,



Thomas F. Peacock, Supervising HMS
Hazardous Material Division

cc: R. Hiett, RWQCB
~~Edgar~~ Howell, Chief - File
Chentso Chiu, 812 - 5th Ave., Oakland, CA 94606
Julie Carver, 1330 Broadway, Ste. 1001, Oakland, 94612
Mark Thomson, Alameda Co. D.A.
enclosures

ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY

DAVID J. KEARS, Agency Director



RAFAT A. SHAHID, ASST. AGENCY DIRECTOR

DEPARTMENT OF ENVIRONMENTAL HEALTH
State Water Resources Control Board
Division of Clean Water Programs
CUST Local Oversight Program
80 Swan Way, Rm 200
Oakland, CA 94621
(510) 271-4530

September 28, 1992
STID 37

Texaco
Alex Shaw and Assoc.
800 Franklin St.
Oakland, CA 94606

Re: 800 Franklin St., Oakland, CA 94607

Dear Alex Shaw:

This office has reviewed the report dated May 7, 1992 by Miller Environmental Co. and the analytical data from January 20, 1992 for the above site. The recommendation for quarterly monitoring was accepted by Dennis Byrne of this office in a letter dated May 21, 1992. However, since then, no reports for groundwater monitoring have been received by this office. There should have been a sampling round in April, and July.

With the levels of gasoline being as high as 310 ppm and benzene as high as 9300 ppb in groundwater it is imperative that this information be gathered in a timely fashion. It is insinuated that the contamination may have come from off site in the above letter. However, there is no data to conclude this. The vertical and lateral extent of contamination is not even adequately defined.

The City of Oakland should be contacted concerning the contamination beneath their streets. It is suggested in the above letter that implementation of a groundwater monitoring program is all that is needed. However, containment and possibly remediation may be required in the future when the contamination is adequately defined.

Please submit the required Groundwater Monitoring reports for the last 2 quarters. You should consider this a formal request for technical reports pursuant to the California Water Code Section 13267 (b). All workplans, analytical results or reports should be sent to our office and to that of the RWQCB to the attention of Mr. Rich Hiett. Their address is 2101 Webster St., Fourth Floor, Oakland CA 94612. Be aware that failure to submit the requested documents may subject you civil liabilities.

Also enclosed is a format for site closure, which should be followed to meet the requirements of the Regional Water Quality Control Board.

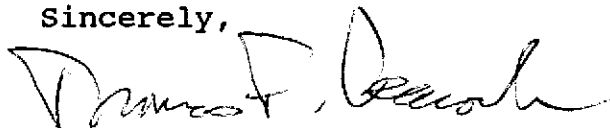
*Dynamos Investment Co.
Realty Corp
900 Clement St
SF. 94105*

*Rose Coughlin
Texaco Refining & Marketing
10 Universal City Plaza
Universal City, CA 91608*

Texaco
STID # 37
800 Franklin St, Oakland 94607
Page 2 of 2

If you have any questions please call this office at (510) 271-4530.

Sincerely,



Thomas F. Peacock, Supervising HMS
Hazardous Material Division

cc: R. Hiett, RWQCB
Edgar Howell, Chief - File
Chentso Chiu, 812 - 5th Ave., Oakland, CA 94606
Julie Carver, 1330 Broadway, Ste. 1001, Oakland, 94612
Mark Thomson, Alameda Co. D.A.
enclosures

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



RAFAT A. SHAHID, Assistant Agency Director

21 May 1992

Tommy Chiu
Chairman
Continental Homes, Incorporated
812 5th Avenue
Oakland, CA 94606

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

57 100 37

Subject: Underground Storage Tank Removal Project at 800 Franklin Avenue, Oakland.

Dear Mr. Chiu:

Thank you for the analytical report prepared by Miller Environmental Company, dated January 20th, 1992, for the site listed above. I have reviewed this report and am satisfied that the environmental investigation being conducted conforms to the requirements of the San Francisco Bay Regional Water Quality Control Board.

I am satisfied that all contaminated soil has been excavated to the extent feasible, as required by this agency. No further soil excavation is anticipated.

Gasoline was measured in two of the three ground water monitoring wells in close proximity to the former tank locations. Wells on the other side of the street measured no gasoline contamination, indicating that any ground water contamination associated with this property is of limited extent.

Further ground water monitoring is required. Guidelines of the Regional Board require a minimum of one year of quarterly monitoring. Samples should be collected from each of the five wells and analyzed for Total Petroleum Hydrocarbons-gasoline, Benzene, Toluene, Xylene and Ethylbenzene. It is imperative that the depth to ground water be measured at each sampling episode to verify the direction of ground water flow. Please ensure that all data collected during this project is submitted to this office for inclusion in our records.

If you have any questions concerning this matter, please feel free to contact me at (510) 271-4320.

Sincerely,

A handwritten signature in cursive script, appearing to read "Dennis J. Byrne".

Dennis J. Byrne
Senior Hazardous Materials Specialist



Miller Environmental Company, Inc.

Engineering • Geology • Construction

May 7, 1992

California National Bank
601 Montgomery Street
San Francisco, CA 94111

Attn: Serg Milman

Dear Mr. Milman,

With permission from Mr. Tommy Chiu, property owner, Miller Environmental Company (MEC) is providing the following summary of the work completed to date for the property at 800 Franklin Street, Oakland, California.

Work Summary

Soil contamination was detected during removal of Underground Storage Tanks (USTs) from the property and from the sidewalk adjacent to the property. Because of the contamination present, MEC attempted to excavate and remove the contaminated soil from the subsurface. MEC was successful in removing the hydrocarbon contaminated soil from the property itself, however due to structural and safety considerations, MEC was not able to remove the soil contamination from beneath the sidewalk on City of Oakland property. Because of this contiguous soil contamination adjacent to the site, ACHCSA required that a subsurface investigation with quarterly monitoring be performed.

