

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



07-16-01

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

July 13, 2001
StID # 5552/RO0000270

Mr. Ronn Simpson
P.O. Box 3090
Berkeley, CA 94703

Re: Request for Well Closure at 489 43rd St., Oakland CA 94609

Dear Mr. Simpson:

Our office has received concurrence from the San Francisco Regional Water Quality Control Board on our recommendation for no further action regarding the former gasoline tank located at the above location. Prior to our issuance of the no further action letter, please provide evidence of the proper closure of the one (1) monitoring well installed at this property. You may contact the Water Resources Section of Public Works at 510-670-5554 to obtain the permit and specific requirements for this work.

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

Sincerely,

Barney M. Chan
Hazardous Materials Specialist

C: B. Chan, files
Ms. M. Chamberlain, Weiss Associates, 5801 Christie Ave., Suite 600, Emeryville,
CA 94608-1827

Wic1489 43rdSt

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



SENT 8-3-2000

RO# 270

August 2, 2000
StID # 5552

Mr. Ronn Simpson
P.O. Box 3090
Berkeley, CA 94703

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

Re: Investigation at 489 43rd St., Oakland CA 94609

Dear Mr. Simpson:

Our office has received and reviewed the July 28, 2000 Second Quarter 2000 groundwater monitoring report for the above site, prepared by Weiss Associates, your consultant. This sampling event marks the third monitoring event for the site since the well's December 1999 installation. Low concentrations of diesel, gasoline and paint thinner were detected during the most recent, 6/29/00 sampling event. BTEX and MTBE were not detected. At this time, our office requests continuing quarterly groundwater monitoring, however, you may put your tank pit excavation on hold.

Our office will be requesting the evaluation of human health and environmental risk of the neighboring site, 490 43rd St., with the intent of verifying low risk and recommendation of site closure. Should this site be deemed a low risk, 489 43rd St. will likely also be viewed as a low risk site and also be recommended for closure. Your monitoring will confirm that the release from both sites is limited in extent and of low risk in terms of human health exposure.

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

Sincerely,

Barney M. Chan
Hazardous Materials Specialist

C: B. Chan, files

Ms. M. Chamberlain, Weiss Associates, 5801 Christie Ave., Suite 600, Emeryville, CA
94608-1827

Mr. D. Dement, ACC Environmental Consultants, 7977 Capwell Dr., Suite 100, Oakland,
CA, 94621

Mr. J. Ward, Wells Fargo Trust, P. O. Box 63939, San Francisco, CA 94163

Mr. Ken Cheitlin Esq., McShane, Schnack & Cheitlin, 2033 N. Main St., Suite 700,
Walnut Creek, CA 94596

Stat489 43rd

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



Sent 12/3/99
Including cc's

R0270

December 2, 1999
StID #5552

Mr. Ronn Simpson
P.O. Box 3090
Berkeley, CA 94703

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

Re: Soil and Groundwater Investigation at 489 43rd St., Oakland CA 94609

Dear Mr. Simpson:

Thank you for the submittal of the Weiss Associates November 29, 1999 Well Installation and Sampling report for your property referenced above. As you are aware, this report describes the installation of a monitoring well (MWA-1) in the rear of this property in the down-gradient direction of the tank on your property as well as those on 490 43rd St. Both soil and groundwater samples were taken during the installation of the well. Results of chemical analysis indicate low levels of gasoline, paint thinner and BTEX (gasoline components). The soil sample taken from the boring did not detect any petroleum hydrocarbons. This indicates that the contamination from the paint thinner tank from 490 43rd St. has migrated nearly 150 feet from its release. The gasoline detected may be from either of the sites.

Should these concentrations remain consistently low as during this sampling event, site conditions should be shown to be consistent with a low risk groundwater site. The results of sampling this well should be considered along with the results of sampling from the Blumert site since the releases are undoubtedly commingled. Your consultant should attempt to sample this well when the Blumert site wells are sampled. Groundwater elevations should also be taken at the same time, along with a combined map. I understand that the next monitoring event for the Blumert site will occur in December 1999. It is also assumed that the pending re-excavation of the tank pit will decrease groundwater concentrations that are migrating beneath your site.

