

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



06-06-02

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

RO0000240

June 5, 2002

Mr. Raymond Yue
21995 Mission Blvd
Hayward, CA 94541

RE: Work Plan Approval for 2006 Encinal Avenue, Alameda, CA

Dear Mr. Yue:

I have completed review of Gribi Associates' May 2002 *Workplan to Conduct Soil and Groundwater Investigation* prepared for the above referenced site. The proposal to advance soil borings and collect soil and grab groundwater samples is acceptable with the following additions/changes:

- Additional soil borings should be advanced north, northeast of the former 1,000-gallon gasoline tank and west of the former 1,000-gallon fuel oil tank (near former soil sample #2). Soil and grab groundwater samples from these boreholes will help to delineate the extent of soil and/or groundwater contamination.
- Groundwater monitoring well MW-1 should also be sampled at this time.
- Each borehole should be purged prior to groundwater sampling. Purged water should be stored in a drum to await final disposal.

Soil and groundwater samples will be analyzed for TPHg, TEPH, BTEX, and MtBE. In addition, the groundwater samples will be analyzed for halogenated volatile organic compounds (be sure ether oxygenates, ethanol, and lead scavengers are included in this analysis).

The work plan should be implemented within 60 days of the date of this letter, or by **August 12, 2002**. Please provide at least 72 hours advance notice of field activities.

If you have any questions, I can be reached at (510) 567-6762.

eva chu
Hazardous Materials Specialist

email: Jim Gribi

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



12-4-01

ENVIRONMENTAL HEALTH SERVICES

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

RO0000240

December 3, 2001

Mr. Michael Yue
21995 Mission Blvd
Hayward, CA 94541

RE: Former Fountain Cleaners at 2006 Encinal Ave., Alameda, CA

Dear Mr. Yue:

In May 2001, I sent you a letter requesting a work plan for the advancement of soil borings to collect grab groundwater samples and to collect groundwater from the existing monitoring well. As of today, this office is not in receipt of the required work plan. Please provide a workplan that will delineate the extent of soil and groundwater contamination within 60 days of the date of this letter, or by **February 5, 2002**.

Please be advised that this is a formal request for technical reports pursuant to Title 23, CCR, Section 2722(c). Any extensions of the stated deadlines, or modifications of the required tasks, must be confirmed in writing by this agency.

If you have any questions, I can be reached at (510) 567-6762.

eva chu
Hazardous Materials Specialist

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



05-02-01

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

RO0000240

May 1, 2001

Mr. Michael Yue
21995 Mission Blvd
Hayward, CA 94541

RE: Former Fountain Cleaners at 2006 Encinal Avenue, Alameda, CA 94501

Dear Mr. Yue:

I am the current case worker for the former Crystal/Fountain Cleaners located at the above referenced site. When seven underground storage tanks were removed in 1989, elevated petroleum hydrocarbon constituents were identified in soil samples collected from the excavation. A groundwater monitoring well was installed in 1994. After four consecutive quarters of monitoring/sampling, groundwater continues to identify moderate levels of gasoline and diesel constituents.

A workplan for the installation of two additional groundwater monitoring wells was approved by this Agency in April 1998, but the workplan was never implemented. At this time, I recommend that you conduct another round of sampling and advance three direct-push boreholes to collect additional grab groundwater samples. If little or no hydrocarbon contaminants are detected, I will review the case for possible closure.

Please contact me, or have your environmental consultant contact me, to further discuss this case. I can be reached at (510) 567-6762.

A handwritten signature in black ink, appearing to read 'eva chu', written in a cursive style.

eva chu
Hazardous Materials Specialist

ALAMEDA COUNTY
HEALTH CARE SERVICES



AGENCY
DAVID J. KEARS, Agency Director

R0# 240

April 14, 1998

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

Mr. Michael Yue
21995 Mission Boulevard
Hayward, CA 94541
STID 1662

RE: Fountain Cleaners, ²⁰⁰⁶~~2008~~ Encinal Avenue, Alameda, CA 94501

Dear Mr. Yue:

I have reviewed your Workplan for Overexcavation of Contaminated Soil and Installation of Groundwater Monitoring Wells dated March 18, 1998 that was prepared by Tank Protect Engineering. The installation of two additional monitoring wells is acceptable with the condition that the soil and groundwater samples will also be tested for the presence of chlorinated solvents and volatile organic compounds (VOC's).

An investigation to determine the vertical and lateral extent of contamination should be initiated. The data generated from this investigation can be used to decide whether it is feasible to excavate the impacted soil. Please submit a revised workplan for the soil investigation.