As part of the subsurface investigation, MEC installed five ground water monitoring wells on and in the vicinity of the 800 Franklin Street property. The wells (MW1, MW2 and MW3) located immediately adjacent to the property are contaminated with low levels of hydrocarbons and solvents. Unlike the adjacent wells, ground water monitoring wells (MW4 and MW5) located across the intersection are 'clean' as of the last sampling episode.

Conclusions

Hydrocarbon contaminated soil beneath the property has been effectively removed. The contamination which now exists in the soil and ground water offsite has presumably migrated from the subject Franklin Street site or possibly has been conducted through the site from other upgradient sources.

Recommendations

Since ACHCSA has not required an off-site soil or ground-water cleanup program, it is MEC's recommendation that a quarterly ground-water monitoring program be initiated for data gathering purposes at this time.

Following implementation of a quarterly monitoring program for the five ground water monitoring wells, it is our understanding that the site will be in compliance with all current guidelines as specified by the Alameda County Health Care Services Agency (ACHCSA).

If you have any questions please do not hesitate to call me.

Sincerely,



Reinhard Ruhmke
Project Geologist

cc: *✓* Mr. Tommy Chiu
file

Miller Environmental & Geology, Inc.

Engineering & Geology

April 29, 1992

Mr. Tommy Chiu
812 5th Avenue
Oakland, CA 94606

Re: 800 Franklin Street, Oakland, CA

Dear Mr. Chiu,

Following implementation of a quarterly monitoring program for the five ground water monitoring wells located on and in the vicinity of 800 Franklin Street in the City of Oakland, it is our understanding that the site will be in compliance with all current guidelines as specified by the Alameda County Health Care Services Agency (ACHCSA) at this time.

If you have any questions please do not hesitate to call me.

Sincerely,



Reinhard Ruhmke
Project Geologist

cc: file

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



State Water Resources Control Board
Division of Clean Water Programs
UST Local Oversight Program
RAFAT A. SHAHID, Assistant Agency Director

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

March 23, 1992

Dear Sir:

The attached "Notice of Reimbursement" is not a bill. It is required by our contract with the State Water Resources Control Board that we send this letter to all responsible parties involved in a leaking petroleum underground tank site. You fall into the following category:

You (or your contractor/consultant) deposited funds for us to use to oversee the tank removal followed by the cleanup. Your case has been transferred to the Alameda County Local Oversight Program. This will involve your being billed after after the work has been accomplished. It is directed to all responsible parties as the law requires all operators and owners to be notified.

We will continue to work with you to resolve the site remediation in progress.

If you still have any question please call this office at 271-4530 and ask for the specialist noted in the attached notice.

Sincerely,

A handwritten signature in cursive script that reads "Thomas F. Peacock".

Thomas F. Peacock, Supervising HMS
Hazardous Material Division

12:41 PM 03/23/92

DATE: 2/26/92
TO : Local Oversight Program
FROM: Juliet Shin
SUBJ: Transfer of Eligible Oversight Case

Site name: TEXACO
Address: 800 FRANKLIN BLVD. ST. city OAKLAND zip 94612 76925
Closure plan attached? Y N DepRef remaining \$ 787.00
DepRef Project # 523 STID #(if any) 37 (2 diff. ID#s for this address)
Number of Tanks: 4 removed? Y N Date of removal 6/13/89 + 6/14/89
Leak Report filed? Y N Date of Discovery 7/6/89
Samples received? Y N Contamination: Soil + G.W.
Petroleum Y N Types: Avgas Jet leaded unleaded Diesel
fuel oil waste oil kerosene solvents
Monitoring wells on site 3 Monitoring schedule? Y *I think they're going to begin quarterly monitoring.*
Briefly describe the following:
Preliminary Assessment Phase I + II Investigation Jan 20 '92
Remedial Action NA
Post Remedial Action Monitoring NA
Enforcement Action NA

Comments: Two 6,000-gallon tanks and one 550-gallon waste oil tank and one 550-gallon solvent tank have been excavated and transported off site. Two gasoline tanks remain at the site. Analysis of groundwater samples collected from the on-site monitoring wells identified TPH as gasoline as high as 7,800 ppm from MW-2. MW-2 is located immediately downgradient of the former waste oil tank and solvent tank locations.

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Director



12 January 1990

Telephone Number: (415)

Chen-Tso Chiu
Yu-Hua Chiu
Alex Shaw
Alex Shaw and Associates
950 Clement Street
San Francisco, CA 94105

Subject: Underground Storage Tank Removal Conducted at 800/

Dear Sirs:

This office has received a letter dated 18 December 1989, from Mr. Jeffrey Caton of Miller Environmental Company requesting an approval for the initiation of construction activities at the location listed above. Activities planned for this site include the excavation of soil within the subject property to a depth of fourteen feet. A review of all pertinent documentation regarding this property has been conducted.

1) Soil hydrocarbon contamination exceeding 1,000 parts per million was encountered in association with two former underground storage tank locations. Pit one was the former gasoline tank location, within the property. Pit two was the former waste oil tank location in the sidewalk bordering 8th Street.

2) Further soil excavation was conducted in both pits one and two. Following excavation, soil samples were collected for analytical analysis to verify that no hydrocarbon contamination exceeding 1,000 parts per million remained. Pit one was verified sufficiently excavated. Pit two was verified sufficiently excavated on all sides except that bordering 8th Street.

3) Three ground water monitoring wells were installed to define ground water flow direction, ground water depth and to gauge the extent to which the local ground water may have been impacted by the soil contamination discovered. All of these goals were achieved.