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

Sincerely,

Barney M. Chan
Hazardous Materials Specialist

C: B. Chan, files

Ms. M. Chamberlin, Weiss Associates, 5801 Christie Ave., Suite 600, Emeryville,
CA 94608-1827

Mr. D. Dement, ACC, 7977 Capwell Dr., Suite 100, Oakland CA 94621
Mon489 43rd

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



SENT 9-29-99
M. Chamberlain
R. Simpson

R0270

ENVIRONMENTAL HEALTH SERVICES

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

September 28, 1999
StID # 5552

Ms. Melissa Chamberlain
Weiss Associates
5801 Christie Ave., Suite 600
Emeryville, CA 94608-1827

Re: Monitoring Well Installation at Mr. Ronn Simpson Property, 489 43rd St., Oakland CA 94609

Dear Ms. Chamberlin:

This letter responds to Weiss Associates' September 24, 1999 letter to our office. Your accompanying figure noted the actual location of the proposed well on this site, as opposed to the figure originally submitted. Please be aware that the figure that I provided and which Weiss reproduced in their letter is my rendition and is not an actual to scale drawing. Please provide an accurate to scale drawing on your future figures.

In regards to your request for information on the survey reference point for the Walter Blumert site wells, please be aware that, according to the Kapraelian Engineering June 2, 1993 report, the elevation of the tops of the well covers were surveyed to MSL relative to the City of Oakland Benchmark #2859. Please confirm that these elevations are truly to MSL, as the City of Oakland Benchmark are not typically surveyed to MSL. Obviously, the new well should be surveyed similarly to the Blumert wells so groundwater elevations are comparable. You are reminded to contact me prior to well installation.

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

Sincerely,

Barney M. Chan
Hazardous Materials Specialist

C: B. Chan, files
Mr. R. Simpson, P.O. Box 3090, Berkeley, CA 94703

Well489 43rd

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



ROZ70

September 14, 1999
StID # 5552

Mr. Ronn Simpson
P.O. Box 3090
Berkeley, CA 94703

ENVIRONMENTAL HEALTH SERVICES

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

Re: Monitoring Well Installation Work Plan for 489 43rd St., Oakland CA 94609

Dear Mr. Simpson:

Our office has received and reviewed the September 1, 1999 work plan for the installation of one monitoring well at the above site. This well is intended to determine the limits of the soil and groundwater contamination from the former underground tank at this site. Additionally, it may also indicate the extent of the fuel release from 490 43rd St. (Walter Blumert Co.). Please be aware that the proposed well location is **not** where we discussed. It is too close to the former underground tank and would not likely be able to determine the extent of the contamination. As previously discussed, a better location for the well is in the rear driveway behind the building. Enclosed, please find an appropriate location designated "preferable location". I have also shown the location of monitoring well MW4, the well recently installed by the Walter Blumert Co. Please verify that this preferred location is acceptable to you. In all future reports please provide the footprint of the existing buildings and driveways for reference.

Our office also requests that this new well be surveyed to the same reference point as the four Blumert wells, so a consistent groundwater elevation and gradient map can be obtained for both sites. As you may be aware, the Blumert site also installed numerous borings in 43rd St. between the two sites and injected oxygen-releasing compound (ORC) into these borings. The effect of this should increase the dissolved oxygen content and bio-degradation of petroleum in groundwater. Therefore, our office requests that in addition to the chemical analysis prescribed in your work plan, please run the parameters dissolved oxygen and oxidation-reduction potential on your groundwater sample prior to sampling. Please install your well, **within 45 days or no later than November 1, 1999.**

Be aware that additional remediation will also likely be required in the former underground tank pit area. Either tank pit over-excavation or installation of a remediation well within the former pit should be considered. This assumes that the ORC borings already advanced will not be sufficient to treat the fuel release from the former tank on your property. Please contact me at (510) 567-6765 if you have any comments or questions.