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

Sincerely,


Larry Seto
Sr. Hazardous Materials Specialist

Cc: Lee Huckins, Tank Protect Engineering , 2821 Whipple Road, Union City, CA
94587
Files

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



R0# 240

ENVIRONMENTAL HEALTH SERVICES

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

Certified Mailer# P 143 588 421

February 19, 1998

Mr. Michael Yue
21995 Mission Blvd.
Hayward, CA 94541
STID 1662

RE: Fountain Cleaners, 2008⁶ Encinal Ave., Alameda, CA., 94501

Dear Mr. Yue:

I have reviewed the Third Quarter monitoring report for the one monitoring well at the above site. The water sample collected on August 19, 1997 contained 3,900 ppb of TPH(d) and 4,100 ppb Oil & Grease. TPH(d) concentration increased, and oil and grease was detected for the first time during this round of groundwater sampling. **Based on the results of soil and ground water investigations to date, and pursuant to Article 11, Title 23, California Code of Regulations, you are required to further investigate the extent of soil and ground water contamination at the site. Per Article 5, Title 23, California Code of Regulations, you are required to continue quarterly ground water monitoring and the submittal of quarterly ground water monitoring reports to this office.** Future ground water samples shall be analyzed for TPH(d), TPH(g), BTEX, Oil & Grease, and chlorinated volatile organic compounds.

Please submit your soil and groundwater investigation workplan to this office within 45 days of the receipt of this letter. At a minimum, two additional ground water monitoring wells should be installed on-site to determine gradient direction, in addition to water quality.

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

Sincerely,



Larry Seto
Sr. Hazardous Materials Specialist

cc: Lee Huckins, Tank Protect Engineering
Files

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



R0# 240

September 23, 1997

Michael Yue
21995 Mission Blvd.
Hayward, CA 94541

STID 1662, 2006 Encinal Ave., Alameda, CA 94501

Dear Michael Yue:

This office has received and reviewed two Quarterly Reports dated January 23 and May 20, 1997 by Tank Protect Engineering for the above. The following are comments concerning these reports:

1. It is good to see that TPHg is lower, and benzene and MTBE are not found in the last sample. However, there is no attempt to understand the groundwater gradient here. There is no map and there has not been any map submitted to this office showing the location of the single monitoring well.
2. Please submit a map showing the location of the monitoring well, former tanks, piping, pump islands, excavations, and stockpiles. Please give some explanation for either a presumed gradient or why one may not be needed. The map should also show surrounding properties in the area.

This case will be assigned to Larry Seto of this office. Please contact him at 510) 567-6774 if you have any questions regarding this letter.

Sincerely,

Thomas Peacock, Manager

c: Jeff Farhoomand, Tank Protect, 2821 Whipple Rd., Union City, CA 94587-1233
Kay Ku, P.O.Box 20127, Castro Valley, CA 94546
Mr. & Mrs. Butler, 251 Marks Rd., Danville, CA 94526
Gordon Coleman - Files

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



Ro #240

November 7, 1996

Mr. & Mrs. Butler
251 Marks Road
Danville, CA 94526

STID 1662

Re: Investigations at 2006/2008 Encinal Avenue, Alameda, CA 94501

Dear Mr. & Mrs. Butler,

Thank you for the submittal of Tank Protect Engineering's October 25, 1996 Groundwater Monitoring Report. Based on the sample analysis results, concentrations of TPHg and benzene have significantly increased since the last sampling event conducted at the site in June 1994. Per my earlier conversations with Mr. Yue and Ms. Ku, quarterly groundwater monitoring should resume at the site. **The next groundwater sampling event should be conducted in January 1997 and a groundwater monitoring report documenting the sampling event should be submitted to this office in February 1997. Sample analyses should include TPHd, TPHg, BTEX, MTBE, Oil & Grease, and chlorinated hydrocarbons.**

If you have any questions or comments, please contact me at (510) 567-6763.

Sincerely,

Juliet Shin
Senior Hazardous Materials Specialist

cc: Mike Yue, 21995 Mission Blvd.
Hayward, CA 94541

Ms. Kay Ku, P.O. Box 20127
Castro Valley, CA 94546

Lee N. Huckins, Tank Protect Engineering
2821 Whipple Road
Union City, CA 94587-1233

Acting Chief

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

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



RO#340

November 7, 1996

Mike Yue
21995 Mission Blvd.
Hayward, CA 94541

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

STID 1662

Re: Investigations at 2006/2008 Encinal Avenue, Alameda, CA 94501

Dear Mr. Yue,

Thank you for the submittal of Tank Protect Engineering's October 25, 1996 Groundwater Monitoring Report. Based on the sample analysis results, concentrations of TPHg and benzene have significantly increased since the last sampling event conducted at the site in June 1994. Per our earlier conversations, quarterly groundwater monitoring should resume at the site. **The next groundwater sampling event should be conducted in January 1997 and a groundwater monitoring report documenting the sampling event should be submitted to this office in February 1997. Sample analyses should include TPHd, TPHg, BTEX, MTBE, Oil & Grease, and chlorinated hydrocarbons.**

If you have any questions or comments, please contact me at (510) 567-6763.