Monitoring well MW-1 is located within the area to be excavated and will have to be sacrificed. Monitoring wells MW-2 and MW-3 are located in the sidewalk along Franklin Boulevard and 8th Street. The proposed construction activities will not hinder these wells.

Chen-Tso Chiu
Yu-Hua Chiu
Alex Shaw
950 Clement Street
San Francisco, CA 94105
Re. 800 Franklin Blvd, Oakland
12 January 1990
Page 2 of 3

The Alameda County Department of Environmental Health, Hazardous Materials Division, has no objection to the implementation of construction activities on this site as described in the Miller Environmental Company letter of 18 December 1989. However, please be aware that the following remedial actions will be required at this site.

- A) Boring will have to be sunk at varying distances downstream of the subject property to define the geographical extent of any contaminant plume in either the soil or ground water.
- B) If soil hydrocarbon contamination is encountered which exceeds 1,000 parts per million, it must be physically removed for treatment or disposal. If physical removal of such soil is infeasible, then a waste discharge permit will have to be obtained from the San Francisco Bay Regional Water Quality Control Board.
- C) When the lateral extent of the ground water contaminant plume is defined, this data will be discussed with the Regional Board. It is possible that an active ground water remediation program will be required to address this contamination. This possibility should be considered in your construction plan scheduling for this property.
- D) In the absence of active remediation, you can anticipate that a ground water monitoring program will be required at this site. This monitoring should be conducted on a quarterly basis for a minimum of one year. The frequency of any further monitoring will be based upon the data derived during the first year.

Chen-Tso Chiu
Yu-Hua Chiu
Alex Shaw
950 Clement Street
San Francisco, CA 94105
Re. 800 Franklin Blvd. Oakland
12 January 1990
Page 3 of 3

If you have any questions concerning this matter, please contact me at (415) 271-4320.

Sincerely,



Dennis J. Byrne
Hazardous Materials Specialist

cc: Lester Feldman, SFBRWQCB
Doug Krause, DOHS
Rafat Shahid, Assistant Director, Alameda County Dept.
Environmental Health.
Jeffrey Caton, Miller Environmental Company

MILLER ENVIRONMENTAL COMPANY

89 DEC 19 PM 3:01

631 MARINA WAY SOUTH
RICHMOND, CALIFORNIA 94804
(415) 233-9068
FAX (415) 233-0140

December 18, 1989

Dennis Byrne
Division of Hazardous Materials
Alameda County Health Services Agency
80 Swan Way Room 200
Oakland, CA 94621

Re: Building Permit/Response to Subsurface Investigation
800 Franklin St., Oakland, CA

Dear Mr. Byrne,

Approximately three weeks ago I spoke with you regarding our clients intention to construct a retail/office building at 800 Franklin in Oakland. At your request I have enclosed a preliminary drawing and brief description of the proposed building that was provided by Sue Associates, the architects for the site.

As you are aware, Miller Environmental Company has performed subsurface investigation and remediation work at the site which included excavation and disposal of contaminated soil.

Our "Report on Subsurface Investigation and Remediation of Contaminated Soil" was forwarded to you November 9, 1989. The source of contamination within the borders of the property has been effectively removed, based on results of soil sampling and field observations. However, subsurface contamination downgradient of the site does exist.

Because of the advance planning and considerable expense involved, our client would like to know as soon as possible whether the remediation performed to date is sufficient to permit building at the site. It is the professional opinion of Miller Environmental Company that the soil within the site is sufficiently remediated to allow construction at the site. The foundation construction shall be at an approximate depth of 14 feet. Groundwater, existing at an approximate depth of 23 feet, will not be encountered during construction.

As of yet our client has not received a written response to the investigation report. They are aware that additional

investigation will likely be required in order to assess the full extent of downgradient contamination. Please issue a written response to the report which includes your requirements for continued monitoring, along with a response to the building permit inquiry.

If you have any questions regarding this site please do not hesitate to call me at 233-9068.

Sincerely,
MILLER ENVIRONMENTAL COMPANY



Jeff Caton
Environmental Engineer

cc: Tai-Ling Tsou
James Stanford
File 89-1003

SUE ASSOCIATES

ARCHITECTURE & PLANNING

812 FIFTH AVENUE
OAKLAND, CA 94606
415.834.2400

December 13, 1989



Mr. Jeff Caton
Miller Environment Inc.
631 Marina Way South
Richmond, CA 94804

RE: 800 FRANKLIN STREET

Dear Mr. Caton:

Reference to your enquiry, the above proposed project is a three story, 10,000 sq. ft., retail/office building at 800 Franklin Street, Oakland, California. It has a basement with 11 feet in height. The foundation consist of concrete footings at the interior columns and concrete slab floor. The foundation construction is at an approximate depth of 14 feet below pavement level. Within the property line, some adjacent underpinning may be required to the same depths.

If there are any questions or comments regarding the above, please do not hesitate to contact me at this office.