Sincerely,

Barney M. Chan
Hazardous Materials Specialist

c: B. Chan, files

Ms. M. Chamberlin, Weiss Associates, 5801 Christie Ave., Suite 600, Emeryville, CA

94608-1827

mwwpap489 43

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



R0270

ENVIRONMENTAL HEALTH SERVICES

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

July 15, 1999
StID # 5552

Mr. Ronn Simpson
P.O. Box 3090
Berkeley, CA 94703

NOTICE OF VIOLATION

Re: Work Plan for Additional Investigation at 489 43rd St., Oakland CA 94609

Dear Mr. Simpson:

Our office requested that you submit a work plan for the installation of one monitoring well in my November 19, 1998 letter. This followed my on-site meeting with you and your consultant on October 1998. It was decided that a reasonable approach to investigate your site was the installation of one monitoring well in the rear of this site and either over-excavation of the tank pit or the installation of an extraction well within it.

Your work plan was requested to be submitted to our office by December 21, 1998. We have yet to receive this work plan. As you are aware, work is scheduled for the installation of a monitoring well and borings for the Blumert site at 490 43rd St. Your investigation is required to compliment their investigation since the petroleum releases from these sites is not distinguishable.

Please submit a work plan for your monitoring well installation within 30 days and schedule its installation within an additional 30 days or by September 15, 1999. Your delay in compliance will jeopardize your eligibility to Cleanup Fund reimbursement and subject you to potential civil liability.

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

Sincerely,

A handwritten signature in cursive script that reads "Barney M. Chan".

Barney M. Chan
Hazardous Materials Specialist

C: B. Chan, files

Mr. P. Nuti, Weiss Associates, 5500 Shellmound St., Emeryville, CA 94608-2411

Mr. D. Dement, ACC Environmental, 7977 Capwell Dr., Suite 100, Oakland 94621

NOV489 43rd

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



RO#270

November 19, 1998
StID # 5552

Mr. Ronn Simpson
P.O. Box 3090
Berkeley, CA 94703

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

Re: Work Plan for Additional Subsurface Investigation at 489 43rd St., Oakland CA 94609

Dear Mr. Simpson:

This letter serves to summarize my meeting on-site with you and Mr. Paul Nuti of Weiss Associates on October 20, 1998. We discussed the work needed to achieve site closure. We also discussed the problem that exists when an additional source of contamination migrates and mixes with another release as has occurred in this case. I contend that it is extremely difficult to proportion the amount of contamination coming from each site and where the overlap of contamination starts. This question may not be settled until it is brought to court, at which time an independent arbitrator would render a decision.

My suggestion is to have both sites, 490 and 489 43rd St., work together to investigate the releases and hopefully the sites can use the same investigation and remediation approach which would lead to closure of both sites. To this end, we discussed what could be done on your site. It was concluded that over-excavation of the former tank pit and the installation of one monitoring well in the rear parking lot of your site was a reasonable investigation approach. We also mentioned the option of installing an extraction well within the former tank pit and/or the addition of oxygen releasing compound within the pit to enhance natural bio-degradation. Mr. Nuti suggested that the installation of the well be done first to see if the extent of groundwater contamination could be found. I agreed with this suggestion. As you may be aware, the Blumert site was requested to provide a work plan consisting of installing and sampling borings, adding oxygen releasing compound (ORC) into these borings and installing an off-site monitoring well.

We further suggested that you apply to the Underground Storage Tank Cleanup Fund (Cleanup Fund) to see if some of your investigation and remediation expenses could be reimbursable. You may contact the Fund at 1-800-813-3863.

Please submit an appropriate work plan for the above-mentioned investigation at your site **within 30 days or by December 21, 1998**. You may contact me at (510) 567-6765 if you have any questions.

Sincerely,

Barney M. Chan, Hazardous Materials Specialist

C: B. Chan, files

Mr. P. Nuti, Weiss Associates, 5500 Shellmound St., Emeryville, CA 94608-2411

Mr. D. Dement, ACC Environmental Consultants, 7977 Capwell Dr., Suite 100,
Oakland CA 94621 wprq489

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



RO# 270

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

October 9, 1998
StID # 5552

Mr. Ronn Simpson
P.O. Box 3090
Berkeley, CA 94703

Re: Subsurface Investigation at 489 43rd St., Oakland CA 94609

Dear Mr. Simpson:

