

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

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](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**

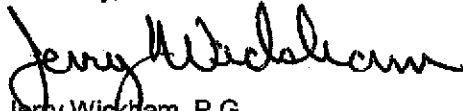
Please note that delays in investigation, later reports, or enforcement actions may result in your becoming ineligible to receive grant money from the state's Underground Storage Tank Cleanup Fund (Senate Bill 2004) to reimburse you for the cost of cleanup.

**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

<b>Alameda County Environmental Cleanup Oversight Programs (LOP and SLIC)</b>	<b>ISSUE DATE:</b> July 1, 2005
	<b>REVISION DATE:</b> May 31, 2006
	<b>PREVIOUS REVISIONS:</b> October 31, 2005, December 16, 2005
<b>SECTION:</b> Miscellaneous Administrative Topics & Procedures	<b>SUBJECT:</b> 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](mailto: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](mailto: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](mailto: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)

ALAMEDA COUNTY  
HEALTH CARE SERVICES

AGENCY  
DAVID J. KEARS, Agency Director



SENT  
04-10-06

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. 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 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.

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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](mailto: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

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#### UNDERGROUND STORAGE TANK CLEANUP FUND

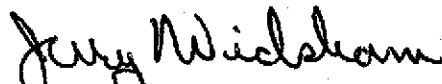
Please note that delays in investigation, later reports, or enforcement actions may result in your becoming ineligible to receive grant money from the state's Underground Storage Tank Cleanup Fund (Senate Bill 2004) to reimburse you for the cost of cleanup.

#### AGENCY OVERSIGHT

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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

# 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 BETH 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

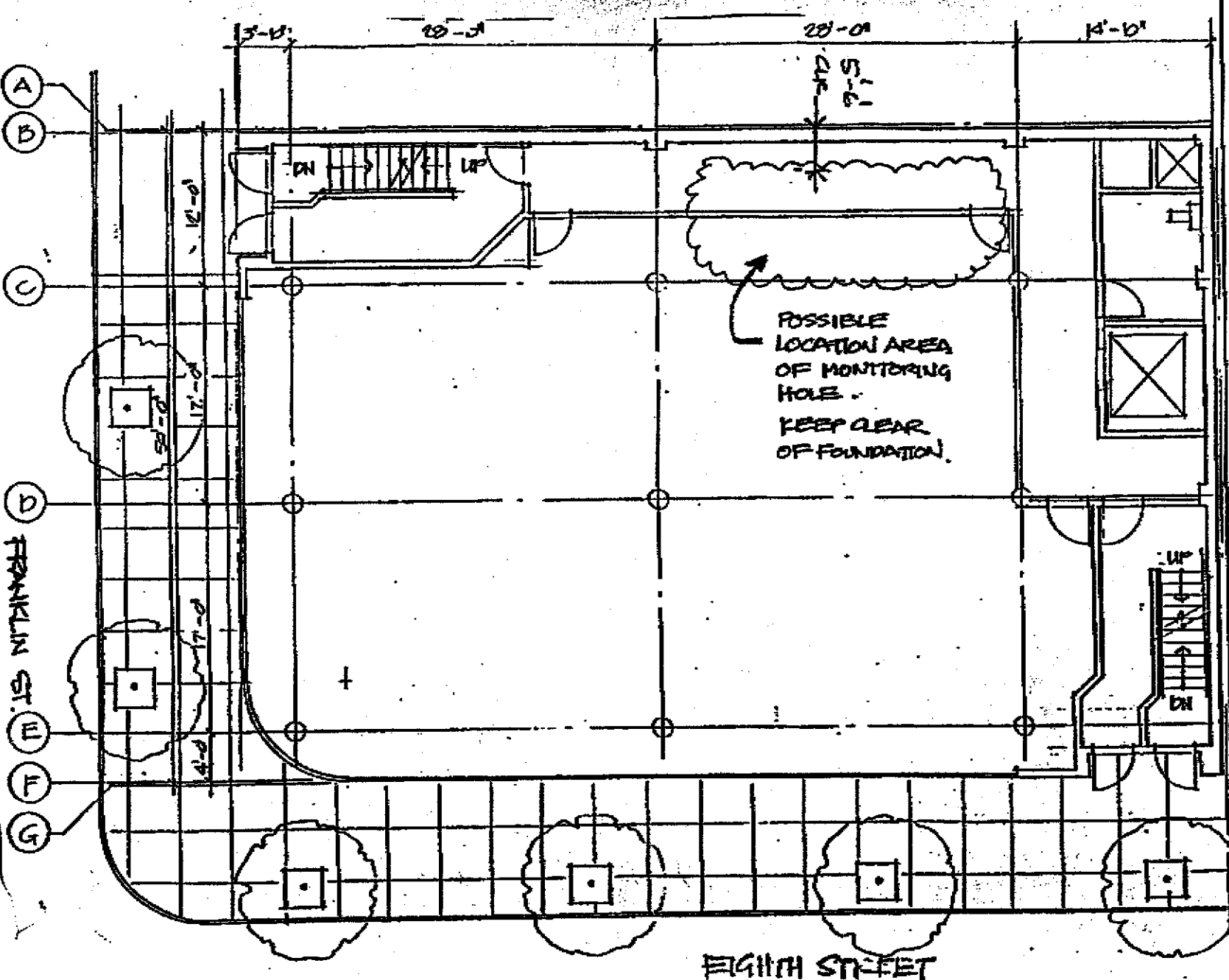
cc: Tommy Chiu

# SUE ASSOCIATES

PLANNING • ARCHITECTURE (415) 834-2400

800 FRANKLIN STREET  
OAKLAND, CALIFORNIA

DATE	0-10-81	JOB No.	
DESIGNED BY		SHEET No.	
APPROVED			



GROUND FLOOR PLAN

EIGHTH STREET

ALAMEDA COUNTY  
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



Sent 1/25/00  
Including cc's

20196

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  
812-5<sup>th</sup> 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 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