Sincerely,


Tian Feng
Project Designer

TF:kl

cc: Tommy Chiu

SUE ASSOCIATES

PLANNING • ARCHITECTURE (415) 834-2400

800 FRANKLIN STREET

OAKLAND, CALIFORNIA

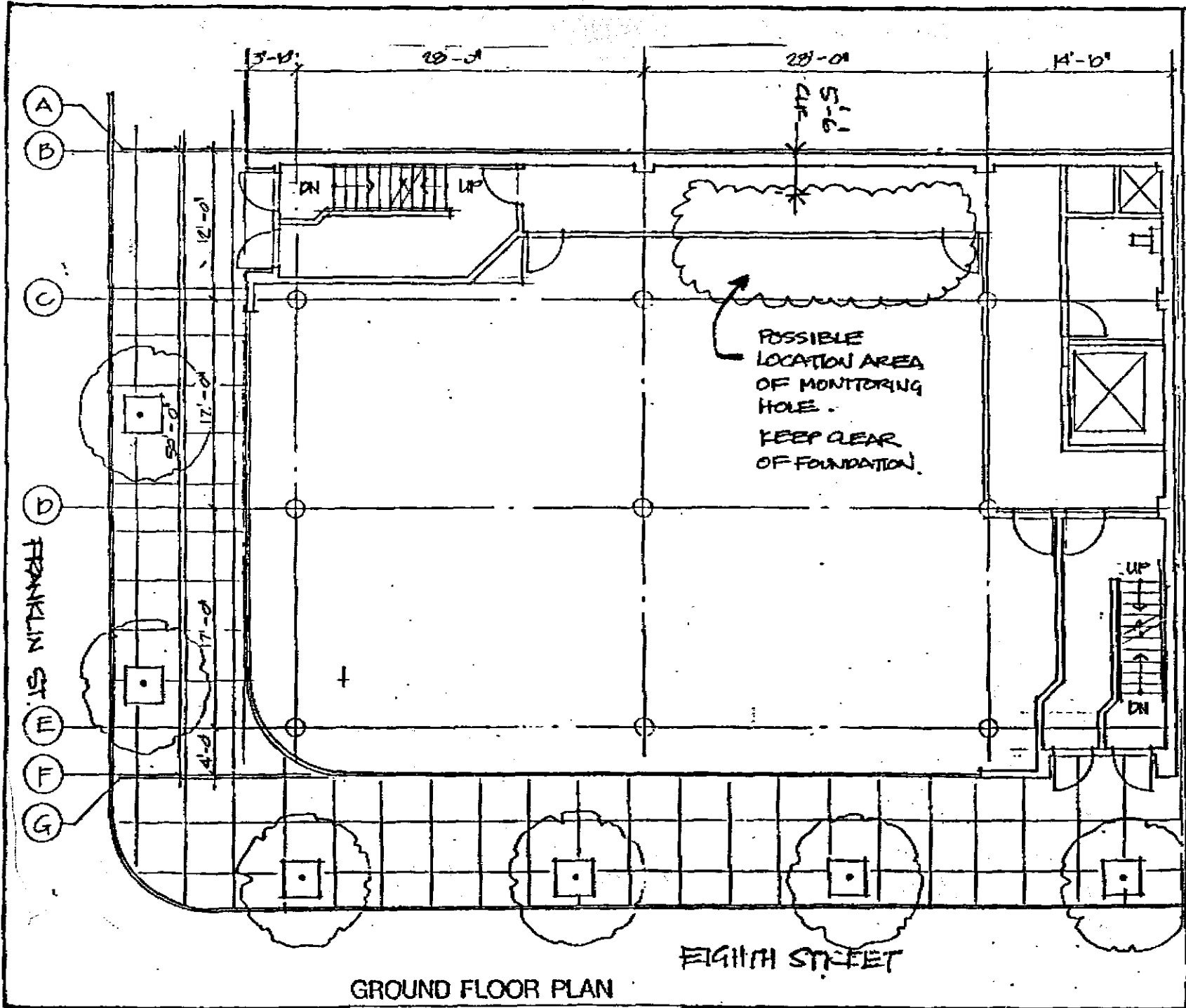
DATE 8-18-89

JOB No.:

DESIGNED BY

SHEET No.

APPROVED



GROUND FLOOR PLAN

ROBERT J. MILLER CO.

General Contractors, Inc.

631 MARINA WAY SOUTH
RICHMOND, CALIFORNIA 94804
(415) 233-9000

September 1, 1989

Dennis Byrne
Division of Hazardous Materials
Alameda County Health Agency
80 Swan Way Room 200
Oakland, CA 94621

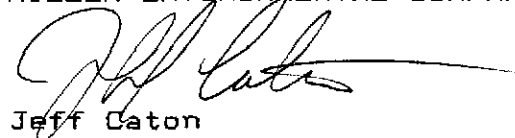
Re: Workplan for 800 Franklin St., Oakland, CA

Dear Mr. Byrne,

As a follow-up to our conversation of 8/30/89 regarding this site I am enclosing an amendment to our workplan for addressing subsurface contamination. This amendment specifically addresses the handling of excavated soil resulting from tank removal operations in June of 1989.

We have now scheduled September 7th and 8th for shoring, additional excavation, and backfilling of the pits. Monitoring well installation is scheduled for the week of September 11th.

Sincerely,
MILLER ENVIRONMENTAL COMPANY



Jeff Caton
Environmental Engineer

cc: Tai-Ling Tsou
Cinda McKinnon
File 89-1003

ROBERT J. MILLER CO.

General Contractors, Inc.

8/29/89

631 MARINA WAY SOUTH
RICHMOND, CALIFORNIA 94804
(415) 233-9000

August 25, 1989

Dennis Byrne
Alameda County Health Agency
Division of Hazardous Materials
80 Swan Way, Room 200
Oakland, Ca. 94621

Re: 800 Franklin Street
Oakland, Ca.

Dear Mr. Byrne,

Miller Environmental Company (MEC) shall be conducting site investigation and soil remediation activities in the near future at 800 Franklin Street in Oakland. Enclosed for your review is our workplan for addressing contamination at the site.

We have scheduled August 30th and 31st for additional excavation of contaminated soil. We have scheduled a driller for monitoring well installation the week of September 11th.

To my knowledge an Unauthorized Release Form has not been submitted for this site. This form has now been completed by MEC and is enclosed with the workplan.

We would appreciate a response to this workplan as soon as you are able to do so. Questions or comments can be directed to myself or Mr. Reinhard Ruhmke.