Due to the continual re-organization of our office, I have been assigned the oversight duty for the above referenced site as well as the site across the street, 490 43rd St. aka the Blumert Trust site. Our office regrets any discontinuity this re-organization may have caused. I have reviewed the site history of both properties. I have concluded that, although there is a likelihood that the groundwater contaminant plume from the Blumert site has migrated and impacted the above referenced site, there is also clear evidence that a separate release of petroleum hydrocarbon has occurred from the underground tank from this property. This evidence consists of:

- Observed holes in the tank when the tank was removed
- Observed contaminated soil beneath the former tank
- The detection of the contaminants; total petroleum hydrocarbons as diesel and MTBE in soil, contaminants not expected to have come from the Blumert site. The diesel concentration in the soil sample from this site is higher than that found in samples near the tanks on the Blumert site, indicating separate releases.

There is, however, evidence that the petroleum plume from the Blumert site has impacted this site. This evidence consists of:

- Grab groundwater results from borings in 43rd St., down-gradient of the Blumert underground tanks detected elevated gasoline and paint thinner concentration.
- The grab groundwater sample from the boring advanced down-gradient of the 489 43rd St. tank also exhibited elevated paint thinner as well as gasoline concentrations.

Given this information, there is, likely, commingling of the each site's release. There is not enough information to estimate the proportion of the release being detected on this site which may be coming from off-site. Nevertheless, both sites must complete the characterization of their site. It is clear that the Blumert site has performed considerable investigation and continues to provide a work plan to investigate and remediate their site.

At a minimum, you are requested to install a permanent monitoring well down-gradient of the former UST at 489 43rd St. and advance several additional temporary borings to determine the extent of the groundwater plume. You should also consider the addition of oxygen releasing

Mr. Ronn Simpson
StID # 5552
489 43rd St., Oakland 94609
October 9, 1998
Page 2.

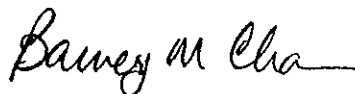
compound and/or any other necessary supplement to augment the oxygen supplement which will be added to the Blumert site. To this end, you should also test the installed well for the bio-degradation parameters; dissolved oxygen, oxidation-reduction potential, alkalinity, nitrate, sulfate and ferrous iron. The monitoring well sample should be analyzed for total petroleum hydrocarbons as gasoline, as diesel and as paint thinner, BTEX (benzene, toluene, ethyl benzene, and xylenes), MTBE and soluble lead.

Please submit your work plan for the installation of one monitoring well and the advancement of several temporary borings at your site **within 30 days or by November 10, 1998.**

Our office encourages you to work with the Blumert Trust and Wells Fargo Trust who are handling the affairs of the Blumert Trust. Their contact is Mr. John Ward (415) 396-3019. In addition, Mr. Ken Cheitlin Esq has been retained to advise Well Fargo Trust on legal matters. To this end, I will copy correspondence to each party to keep them aware of what is happening on both sides.

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

Sincerely,



Barney M. Chan
Hazardous Materials Specialist

C: B. Chan, files

Mr. P. Nuti, Weiss Associates, 5500 Shellmound St., Emeryville, CA 94608-2411

Mr. John Ward, Wells Fargo, 420 Montgomery St., 3rd Floor, P.O. Box 63939,
San Francisco, CA 94163

Mr. Ken Cheitlin Esq., McShane, Schnack & Cheitlin, 2033 N. Main St., Suite 700,
Walnut Creek, CA 94596

Mr. D. Dement, ACC Environmental Consultants, 7977 Capwell Dr., Suite 100,
Oakland CA 94621

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



Ro # 270 →

March 16, 1998

Ronn Simpson
P.O. Box 3090
Berkeley CA 94703

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

RE: Investigative Work Plan for 489 43rd St., Oakland 94609 (Our site # 5552)

Dear Mr. Simpson:

As a follow up to our telephone conversation today, I am sending the enclosed copy of Dale Klettke's letter approving the Investigative Work Plan for your site. The Work Plan was submitted by Weiss Associates and dated September 18, 1996. Dale Klettke's letter is dated October 7, 1996.

The Plan proposes to advance one soil boring in a down gradient direction from the former tank excavation. The boring will be advanced to groundwater, with soil samples collected at least every five feet for lithologic description and evaluation for possible laboratory analysis. A "grab" groundwater sample will be collected. Please implement Mr. Klettke's stipulation that MTBE (methyl-tertiary-butyl ether) be included among the compounds for analysis from both the soil and groundwater samples.