Sincerely,

Juliet Shin
Senior Hazardous Materials Specialist

cc: Ms. Kay Ku, P.O. Box 20127
Castro Valley, CA 94546

Mr. & Mrs. Butler, 251 Marks Road
Danville, CA 94526

Lee N. Huckins, Tank Protect Engineering
2821 Whipple Road
Union City, CA 94587-1233

Acting Chief

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



RO# 240

November 7, 1996

Ms. Kay Ku
P.O. Box 20127
Castro Valley, CA 94546

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

STID 1662

Re: Investigations at 2006/2008 Encinal Avenue, Alameda, CA 94501

Dear Ms. Ku,

Thank you for the submittal of Tank Protect Engineering's October 25, 1996 Groundwater Monitoring Report. Based on the sample analysis results, concentrations of TPHg and benzene have significantly increased since the last sampling event conducted at the site in June 1994. Per our earlier conversations, quarterly groundwater monitoring should resume at the site. **The next groundwater sampling event should be conducted in January 1997 and a groundwater monitoring report documenting the sampling event should be submitted to this office in February 1997. Sample analyses should include TPHd, TPHg, BTEX, MTBE, Oil & Grease, and chlorinated hydrocarbons.**

If you have any questions or comments, please contact me at (510) 567-6763.

Sincerely,

Juliet Shin
Senior Hazardous Materials Specialist

cc: Mike Yue, 21995 Mission Blvd.
Hayward, CA 94541

Mr. & Mrs. Butler, 251 Marks Road
Danville, CA 94526

Lee N. Huckins, Tank Protect Engineering
2821 Whipple Road
Union City, CA 94587-1233

Acting Chief

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



RO# 240

October 31, 1996

Mr. Robert R. Butler and Jewel V. Butler
251 Marks Road
Danville, CA 94526

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

STID 1662

Re: Investigations at 2006 Encinal Avenue, Alameda, California 94501

Dear Mr. & Mrs. Butler,

In July 1989, seven underground storage tanks (USTs) were removed from the above site (one 1,000-gallon gasoline tank, one 1,000-gallon fuel oil tank, one 550-gallon diesel tank, one 300-gallon stoddard solvent tank, one 2,000-gallon spent solvent tank, one 1,000-gallon solvent tank, and one 2,000-gallon slurry-filled tank). Soil samples were collected from beneath the 1,000-gallon gasoline tank and fuel oil tank, and two sidewall samples were collected from the tank pit that apparently encompassed all seven USTs. Laboratory analysis results identified 700 parts per million (ppm) of waste oil and 1,500 ppm Total Petroleum Hydrocarbons (TPH) as diesel from soil samples collected beneath the fuel oil UST, and 9,000 ppm TPH as gasoline and 54ppm benzene from samples collected beneath the gasoline UST. Additionally, shallow groundwater was observed within the tank pit.

Based on the observed soil contamination, this site has been listed on the State Water Resources Control Board's Annual List for Underground Storage Tank Leaks, and consequently, additional investigations and possible corrective action measures are required for this site, per Article 11 Title 22 California Code of Regulations, the California Health and Safety Code, the California Water Code, and guidelines from the Regional Water Quality Control Board.

On June 9, 1994, one monitoring well, MW-1, was drilled on the site to assess any potential impact to groundwater. Analysis of both soil and groundwater samples collected from this location identified elevated levels of TPH as diesel, Oil & Grease, TPH as gasoline, benzene, toluene, ethylbenzene, total xylenes, and a number of chlorinated hydrocarbons.

This office has named Ms. Kay Ku and Mr. Michael Yue as the Responsible Parties (RPs) for this site, per Article 11 Title 22 California Code of Regulations and the State Water Resources Control Boards' Local Oversight Program contract. Ms. Kay Ku was named as an RP because she owned the property at the time the release was identified. Mr. Michael Yue was named as an RP because he is the current property owner of the site. Recently, Ms. Ku provided information to the County indicating that you had foreclosed or taken the property back from Ms. Ku and sold the property to Mr. Yue. If this is true, you would also be named as an RP

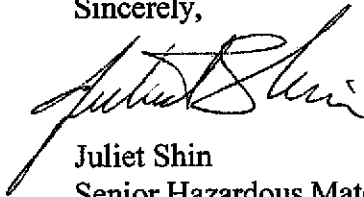
Mr. & Mrs. Butler
Re: 2006 Encinal Avenue
October 31, 1996
Page 2 of 2

because you owned the property subsequent to the discovery of the contaminant release. Per the regulations, the definition of an RP includes "any person who had or has control over an UST at the time of or following an unauthorized release of petroleum," and "any owner of property where an unauthorized release of petroleum from an UST has occurred." Therefore, you would qualify as an RP if you did, in fact, own the property in between Ms. Ku's and Mr. Yue's ownership of the property.