Sincerely,
MILLER ENVIRONMENTAL COMPANY



Jeff Caton
Environmental Engineer

cc: Tai-Ling Tsou
Cinda McKinnon

8/30/89
mm

UNDERGROUND STORAGE TANK UNAUTHORIZED RELEASE (LEAK) / CONTAMINATION SITE REPORT

EMERGENCY <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	HAS STATE OFFICE OF EMERGENCY SERVICES REPORT BEEN FILED? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	FOR LOCAL AGENCY USE ONLY I HEREBY CERTIFY THAT I AM A DESIGNATED GOVERNMENT EMPLOYEE AND THAT I HAVE REPORTED THIS INFORMATION TO LOCAL OFFICIALS PURSUANT TO SECTION 25180.7 OF THE HEALTH AND SAFETY CODE. <i>D. Byrne</i> 8/30/89 SIGNED DATE	
REPORT DATE 08/25/89	CASE #		

REPORTED BY	NAME OF INDIVIDUAL FILING REPORT JEFF CATON	PHONE (415) 233-9000	SIGNATURE <i>Jeff Caton</i>
	REPRESENTING <input type="checkbox"/> LOCAL AGENCY <input checked="" type="checkbox"/> OWNER/OPERATOR <input type="checkbox"/> REGIONAL BOARD <input type="checkbox"/> OTHER	COMPANY OR AGENCY NAME MILLER ENVIRONMENTAL CO.	
	ADDRESS 631 MARINA WAY SOUTH RICHMOND CA 94804		

RESPONSIBLE PARTY	NAME CHEN-TSO CHIU AND YU-HUA CHIU / ALEX SHAW & ASSOCIATES	CONTACT PERSON ALEX SHAW	PHONE (415) 668-2211
	ADDRESS 950 CLEMENT ST SAN FRANCISCO, CA 94105		

SITE LOCATION	FACILITY NAME (IF APPLICABLE) FORMER RETAIL FUEL STATION	OPERATOR	PHONE ()
	ADDRESS 800 FRANKLIN OAKLAND CA		
	CROSS STREET EIGHTH ST	TYPE OF AREA <input checked="" type="checkbox"/> COMMERCIAL <input type="checkbox"/> INDUSTRIAL <input type="checkbox"/> RURAL <input type="checkbox"/> RESIDENTIAL <input type="checkbox"/> OTHER	TYPE OF BUSINESS <input checked="" type="checkbox"/> RETAIL FUEL STATION <input type="checkbox"/> FARM <input type="checkbox"/> OTHER

IMPLEMENTING AGENCIES	LOCAL AGENCY ALAMEDA COUNTY HEALTH AGENCY	AGENCY NAME	CONTACT PERSON DENNIS BYRNE	PHONE (415) 271-4320
	REGIONAL BOARD SAN FRANCISCO BAY AREA RWQCB		CONTACT PERSON SCOTT HUGENBERGER	PHONE (415) 464-4222

SUBSTANCES INVOLVED	(1) NAME GASOLINE	QUANTITY LOST (GALLONS) <input checked="" type="checkbox"/> UNKNOWN
	(2) NAME DIESEL/OIL	QUANTITY LOST (GALLONS) <input checked="" type="checkbox"/> UNKNOWN

DISCOVERY/ABATEMENT	DATE DISCOVERED 08/06/89	HOW DISCOVERED <input type="checkbox"/> INVENTORY CONTROL <input type="checkbox"/> SUBSURFACE MONITORING <input type="checkbox"/> TANK TEST <input checked="" type="checkbox"/> TANK REMOVAL <input checked="" type="checkbox"/> OTHER LAB ANALYSIS - SOIL	NUISANCE CONDITIONS
	DATE DISCHARGE BEGAN <input checked="" type="checkbox"/> UNKNOWN	METHOD USED TO STOP DISCHARGE (CHECK ALL THAT APPLY) <input type="checkbox"/> REMOVE CONTENTS <input type="checkbox"/> REPLACE TANK <input checked="" type="checkbox"/> CLOSE TANK <input type="checkbox"/> REPAIR TANK <input type="checkbox"/> REPAIR PIPING <input type="checkbox"/> CHANGE PROCEDURE <input type="checkbox"/> OTHER	
	HAS DISCHARGE BEEN STOPPED? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO IF YES, DATE		

SOURCE/CAUSE	SOURCE OF DISCHARGE <input type="checkbox"/> TANK LEAK <input checked="" type="checkbox"/> UNKNOWN <input type="checkbox"/> PIPING LEAK <input type="checkbox"/> OTHER	TANKS ONLY/CAPACITY 2 x 6000 GAL.	MATERIAL 12,000 gal FIBERGLASS 550 gal STEEL (4 tanks)	CAUSE(S) <input type="checkbox"/> OVERFILL <input type="checkbox"/> RUPTURE/FAILURE <input type="checkbox"/> CORROSION <input checked="" type="checkbox"/> UNKNOWN <input type="checkbox"/> SPILL <input type="checkbox"/> OTHER
		AGE 18 or 19 YRS		

CASE TYPE	CHECK ONE ONLY <input checked="" type="checkbox"/> UNDETERMINED <input type="checkbox"/> SOIL ONLY <input type="checkbox"/> GROUNDWATER <input type="checkbox"/> DRINKING WATER - (CHECK ONLY IF WATER WELLS HAVE ACTUALLY BEEN AFFECTED)
-----------	--

CURRENT STATUS	CHECK ONE ONLY <input checked="" type="checkbox"/> SITE INVESTIGATION IN PROGRESS (DEFINING EXTENT OF PROBLEM) <input type="checkbox"/> CLEANUP IN PROGRESS <input type="checkbox"/> SIGNED OFF (CLEANUP COMPLETED OR UNNECESSARY) <input type="checkbox"/> NO ACTION TAKEN <input type="checkbox"/> POST CLEANUP MONITORING IN PROGRESS <input type="checkbox"/> NO FUNDS AVAILABLE TO PROCEED <input type="checkbox"/> EVALUATING CLEANUP ALTERNATIVES
----------------	---