The Work Plan should be carried out within the next 45 days. I will expect a copy of the investigation report by **June 15, 1998**. You may contact me at (510)567-6770 with any questions about this letter.

Sincerely,

Pamela J. Evans
Senior Hazardous Materials Specialist

enclosure

c: Dick Pantages, Alameda County Environmental Health Services
Jerry McHugh, Weiss Associates

→

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



STID 5552

October 7, 1996

Mr. Ronn Simpson
P. O. Box 3090
Berkeley, CA 94703

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

RE: INVESTIGATIVE WORKPLAN FOR 489 - 43RD STREET, OAKLAND, CA 94609

Dear Mr. Simpson:

This office is in receipt of and has completed review of the case file for this site, up to and including the Weiss Associates (WA) "Investigative Workplan" dated September 18, 1996.

The WA work plan proposes to advance one soil boring, in a down-gradient direction from the former UST excavation, to an approximate depth of 11 feet below ground surface (bgs). Soil samples will be collected at least every 5 feet, and a "grab" groundwater sample will be collected from the boring.

Selected soil samples will be analyzed for TPHg, BTEX and TPHpt (paint thinner). The "grab" groundwater sample will be analyzed for TPHg, BTEX, TPHpt and MTBE.

The workplan is approved with the following stipulation that soil samples also be analyzed for methyl-tert-butyl ether (MTBE).

Please call me at 510/567-6880 should you have any questions.

Sincerely,

Dale Klettke, CHMM
Hazardous Materials Specialist

c: Thomas Peacock, LOP Manager--files
Tom Fogut, Weiss Associates, 5500 Shellmound Street, Emeryville, CA 94608-2411

5552wpok.psa

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



RO# 270

STID 5552

October 7, 1996

Mr. Ronn Simpson
P. O. Box 3090
Berkeley, CA 94703

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

RE: INVESTIGATIVE WORKPLAN FOR 489 - 43RD STREET, OAKLAND, CA 94609

Dear Mr. Simpson:

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The WA work plan proposes to advance one soil boring, in a down-gradient direction from the former UST excavation, to an approximate depth of 11 feet below ground surface (bgs). Soil samples will be collected at least every 5 feet, and a "grab" groundwater sample will be collected from the boring.

Selected soil samples will be analyzed for TPHg, BTEX and TPHpt (paint thinner). The "grab" groundwater sample will be analyzed for TPHg, BTEX, TPHpt and MTBE.

The workplan is approved with the following stipulation that soil samples also be analyzed for methyl-tert-butyl ether (MTBE).

Please call me at 510/567-6880 should you have any questions.

Sincerely,

Dale Klettke, CHMM
Hazardous Materials Specialist

c: Thomas Peacock, LOP Manager--files
Tom Fogut, Weiss Associates, 5500 Shellmound Street, Emeryville, CA 94608-2411
5552wpok.psa



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

STID 5552

August 20, 1996

Mr. Ronn Simpson
P. O. Box 3090
Berkeley, CA 94703

"NOTICE OF VIOLATION"

RE: UST REMOVAL AT 489 - 43RD STREET, OAKLAND, CA 94609

Dear Mr. Simpson:

This letter serves to follow-up to a Alameda County Health Care Services Agency (ACHCSA) letter from myself dated January 10, 1996. In this letter you were requested to **submit a work plan to perform a preliminary site assessment within 90 days**. No work plan has been received by this office. A copy of this letter is enclosed for your review.

A confirmed release from the UST(s) has occurred at this site. The extent of petroleum hydrocarbon contamination is not adequately defined. Pursuant to provisions of Article 11, Title 23, California Code of Regulations (CCR), you are required to perform a preliminary site assessment (PSA) when a confirmed release from an UST has occurred. To facilitate this task, a PSA work plan must be submitted for review. **This work plan is due within 30 days of the date of this letter, or no later than September 20, 1996.**

Please be advised that this letter constitutes a formal request for technical reports pursuant to California Water Code Section 13267(b) and Health and Safety Code Sections 25299.37 and 25299.78.