This office is requesting that you contact both Mr. Yue and Ms. Ku in order to coordinate implementing the required work at the site. Currently, quarterly groundwater monitoring and reporting of MW-1 is required.

If you have any questions or comments, please contact me at (510) 567-6763.

Sincerely,



Juliet Shin
Senior Hazardous Materials Specialist

cc: Ms. Kay Ku, P.O. Box 20127, Castro Valley, CA 94546
Mr. Michael Yue, 21995 Mission Blvd., Hayward, CA 94541
Acting Chief

ALAMEDA COUNTY
HEALTH CARE SERVICES



AGENCY
DAVID J. KEARS, Agency Director

RO#240

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

May 22, 1996

Mr. Mike Yue
21995 Mission Blvd.
Hayward, CA 94541

STID 1662

Re: Required investigations at Fountain Cleaners, located at 2006 Encinal Avenue, Alameda, California

NOTICE OF VIOLATION

Dear Mr. Yue,

One monitoring well, MW-1, was installed at the above site on June 9, 1994, in response to the identification of extensive soil contamination during the July 11, 1989 tank removals. Soil and groundwater samples collected from MW-1 identified elevated levels of Total Petroleum Hydrocarbons as diesel (TPHd), TPH as gasoline (TPHg), Oil & Grease, benzene, toluene, ethylbenzene, and xylenes (BTEX), and chlorinated hydrocarbons. Consequently, this office sent you a letter on January 9, 1995 requiring you to conduct additional investigations. To date, this office has not received any reports nor any correspondence regarding additional investigations at the site.

At this time, this office is requesting that quarterly groundwater monitoring of Well MW-1 continue at the site. Groundwater samples collected from this well shall be analyzed for TPHd, TPHg, BTEX, Oil & Grease, and chlorinated hydrocarbons. **The next quarterly groundwater monitoring report is due to this office within 45 days of the date of this letter, or by June 26, 1996.**

Per the County's January 9, 1995 letter, this office is aware of your current financial difficulties and your previous plans to apply for the State Trust Fund. Please contact this office to update us on the status of your Trust Fund applications and to discuss the required work. I can be reached at (510) 567-6763.

Juliet Shin
Senior Hazardous Materials Specialist

cc: Gil Jensen, Alameda County District Attorney's Office
Acting Chief-File

ALAMEDA COUNTY
HEALTH CARE SERVICES



AGENCY

DAVID J. KEARS, Agency Director

R0 240

RAFAT A. SHAHID, Assistant Agency Director

January 9, 1995

Mr. Mike Wue
21995 Mission Blvd.
Hayward, CA 94541

ALAMEDA COUNTY CC4580
DEPT. OF ENVIRONMENTAL HEALTH
ENVIRONMENTAL PROTECTION DIVISION
1131 HARBOR BAY PKWY., #250
ALAMEDA CA 94502-6577

STID 1662

Re: Required investigations at Fountain Cleaners, located at
2006 Encinal Avenue, Alameda, California

Dear Mr. Wue,

This office has reviewed Blymyer Engineer's (Blymyer) Groundwater Monitoring Report, dated August 15, 1994. Per our files, seven underground storage tanks (USTs) were removed from the site on July 11, 1989. Analysis of soil samples collected from the various tank pits identified up to 9,000 parts per million (ppm) Total Petroleum Hydrocarbons as gasoline (TPHg), 1,500 ppm TPH as diesel (TPHd), and 700 ppm waste oil.

In response to the observed soil contamination, one monitoring well was installed at the site on June 9, 1994. Soil samples collected from this location identified elevated levels of TPHd, Oil & Grease, TPHg, and benzene, toluene, ethylbenzene, and xylenes (BTEX) at 6.5- and 10-feet below ground surface (bgs). Up to 17,000 ppm TPHd, 5,800 ppm Oil & Grease, and 5,500 ppm TPHg were identified in these soil samples. Analysis of the ground water sample identified 9,100 parts per billion (ppb) TPHd and 6,100 ppb TPHg. A petroleum hydrocarbon sheen was noted on the ground water sample collected.

Based on the results of soil and ground water investigations to date, and pursuant to Article 11 Title 23 California Code of Regulations, you are required to further investigate the extent of soil and ground water contamination at the site. Per Article 5 Title 23 California Code of Regulations, you are required to continue quarterly ground water monitoring and the submittal of quarterly ground water monitoring reports to this office.

Future ground water samples shall be analyzed for TPHd, TPHg, BTEX, Oil & Grease, and chlorinated volatile organic compounds.