REMEDIAL ACTION	CHECK APPROPRIATE ACTION(S) (SEE BACK FOR DETAILS) <input type="checkbox"/> CAP SITE (CD) <input checked="" type="checkbox"/> EXCAVATE & DISPOSE (ED) <input type="checkbox"/> REMOVE FREE PRODUCT (FP) <input type="checkbox"/> ENHANCED BIO DEGRADATION (IT) <input type="checkbox"/> CONTAINMENT BARRIER (CB) <input type="checkbox"/> EXCAVATE & TREAT (ET) <input type="checkbox"/> PUMP & TREAT GROUNDWATER (GT) <input type="checkbox"/> REPLACE SUPPLY (RS) <input type="checkbox"/> TREATMENT AT HOOKUP (HU) <input type="checkbox"/> NO ACTION REQUIRED (NA) <input type="checkbox"/> OTHER (OT)
-----------------	---

COMMENTS
Groundwater at ~ 28 ft below grade
Site investigation to include 3 monitoring wells
Maximum Detected Concentrations in Soil: 3100 ppm TPH Gasoline
4000 ppm TPH Waste Oil
430 ppm TPH Diesel

Site name: Alex Shaw Associates

01

8/30/89

UNDERGROUND STORAGE TANK UNAUTHORIZED RELEASE (LEAK) / CONTAMINATION SITE REPORT

EMERGENCY <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	HAS STATE OFFICE OF EMERGENCY SERVICES REPORT BEEN FILED? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	FOR LOCAL AGENCY USE ONLY I HEREBY CERTIFY THAT I AM A DESIGNATED GOVERNMENT EMPLOYEE AND THAT I HAVE REPORTED THIS INFORMATION TO LOCAL OFFICIALS PURSUANT TO SECTION 25180.7 OF THE HEALTH AND SAFETY CODE.
REPORT DATE 08/25/89	CASE #	SIGNED: [Signature] DATE: 8/30/89

REPORTED BY NAME OF INDIVIDUAL FILING REPORT JEFF CATON	PHONE (415) 233-9000	SIGNATURE [Signature]
REPRESENTING <input checked="" type="checkbox"/> OWNER/OPERATOR <input type="checkbox"/> REGIONAL BOARD <input type="checkbox"/> LOCAL AGENCY <input type="checkbox"/> OTHER	COMPANY OR AGENCY NAME MILLER ENVIRONMENTAL QUALITY CONTROL BOARD	DATE AUG 31 1989
ADDRESS 631 MARINA WAY SOUTH STE RICHMOND CA 94804		

RESPONSIBLE PARTY NAME CHEN-TSO CHIU AND YU-HUA CHIU	CONTACT PERSON ALEX SHAW & ASSOCIATES	PHONE (415) 668-2211
ADDRESS 950 CLEMENT ST SAN FRANCISCO, CA 94105		

SITE LOCATION FACILITY NAME (IF APPLICABLE) FURNER RETAIL FUEL STATION	OPERATOR ()	PHONE ()
ADDRESS 800 FRANKLIN ST OAKLAND CA 94612		
CROSS STREET EIGHTH ST	TYPE OF AREA <input type="checkbox"/> COMMERCIAL <input type="checkbox"/> INDUSTRIAL <input type="checkbox"/> RURAL <input type="checkbox"/> RESIDENTIAL <input type="checkbox"/> OTHER	TYPE OF BUSINESS <input checked="" type="checkbox"/> RETAIL FUEL STATION <input type="checkbox"/> FARM <input type="checkbox"/> OTHER

IMPLEMENTING AGENCIES LOCAL AGENCY ALAMEDA COUNTY HEALTH AGENCY	AGENCY NAME	CONTACT PERSON DENNIS BYRNE	PHONE (415) 271-4320
REGIONAL BOARD SAN FRANCISCO BAY AREA RWQCB		CONTACT PERSON SCOTT HUGENBERGER	PHONE (415) 464-1222

SUBSTANCES INVOLVED (1) NAME GASOLINE	QUANTITY LOST (GALLONS) <input checked="" type="checkbox"/> UNKNOWN
(2) NAME DIESEL/OIL	QUANTITY LOST (GALLONS) <input type="checkbox"/> UNKNOWN

DISCOVERY/ABATEMENT DATE DISCOVERED 08/20/89	HOW DISCOVERED <input type="checkbox"/> INVENTORY CONTROL <input type="checkbox"/> SUBSURFACE MONITORING <input type="checkbox"/> NUISANCE CONDITIONS <input type="checkbox"/> TANK TEST <input checked="" type="checkbox"/> TANK REMOVAL <input type="checkbox"/> OTHER LAB ANALYSIS SOIL
DATE DISCHARGE BEGAN UNKNOWN	METHOD USED TO STOP DISCHARGE (CHECK ALL THAT APPLY) <input type="checkbox"/> REMOVE CONTENTS <input type="checkbox"/> REPLACE TANK <input checked="" type="checkbox"/> CLOSE TANK <input type="checkbox"/> REPAIR TANK <input type="checkbox"/> REPAIR PIPING <input type="checkbox"/> CHANGE PROCEDURE <input type="checkbox"/> OTHER
HAS DISCHARGE BEEN STOPPED? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO IF YES, DATE	