Please call me at 510/567-6880 should you have any questions.

Sincerely,

A handwritten signature in cursive script that reads "Dale Klettke".

Dale Klettke, CHMM
Hazardous Materials Specialist

enclosure

c: Thomas Peacock, LOP Manager--files
Gil Jensen, Alameda County District Attorney's Office
Tom Fogut, Weiss Associates, 5500 Shellmound St., Emeryville, CA 94608-2411

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



RO#270

ARNOLD PERKINS, DIRECTOR
RAFAT A. SHAHID, DEPUTY DIRECTOR

STID 5552

January 10, 1996

Mr. Ronn Simpson
P. O. Box 3090
Berkeley, CA 94703

ALAMEDA COUNTY
ENVIRONMENTAL HEALTH SERVICES
1131 HARBOR BAY PKWY., #250
ALAMEDA CA 94502-6577
(510)567-6700

RE: UST REMOVAL AT 489 - 43RD STREET, OAKLAND, CA 94609

Dear Mr. Simpson:

The results of sample analysis and observations documented by Accutite during the September 1995 closure of one (1) 1000-gallon gasoline underground storage tank (UST) have been evaluated.

On September 18, 1995, Accutite removed the 1000-gallon UST which formerly contained regular (leaded) gasoline. After the UST removal, a total of four soil samples were collected. Soil sample GAW-1-10.5' was collected from the west end, approximately 10.5' below surface grade (approximately one foot below the bottom of the UST). Soil sample GAE-1-11' was collected from the east end, approximately 11' bgs. Soil sample GAM-1-13' was collected from the middle, approximately 13' bgs. Soil sample STOK-1 was collected from the soil stockpile generated from the UST removal. Laboratory analysis of soil samples collected from beneath the UST detected maximum concentrations of TPHg-1900 ppm*, TPHd-1300 ppm*, benzene-0.2 ppm, toluene-0.46 ppm, ethyl benzene- 17 ppm*, total xylenes-48 ppm* and MTBE-1300 ppm*. Note: The asterisk* denotes concentrations detected in the sample collected from beneath the middle of the UST (sample GAM-1-13'). No groundwater was encountered in the UST pit.

A confirmed release from the UST(s) has occurred at this site. The extent of petroleum hydrocarbon contamination is not adequately defined. Pursuant to provisions of Article 11, Title 23, California Code of Regulations (CCR), you are required to perform a preliminary site assessment (PSA) when a confirmed release from an UST has occurred. To facilitate this task, a PSA work plan must be submitted for review. **This work plan is due within 90 days of the date of this letter.**

A report must be submitted within 45 days of the completion of field activities associated with this phase of work at the site. The referenced reports must describe the status of the investigation and include, among other elements, the following:

- Details and results of all work performed during the designated reporting period: 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 (including QA/QC data), tabulations of free product thicknesses and dissolved fractions, etc.

Mr. Ronn Simpson
RE: 489 43rd Street, Oakland
Page 2 of 2

- Status of ground water contamination and characterization.
- Interpretation of results: water level contour maps showing gradients, free and dissolved product plume definition maps for each target compound, geologic cross sections, etc.
- Recommendations for additional work.

Pursuant to provisions of the Business and Professions Code all work and reports which require geologic or engineering evaluations and/or judgements must be performed under the direction of an appropriately registered or certified professional. Therefore, all proposals must be submitted under seal of a California-registered geologist or civil engineer with the appropriate environmental background. Please include a statement of qualifications for each lead professional involved with this project.

Please be advised that this letter constitutes a formal request for technical reports pursuant to California Water Code Section 13267(b).

For your information, the Underground Storage Tank Cleanup Fund (Fund) is created pursuant to Chapter 6.75 of the California Health & Safety Code to help eligible owners and operators of petroleum underground storage tanks obtain reimbursement for costs of the cleanup of unauthorized releases of petroleum. You are encouraged to contact the SWRCB fund representative (916/227-4529) for more case-specific information and to obtain an application package. Please also bear in mind that, in order to maintain UST clean-up fund eligibility, specific bidding requirements and contracting criteria must be met.

Please call me at 510/567-6880 should you have any questions.