Per our conversation on January 9, 1995, you stated that you are currently having financial difficulties, and that you intend on applying for the State Trust Fund in the near future for

Mr. Mike Wue
Re: 2006 Encinal Ave.
January 9, 1995
Page 2 of 2

potential assistance. Please submit a timetable for anticipated work, including the completion of the State Trust Fund application, to assure this office that you intend to continue efforts to remain in compliance with the required investigative work. **This timetable should be submitted to this office within 30 days of the date of this letter.**

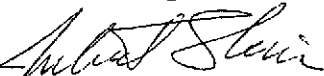
As discussed in our conversation, you can obtain a State Trust Fund application by contacting the State Trust Fund at:

State Water Resources Control Board
Division of Clean Water Programs
UST Cleanup Fund
P.O. Box 944212
Sacramento, CA 94244-2120
Telephone: (916) 227-4307

If you need assistance on completing the application form, you may contact Cheryl Gordon at (916) 227-4539.

If you have any questions or comments, please contact me at (510) 567-6763.

Sincerely,



Juliet Shin
Senior Hazardous Materials Specialist

cc: Edgar Howell

ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY

DAVID J. KEARS, Agency Director



R0240

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

May 16, 1994

Mr. Mike Wue
21995 Mission Blvd.
Hayward, CA 94541

STID 1662

Re: Work plan for Fountain Cleaners, located at 2006 Encinal Avenue, Alameda, California

Dear Mr. Wue,

This office has received and reviewed Blymyer Engineers' work plan, dated May 10, 1994, addressing the installation of one monitoring well at the above site. This work plan is acceptable to this office with the following requirements:

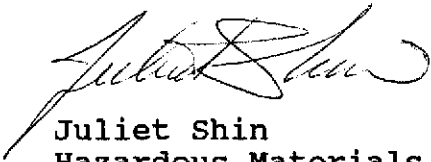
- o Subsequent to this phase of work, you will be required to submit a work plan addressing the installation of at least two additional permanent monitoring wells. These wells will be required to confirm the ground water gradient flow direction. These wells will be required to be surveyed to an established benchmark to an accuracy of 0.01 foot, and quarterly water level measurements and corresponding ground water gradient determinations will be required.
- o Additionally, per Article 11, Title 23 California Code of Regulations, you will be required to delineate the extent of soil contamination observed in the tank pits during the tank removals in 1989, in addition to any ground water contamination characterization. A work plan addressing this work, along with the above monitoring well installations, shall be submitted to this office within 60 days after installing the one monitoring well.
- o A minimum of two soil samples from the boring shall be collected and analyzed at a certified laboratory.

Field work shall commence within 30 days of the date of this letter. A report documenting the work shall be submitted to this office within 30 days after completing field activities.

Mr. Mike Wue
Re: 2006 Encinal Ave.
May 16, 1994
Page 2 of 2

If you have any questions or comments, please contact me at (510)
271-4530.

Sincerely,



Juliet Shin
Hazardous Materials Specialist

cc: John Morrison
Blymyer Engineers
1829 Clement Ave.
Alameda, CA 94501-1395

Edgar Howell-File(JS)

ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY

DAVID J. KEARS, Agency Director



R0240

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

March 21, 1994

Mr. Mike Wue
21995 Mission Blvd.
Hayward, CA 94541

STID 1662

Re: Fountain Cleaners, 2006 Encinal Avenue, Alameda, CA

Dear Mr. Wue,

In July 1989, seven underground storage tanks (USTs) were removed from the above site (one 1,000-gallon gasoline tank, one 1,000-gallon fuel oil tank, one 550-gallon diesel tank, one 300-gallon stoddard solvent tank, one 2,000-gallon spent solvent tank, one 1,000-gallon solvent tank, and one 2,000-gallon slurry-filled tank). Soil samples were collected from beneath the 1,000-gallon gasoline tank and fuel oil tank, and two sidewall samples were collected from the tank pit that apparently encompassed all even USTs. Laboratory analysis results identified 700 parts per million (ppm) of waste oil and 1,500 ppm Total Petroleum Hydrocarbons (TPH) as diesel from soil samples collected beneath the fuel oil UST, and 9,000 ppm TPH as gasoline and 54 ppm benzene from samples collected beneath the gasoline UST. Additionally, shallow ground water was observed within the tank pit.

Guidelines established by the California Regional Water Quality Control Board (RWQCB) require that soil and ground water investigations be conducted when there is evidence to indicate that a release from an UST will impact or may have impacted the ground water.

On July 20, 1992 and May 7, 1993, this office sent you a letter requiring you to submit a work plan addressing soil and ground water investigations at the site. To this date, this office has not received any work plan.