SOURCE/CAUSE <input type="checkbox"/> TANK LEAK <input checked="" type="checkbox"/> UNKNOWN <input type="checkbox"/> PIPING LEAK <input type="checkbox"/> OTHER	TANKS ONLY/CAPACITY 2 x 6000 GAL AGE 18 or 19 YRS <input type="checkbox"/> UNKNOWN	MATERIAL 1 x 1000 gal FIBERGLASS 550 gal STEEL (4 tanks) <input type="checkbox"/> OTHER	CAUSE(S) <input type="checkbox"/> OVERFILL <input type="checkbox"/> RUPTURE/FAILURE <input type="checkbox"/> CORROSION <input checked="" type="checkbox"/> UNKNOWN <input type="checkbox"/> SPILL <input type="checkbox"/> OTHER
---	---	--	---

CASE TYPE CHECK ONE ONLY <input checked="" type="checkbox"/> UNDETERMINED <input type="checkbox"/> SOIL ONLY <input type="checkbox"/> GROUNDWATER <input type="checkbox"/> DRINKING WATER - (CHECK ONLY IF WATER WELLS HAVE ACTUALLY BEEN AFFECTED)

CURRENT STATUS CHECK ONE ONLY <input checked="" type="checkbox"/> SITE INVESTIGATION IN PROGRESS (DEFINING EXTENT OF PROBLEM) <input type="checkbox"/> CLEANUP IN PROGRESS <input type="checkbox"/> SIGNED OFF (CLEANUP COMPLETED OR UNNECESSARY) <input type="checkbox"/> NO ACTION TAKEN <input type="checkbox"/> POST CLEANUP MONITORING IN PROGRESS <input type="checkbox"/> NO FUNDS AVAILABLE TO PROCEED <input type="checkbox"/> EVALUATING CLEANUP ALTERNATIVES
--

REMEDIAL ACTION CHECK APPROPRIATE ACTION(S) (SEE BACK FOR DETAILS) <input type="checkbox"/> CAP SITE (CD) <input checked="" type="checkbox"/> EXCAVATE & DISPOSE (ED) <input type="checkbox"/> REMOVE FREE PRODUCT (FP) <input type="checkbox"/> ENHANCED BIO DEGRADATION (IT) <input type="checkbox"/> CONTAINMENT BARRIER (CB) <input type="checkbox"/> EXCAVATE & TREAT (ET) <input type="checkbox"/> PUMP & TREAT GROUNDWATER (GT) <input type="checkbox"/> REPLACE SUPPLY (RS) <input type="checkbox"/> TREATMENT AT HOOKUP (HU) <input type="checkbox"/> NO ACTION REQUIRED (NA) <input type="checkbox"/> OTHER (OT)
--

COMMENTS
Groundwater at ~28 ft below grade
Site investigation to include 3 monitoring wells
Maximum detected concentrations in soil: 310 ppm TPH Gasoline
4000 ppm TPH waste oil
630 ppm TPH Diesel

ROBERT J. MILLER CO.

General Contractors, Inc.

631 MARINA WAY SOUTH
RICHMOND, CALIFORNIA 94804
(415) 233-9000

7/14/89

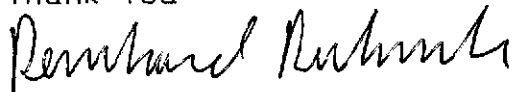
Division of Hazardous Materials
Alameda County Health Agency
80 Swan Way Room 200
Oakland, CA 94621

Attn: Dennis Byrne

Enclosed are copies of the laboratory results for the site located at the corner of Eighth Street and Franklin Ave in Oakland. Also enclosed is a site plan showing previous tank and soil sampling locations.

The lab results indicate hydrocarbon contamination in sampling locations S2, W1, W2A, SP1, SP3 and T4. SP1 is a composite soil sample taken from the contaminated spoils pile, whereas SP2 and SP3 are composite soil samples taken from the "uncontaminated" spoils pile. S2 is from beneath the solvent tank, W1 and W2A are from the waste oil tank and T4 is from the unleaded gasoline tank.

Thank You



Reinhard Ruhmke
Staff Geologist

Enc: Lab results and site plan

Rec'd 7-18-89

white -env.health
 yellow -facility
 pink -files

ALAMEDA COUNTY, DEPARTMENT OF ENVIRONMENTAL HEALTH
 Hazardous Materials Inspection Form

80 Swan Way, #200
 Oakland, CA 94621
 (415) 271-4320

II, III

Site ID # _____ Site Name _____ Today's Date 6/14/89

II.A BUSINESS PLANS (Title 19)

- ___ 1. Immediate Reporting 2703
- ___ 2. Bus. Plan Stds. 25503(b)
- ___ 3. RR Cars > 30 days 25503.7
- ___ 4. Inventory Information 25504(a)
- ___ 5. Inventory Complete 2730
- ___ 6. Emergency Response 25504(b)
- ___ 7. Training 25504(c)
- ___ 8. Deficiency 25505(a)
- ___ 9. Modification 25505(b)

Site Address 800 Franklin Blvd

City Oakland Zip 94607 Phone _____

___ MAX AMT stored > 500 lbs, 55 gal., 200 cft.?

Inspection Categories:

- ___ I. Haz. Mat/Waste GENERATOR/TRANSPORTER
- ___ II. Business Plans, Acute Hazardous Materials
- III. Underground Tanks

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

Comments:

Observed removal of 2 UGT's
 1) 6,000 gallon gasoline 10 LEL / 5 O₂
 2) 6,000 gallon gasoline 8 LEL / 5 O₂

1 - no obvious holes in tank - no H₂O in excavation. One soil sample collected from either end at 10' T1, T2

2 - no obvious holes in tanks - no H₂O in excavation. One sample from either end of tank T3, T4

Analysis Requested TPH-G, BTX+E

II.B ACUTELY HAZ MATLS

- ___ 10. Registration Form Filed 25533(a)
- ___ 11. Form Complete 25533(b)
- ___ 12. RMPP Contents 25534(c)
- ___ 13. Implement Sch. Req'd? (Y/N)
- ___ 14. OnSite Conseq. Assess. 25524(c)
- ___ 15. Probable Risk Assessment 25534(d)
- ___ 16. Persons Responsible 25534(g)
- ___ 17. Certification 25534(i)
- ___ 18. Exemption Request? (Y/N) 25536(b)
- ___ 19. Trade Secret Requested? 25538