Sincerely,



Dale Klettke, CHMM
Hazardous Materials Specialist

c: Thomas Peacock, LOP Manager--files
Gil Jensen, Alameda County District Attorney's Office
Sami Maleab, Accutite, 35 So. Linden Ave., S. San Francisco, CA 94080

B
3994psa1.dkt



STID 5552

DEPARTMENT OF ENVIRONMENTAL HEALTH
80 Swan Way, Rm. 210
Oakland, CA 94621
(510) 271-4300

January 10, 1996

Mr. Ronn Simpson
P. O. Box 3090
Berkeley, CA 94703

RE: UST REMOVAL AT 489 - 43RD STREET, OAKLAND, CA 94609

Dear Mr. Simpson:

The results of sample analysis and observations documented by Accutite during the September 1995 closure of one (1) 1000-gallon gasoline underground storage tank (UST) have been evaluated.

On September 18, 1995, Accutite removed the 1000-gallon UST which formerly contained regular (leaded) gasoline. After the UST removal, a total of four soil samples were collected. Soil sample GAW-1-10.5' was collected from the west end, approximately 10.5' below surface grade (approximately one foot below the bottom of the UST). Soil sample GAE-1-11' was collected from the east end, approximately 11' bgs. Soil sample GAM-1-13' was collected from the middle, approximately 13' bgs. Soil sample STOK-1 was collected from the soil stockpile generated from the UST removal. Laboratory analysis of soil samples collected from beneath the UST detected maximum concentrations of TPHg-1900 ppm*, TPHd-1300 ppm*, benzene-0.2 ppm, toluene-0.46 ppm, ethyl benzene- 17 ppm*, total xylenes-48 ppm* and MTBE-1300 ppm*. Note: The asterisk* denotes concentrations detected in the sample collected from beneath the middle of the UST (sample GAM-1-13'). No groundwater was encountered in the UST pit.

A confirmed release from the UST(s) has occurred at this site. The extent of petroleum hydrocarbon contamination is not adequately defined. Pursuant to provisions of Article 11, Title 23, California Code of Regulations (CCR), you are required to perform a preliminary site assessment (PSA) when a confirmed release from an UST has occurred. To facilitate this task, a PSA work plan must be submitted for review. **This work plan is due within 90 days of the date of this letter.**

A report must be submitted within 45 days of the completion of field activities associated with this phase of work at the site. The referenced reports must describe the status of the investigation and include, among other elements, the following:

- Details and results of all work performed during the designated reporting period: 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 (including QA/QC data), tabulations of free product thicknesses and dissolved fractions, etc.

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- Status of ground water contamination and characterization.
- Interpretation of results: water level contour maps showing gradients, free and dissolved product plume definition maps for each target compound, geologic cross sections, etc.
- Recommendations for additional work.

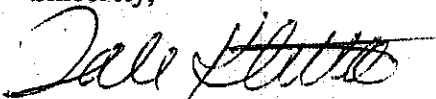
Pursuant to provisions of the Business and Professions Code all work and reports which require geologic or engineering evaluations and/or judgements must be performed under the direction of an appropriately registered or certified professional. Therefore, all proposals must be submitted under seal of a California-registered geologist or civil engineer with the appropriate environmental background. Please include a statement of qualifications for each lead professional involved with this project.

Please be advised that this letter constitutes a formal request for technical reports pursuant to California Water Code Section 13267(b).

For your information, the Underground Storage Tank Cleanup Fund (Fund) is created pursuant to Chapter 6.75 of the California Health & Safety Code to help eligible owners and operators of petroleum underground storage tanks obtain reimbursement for costs of the cleanup of unauthorized releases of petroleum. You are encouraged to contact the SWRCB fund representative (916/227-4529) for more case-specific information and to obtain an application package. Please also bear in mind that, in order to maintain UST clean-up fund eligibility, specific bidding requirements and contracting criteria must be met.

Please call me at 510/567-6880 should you have any questions.

Sincerely,



Dale Klettke, CHMM
Hazardous Materials Specialist

c: Thomas Peacock, LOP Manager--files
Gil Jensen, Alameda County District Attorney's Office
Sami Maleab, Accutite, 35 So. Linden Ave., S. San Francisco, CA 94080

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