You are required to conduct a **Preliminary Site Assessment (PSA)** to determine the lateral and vertical extent and severity of both soil and ground water contamination resulting from the release at the site. The information gathered by the PSA will be used to determine an appropriate course of action to remediate the site, if deemed necessary. The PSA must be conducted in accordance with the RWQCB's Staff Recommendations for the Initial Evaluation and Investigation of Underground Tanks, and be consistent with

Mr. Mike Wue
Re: 2006 Encinal Ave.
March 21, 1994
Page 2 of 4

requirements set forth in Article 11 of Title 23, California Code of Regulations. The major elements of such an investigation are summarized in the attached **Appendix A**. The major elements of the guidelines include, but are not limited to, the following:

- o At least one ground water monitoring well must be installed within 10 feet of the observed soil contamination, oriented in the confirmed downgradient direction relative to ground water flow. In the absence of neighboring monitoring wells located within 100 feet of the site, or any other data identifying the confirmed downgradient direction, a minimum of three wells will be required to verify gradient direction. It appears that, in the case of this site, the nearest UST site with monitoring wells is over 1,000 feet away. Therefore, **three monitoring wells must be installed at the site in order to characterize the ground water gradient flow.** During the installation of these wells, soil samples are to be collected at five-foot-depth intervals and any significant changes in lithology.
- o Subsequent to the installation of the monitoring wells, these wells must be **surveyed to an established benchmark**, (i.e., Mean Sea Level) with an accuracy of 0.01 foot. Ground water samples are to be collected and analyzed quarterly, and water level measurements are to be collected **monthly for the first three months**, and then quarterly thereafter. If the initial ground water elevation contours indicate that ground water flow directions vary greatly than you will be required to continue monthly water level measurements until the ground water gradient behavior is known. **Both soil and ground water samples must be analyzed for TPHg, TPHd, TOG, chlorinated hydrocarbons, heavy metals, benzene, toluene, ethylbenzene, and xylenes.**

This Department will oversee the assessment and remediation of your site. Our oversight will include the review of and comment on work proposals and technical guidance on appropriate investigative approaches and monitoring schedules. The issuance of well drilling permits, however, will be through the Alameda County Flood Control and Water Conservation District, Zone 7, in Pleasanton. The RWQCB may choose to take over as lead agency if it is determined, following the completion of the initial assessment, that there has been a substantial impact to ground water.

Mr. Mike Wue
Re: 2006 Encinal Ave.
March 21, 1994
Page 3 of 4

In order to properly conduct a site investigation, you are required to obtain professional services of a reputable environmental consultant. All reports and proposals must be submitted under seal of a California-Registered Geologist, -Certified Engineering Geologist, or -Registered Civil Engineer.

The PSA proposal is due within 60 days of the date of this letter. Once the proposal is approved, field work should commence within 60 days. A report must be submitted within 45 days after the completion of this phase of work at the site. Subsequent reports are to be submitted quarterly until this site qualifies for final RWQCB "sign-off". Such quarterly reports are due the first day of the second month of each subsequent quarter.

The referenced initial and quarterly reports must describe the status of the investigation and must include, among others, the following elements:

- o Details and results of all work performed during the designated period of time: records of field observations and data, boring and well construction logs, water level data, chain-of-custody forms, laboratory results for all samples collected and analyzed, tabulations of free product thicknesses and dissolved fractions, etc.
- o Status of ground water contamination characterization.
- o Interpretations of results: water level contour maps showing gradients, free and dissolved product plume definition maps for each target component, geologic cross sections, etc.
- o Recommendations or plans for additional investigative work or remediation.

Please be advised that this is a formal request for a work plan pursuant to Section 2722 (c)(d) of Title 23 California Code of Regulations. Any extensions of the stated deadlines, or modifications of the required tasks, must be confirmed in writing by either this agency or RWQCB.

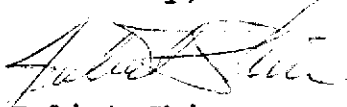
Mr. Mike Wue
Re: 2006 Encinal Ave.
March 21, 1994
Page 4 of 4

The State Water Resources Control Board has a Petroleum Underground Storage Tank Cleanup Fund available to sites to assist in investigations and cleanup. This office encourages you to look into applying to this fund. The address and phone number of the trust fund is:

State Water Resources Control Board
Division of Clean Water Programs
UST Cleanup Fund Program
2014 T Street, Ste 130
P.O. Box 944212
Sacramento, CA 94244-2120
(916) 227-4307

If you have any questions about the fund, you can contact Blessy Torres at (916) 227-4535. Any other questions can be directed to me at (510) 271-4530.