III. UNDERGROUND TANKS (Title 23)

- General
 - ___ 1. Permit Application 25284 (H&S)
 - ___ 2. Pipeline Leak Detection 25292 (H&S)
 - ___ 3. Records Maintenance 2712
 - ___ 4. Release Report 2651
 - ___ 5. Closure Plans 2670
- Monitoring for Existing Tanks
 - ___ 6. Method
 - 1) Monthly Test
 - 2) Daily Vadose
Semi-annual groundwater
One time soils
 - 3) Daily Vadose
One time soils
 - Annual tank test
 - 4) Monthly Gndwater
One time soils
 - 5) Daily Inventory
Annual tank testing
Cont pipe leak det
Vadose/gndwater mon.
 - 6) Daily Inventory
Annual tank testing
Cont pipe leak det
 - 7) Weekly Tank Gauge
Annual tank testing
 - 8) Annual Tank Testing
Daily inventory
 - 9) Other _____
- New Tanks
 - ___ 7. Precip Tank Test 2643
Date: _____
 - ___ 8. Inventory Rec. 2644
 - ___ 9. Soil Testing 2646
 - ___ 10. Ground Water. 2647
 - ___ 11. Monitor Plan 2632
 - ___ 12. Access. Secure 2634
 - ___ 13. Plans Submit 2711
Date: _____
 - ___ 14. As Built 2635
Date: _____

Rev 5/88

II, III

Contact: _____
 Title: _____
 Signature: _____

Inspector: D Byrne
 Signature: D Byrne

white - env. health
 yellow - facility
 pink - files

ALAMEDA COUNTY, DEPARTMENT OF ENVIRONMENTAL HEALTH

80 Swan Way, #200
 Oakland, CA 94621
 (415) 271-4320

Hazardous Materials Inspection Form

II, III

Site ID # _____ Site Name _____ Today's Date 01/13/89

II.A BUSINESS PLANS (Title 19)

- ___ 1. Immediate Reporting 2703
- ___ 2. Bus. Plan Stds. 25503(b)
- ___ 3. RR Cars > 30 days 25503.7
- ___ 4. Inventory Information 25504(a)
- ___ 5. Inventory Complete 2730
- ___ 6. Emergency Response 25504(b)
- ___ 7. Training 25504(c)
- ___ 8. Deficiency 25505(a)
- ___ 9. Modification 25505(b)

Site Address 800 Franklin Blvd

City Oakland Zip 94607 Phone _____

___ MAX AMT stored > 500 lbs. 55 gal., 200 cft.?

Inspection Categories:

- ___ I. Haz. Mat/Waste GENERATOR/TRANSPORTER
- ___ II. Business Plans, Acute Hazardous Materials
- III. Underground Tanks

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

Comments:

Tank 1 5% LEL / O₂ 12 4000 gal solvent tank

Tank 2 - 500 gal waste oil
 0 LEL, 12 O₂ - at least one obvious hole in tank
 heavily discolored soil excavated below the tanks to a depth of 12'

4 samples collected from under tanks, one of composite pile

analysis requested
 TPH-D, G, BTX+E, Vol Orgs,
 semi Vol Orgs,

To be continued, 1100 01/14/89

10 06 - 1260

II.B ACUTELY HAZ. MAT'L'S

- ___ 10. Registration Form Filed 25533(a)
- ___ 11. Form Complete 25533(b)
- ___ 12. RMPP Contents 25534(c)
- ___ 13. Implement Sch. Req'd? (Y/N)
- ___ 14. OffSite Conseq. Assess. 25524(c)
- ___ 15. Probable Risk Assessment 25534(d)
- ___ 16. Persons Responsible 25534(g)
- ___ 17. Certification 25534(i)
- ___ 18. Exemption Request? (Y/N) 25536(b)
- ___ 19. Trade Secret Requested? 25538

III. UNDERGROUND TANKS (Title 23)

- | | |
|-------------------------------|---|
| General | ___ 1. Permit Application 25284 (H&S) |
| | ___ 2. Pipeline Leak Detection 25292 (H&S) |
| | ___ 3. Records Maintenance 2712 |
| | ___ 4. Release Report 2651 |
| | ___ 5. Closure Plans 2670 |
| Monitoring for Existing Tanks | ___ 6. Method |
| | 1) Monthly Test |
| | 2) Daily Vadose
Semi-annual groundwater
One time soils |
| | 3) Daily Vadose
One time soils
Annual tank test |
| | 4) Monthly Gndwater
One time soils |
| | 5) Daily Inventory
Annual tank testing
Cont pipe leak det
Vadose/gndwater mon. |
| | 6) Daily Inventory
Annual tank testing
Cont pipe leak det |
| | 7) Weekly Tank Gauge
Annual tank testing |
| | 8) Annual Tank Testing
Daily Inventory |
| | 9) Other _____ |
| New Tanks | ___ 7. Precs Tank Test 2643 |
| | Date: _____ |
| | ___ 8. Inventory Rec. 2644 |
| | ___ 9. Soil Testing 2646 |
| | ___ 10. Ground Water. 2647 |
| ___ 11. Monitor Plan 2632 | |
| ___ 12. Access. Secure 2634 | |
| ___ 13. Plans Submit 2711 | |
| Date: _____ | |
| ___ 14. As Built 2635 | |
| Date: _____ | |

Rev 6/88

Contact: _____
 Title: _____
 Signature: _____

Inspector: S Payne
 Signature: _____

II, III