SENT 10-19-97  
including cc's

ALAMEDA COUNTY  
HEALTH CARE SERVICES



AGENCY  
DAVID J. KEARS, Agency Director

20196

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  
812-5<sup>th</sup> 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



ALAMEDA COUNTY  
HEALTH CARE SERVICES

AGENCY  
DAVID J. KEARS, Agency Director



R0#196

March 4, 1997  
STID 37

Tommy Chiu  
812-5th Ave.  
Oakland CA 94606

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

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



RO#196

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

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.

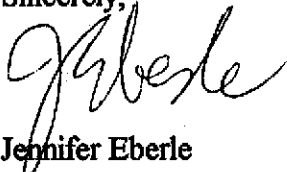
Please be advised that "no person shall close an underground tank system unless that person . . . demonstrates to the appropriate agency . . . that the site has been investigated to determine if there are any present, or were past releases, and if so, that appropriate corrective or remedial actions have 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. *af* Rick Haltenhoff, Associated Terra Consultants, 15039 Downing Oak Court, Suite 3, Los  
Gatos CA 95032  
Acting Chief/file

je.37-B

ALAMEDA COUNTY  
HEALTH CARE SERVICES  
AGENCY

DAVID J. KEARS, Agency Director



R0196

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,

A handwritten signature in cursive script, appearing to read 'Thomas Peacock'.

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



R0196

RAFAT A. SHAHID, DIRECTOR

August 1, 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,

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,

A handwritten signature in cursive script, appearing to read 'J Eberle'.

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

ALAMEDA COUNTY  
HEALTH CARE SERVICES  
AGENCY

DAVID J. KEARS, Agency Director



R0196

RAFAT A. SHAHID, DIRECTOR

June 29, 1995  
STID 37

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

Tommy Chiu  
812-5th Ave.  
Oakland CA 94607

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.**

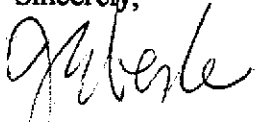
All work should adhere to a) the Tri-Regional Board Staff Recommendations for Preliminary Evaluation and Investigation of Underground Tank Sites, dated 8/10/90; and b) Article 11 of Title 23, California Code of Regulations. Reports and proposals must be submitted **under seal** of a California-Registered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

ALAMEDA COUNTY  
HEALTH CARE SERVICES  
AGENCY

DAVID J. KEARS, Agency Director



R0196

RAFAT A. SHAHID, ASST. AGENCY DIRECTOR

February 10, 1994  
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,

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



ALAMEDA COUNTY  
HEALTH CARE SERVICES  
AGENCY

DAVID J. KEARS, Agency Director



R0196

RAFAT A. SHAHID, ASST. AGENCY DIRECTOR

December 7, 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,

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.)

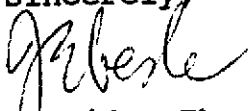
These results indicate that groundwater contamination is not decreasing in concentration, as was hoped. Up to 50,000 ppb TPH-g was detected during this sampling event, as was the exact same concentration during the last sampling event in April 1993. The source of the groundwater contamination is likely 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

ALAMEDA COUNTY  
HEALTH CARE SERVICES  
AGENCY

DAVID J. KEARS, Agency Director



R0196

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,

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



SITE: 800 Franklin St.  
Oakland, CA  
Bill Louie's Auto Service

R0196

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.

Sincerely,

Jennifer Eberle  
Hazardous Materials Specialist

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

je

ALAMEDA COUNTY  
HEALTH CARE SERVICES  
AGENCY

DAVID J. KEARS, Agency Director



R0196

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.

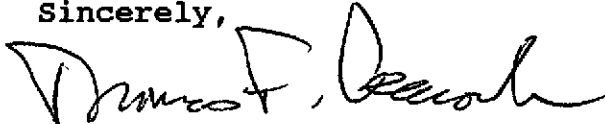
Please submit the required Groundwater Monitoring reports for the last 2 quarters. You should consider this a formal request for technical reports pursuant to the California Water Code Section 13267 (b). All workplans, analytical results or reports should be sent to our office and to that of the RWQCB to the attention of Mr. Rich 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.  
enclosures

ALAMEDA COUNTY  
HEALTH CARE SERVICES  
AGENCY

DAVID J. KEARS, Agency Director



R0196

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 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.  
Alex Shaw, Dynamic Investment Realty Corp, 950 Clement  
St., San Francisco, CA 94105  
enclosures



ALAMEDA COUNTY  
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



R0190

RAFAT A. SHANID, Assistant Agency Director

21 May 1992

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

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

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,

  
Dennis J. Byrne  
Senior Hazardous Materials Specialist

SN0 #37



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  
Franklin Boulevard Oakland.

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