Sincerely,



Juliet Shin
Hazardous Materials Specialist

cc: Gil Jensen, Alameda County District Attorney's Office
Edgar Howell-File(JS)

ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY

DAVID J. KEARS, Agency Director



R0240

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

May 7, 1993

Mr. Mike Wue
21995 Mission Blvd.
Hayward, CA 94541

STID 1662

Re: The Fountain Cleaners site, located at 2006 Encinal Avenue,
Alameda, California

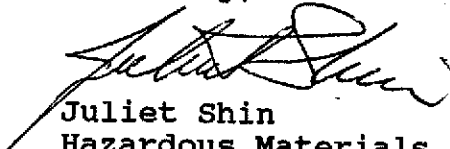
Dear Mr. Wue,

On July 20, 1992, this office sent you a letter requesting that investigations, related to former underground storage tanks, be conducted for the above site (Please refer to attached copy). Per our meeting in July 1992, you stated that you would look into obtaining a consultant to prepare the appropriate work plans and conduct the necessary investigations required at the site. Additionally, you stated that you would apply for the State Trust Fund for assistance in financing these required investigations. You also stated that you would keep this office informed of the status of the investigations and the State Trust Fund application. To this date, this office has not been contacted by you regarding any of these issues.

Investigations and remediation is required at the site due to the elevated concentrations of contaminants observed at the site during the past tank removals. Per the July 1992 letter, you are required to submit a work plan addressing further investigations at the site. This work plan must be submitted **within 45 days** of the date of this letter. If you are having difficulty meeting these requirements, please contact me and we will work out a timetable for the implementation of these investigations.

If you have any questions or comments, please contact me at (510) 271-4530.

Sincerely,


Juliet Shin
Hazardous Materials Specialist

cc: Richard Hiett, RWQCB

Gil Jensen, Alameda County District Attorney's Office

Edgar Howell-File(JS)

ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY

DAVID J. KEARS, Agency Director



R0240

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

November 6, 1992

Mike Wue
21995 Mission Blvd.
Hayward, CA 94541

RE: 2006 Encinal Avenue, Alameda, California

Dear Mr. Wue,

Since you do not have any information on the former underground storage tanks at the above site, I am sending you a report on the tank removals and soil sampling work that took place at the site in July 1989.

If you have any questions or comments, please contact me at (510) 271-4530.

Sincerely,

A handwritten signature in cursive script, appearing to read "Juliet Shin".

Juliet Shin
Hazardous Materials Specialist

cc: Edgar Howell-File(JS)

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



R0240

RAFAT A. SHAHID, Assistant Agency Director

July 13, 1992

Mike Wue
Fountain Cleaners
2868 Prospect Park Drive
Rancho Cordova, CA 95670-6020

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

STID 1662

RE: The Fountain Cleaners site, located at 2006 Encinal Avenue,
Alameda, California

Dear Mr. Wue,

In July 1989, seven underground storage tanks (USTs) were removed from the above site (one 1,000-gallon gasoline tank, one 1,000-gallon fuel oil tank, one 550-gallon diesel tank, one 300-gallon stoddard solvent tank, one 2,000-gallon spent solvent tank, one 1,000-gallon solvent tank, and one 2,000-gallon slurry-filled tank). Soil samples were collected from beneath the 1,000-gallon gasoline tank and fuel oil tank, and two sidewall samples were collected from the tank pit that apparently encompassed all seven USTs. Laboratory analysis results identified 700 parts per million (ppm) of waste oil and 1,500 ppm Total Petroleum Hydrocarbons (TPH) as diesel from soil samples collected beneath the fuel oil UST, and 9,000 ppm TPH as gasoline and 54 ppm benzene from samples collected beneath the gasoline UST. Additionally, shallow ground water was observed within the tank pit.

There is very little information available to this office to identify what type of solvents were contained within the above solvent tanks. It appears that the soil samples collected during the above sampling effort should have been analyzed for chlorinated solvents, in addition to the other compounds.

Guidelines established by the Regional Water Quality Control Board (RWQCB) require that a soil and ground water investigation be conducted whenever an unauthorized release of product is suspected from an underground storage tank. The above information would indicate that such an event may have occurred.

You are required to conduct a Preliminary Site Assessment (PSA) to determine the lateral and vertical extent and severity of latent soil and ground water contamination which may have resulted from the release at the site. The information gathered by the PSA will be used to determine an appropriate course of action to remediate the site, if deemed necessary. The PSA must be conducted in

Mike Wue
RE: 2006 Encinal Avenue
July 13, 1992
Page 2 of 4

accordance with the RWQCB Staff Recommendations for the Initial Evaluation and Investigation of Underground Tanks, the State Water Board's LUFT Manual, and be consistent with requirements set forth in Article 11 of Title 23, California Code of Regulations. The major elements of such an investigation are summarized in the attached Appendix A. The major elements of the guidelines include, but are not limited to, the following:

- o At least one ground water monitoring well must be installed within 10 feet of the observed soil contamination, oriented in the confirmed downgradient direction relative to ground water flow. In the absence of data identifying the confirmed downgradient direction, a minimum of 3 wells will be required to verify gradient direction.
- o Subsequent to the installation of the monitoring wells, these wells must be surveyed to an established benchmark, with an accuracy of 0.01 foot. Additionally, ground water samples are to be collected and analyzed quarterly. Water level measurements are to be collected monthly for 12 consecutive months, and then quarterly thereafter. The analysis of the initial soil and ground water samples should include testing for chlorinated compounds, in addition to the appropriate fuel contaminants listed in Table 2 of the RWQCB's Staff Recommendations for the Initial Evaluation and Investigation of Underground Tanks for gasoline and waste oil tanks.

This Department will oversee the assessment and remediation of your site. Our oversight will include the review of and comment on work proposals and technical guidance on appropriate investigative approaches and monitoring schedules. The issuance of well drilling permits, however, will be through the Alameda County Flood Control and Water Conservation District, Zone 7, in Pleasanton. The RWQCB may choose to take over as lead agency if it is determined following the completion of the initial assessment that there has been a substantial impact to groundwater.

The PSA proposal is due within 45 days of the date of this letter. Once the proposal is approved, field work should commence within 60 days. A report must be submitted within 45 days after the completion of this phase of work at the site. Subsequent reports are to be submitted quarterly until this site qualifies for final RWQCB "sign-off". Such quarterly reports are due the first day of the second month of each subsequent quarter.

Mike Wue
RE: 2006 Encinal Avenue
July 13, 1992
Page 3 of 4

The referenced initial and quarterly reports must describe the status of the investigation and must include, among others, the following elements:

- o Details and results of all work performed during the designated period of time: records of field observations and data, boring and well construction logs, water level data, chain-of-custody forms, laboratory results for all samples collected and analyzed, tabulations of free product thicknesses and dissolved fractions, etc.
- o Status of groundwater contamination characterization
- o Interpretation of results: water level contour maps showing gradients, free and dissolved product plume definition maps for each target component, geologic cross sections, etc.
- o Recommendations or plans for additional investigative work of remediation

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 RWQCB..

Please be reminded to copy Richard Hiett, at the San Francisco Bay Region-Water Quality Control Board, on all correspondence and reports regarding this site.

This office has enclosed an Unauthorized Leak/Release form. Please complete this form and submit it to this office within 45 days of the receipt of this letter.

Lastly, this office has no records regarding the fate of the excavated contaminated soil. Please submit any information you have regarding this matter, including manifests.

Mike Wue
RE: 2006 Encinal Avenue
July 13, 1992
Page 4 of 4

If you have any questions or comments, please contact Ms. Juliet
Shin at (510) 271-4530.

Sincerely,



Scott O. Seery, CHMM
Senior Hazardous Materials Specialist

Attachment

cc: Richard Hiatt, RWQCB
Richard Quarante, Alameda Fire Dept
Edgar Howell-File (JS)

ALAMEDA COUNTY
HEALTH CARE SERVICES

DAVID J. KEARS AGENCY

~~XXXXXXXXXXXX~~ Agency Director



R0240

Certified Mail #P 119 024 064

470-27th Street, Third Floor
Oakland, California 94612
(415) 874-7237

December 29, 1987

Crystal Cleaners
Mr. Myong Kang
2006 Encinal
Alameda, CA 94501

RE: SOIL CONTAMINATION

Dear Mr. Kang:

Your facility at 2006 Encinal Ave., Alameda, was inspected by this Department on November 9, 1987. Conditions found at that time indicated possible soil contamination in the area behind the dry clean wash house. On November 12, 1987, a soil sample was taken and submitted to the Environmental Health Laboratory. This sample was found to contain 11,000 mg/l (ppm) of stoddard.

Section 25189(d), California Health and Safety Code states, any person who negligently disposes or causes the disposal of any hazardous or extremely hazardous waste, at a point which is not authorized, shall be subject to a civil penalty of not more than twenty-five dollars, (\$25,000), for each violation.

Section 66328(d), title 22, California Administrative Code states, if corrections are needed, the operator shall provide the Department with a written plan of correction, which states the actions and the expected dates of completion.

Your plan of correction must include, but is not limited to the following:

1. Defining the problem
2. Proposed clean-up actions
3. Name of licensed hazardous waste hauler
4. Location of disposal facility
5. Measures that will be enacted to prevent the problem from occurring again


You are requested to submit your plan to this office within thirty (30) days from the above date. Please be aware that, failure to meet this requirement will result in the District Attorney's

Crystal Cleaners
Mr. Myong Kang
2006 Encinal Ave.
Alameda, CA 94501
December 29, 1987
Page 2 of 2

Office being notified for further legal action.

If you have any questions concerning this matter, your contact person is Ariu Levi, Hazardous Materials Specialist, at 874-7237.

Sincerely,



Rafat A. Shahid, Chief,
Hazardous Materials Division

RAS:AL:mnc

cc: Dwight Hoenig, DOHS
Pete Johnson, RWQCB
Gil Jensen, Alameda County District Attorney, Consumer and
Environmental Protection Agency