

ALAMEDA COUNTY  
HEALTH CARE SERVICES

AGENCY  
DAVID J. KEARS, Agency Director



*out*  
*12-19-05*

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

December 16, 2005

Ondrej Kojnok  
Tri Star Partnership  
2980 Thomas Grade  
Morgan Hill, CA 95037

Dear Mr. Kojnok:

Subject: Fuel Leak Case No. RO0000323, Auto Pro, 5200 Telegraph Ave.,  
Oakland, CA

**ELECTRONIC SUBMITTAL OF REPORTS**

Effective **January 31, 2006**, the Alameda County Environmental Cleanup Oversight Programs (LOP and SLIC) require submission of all reports in electronic form to the county's ftp site. Paper copies of reports will no longer be accepted. The electronic copy replaces the paper copy and will be used for all public information requests, regulatory review, and compliance/enforcement activities. Instructions for submission of electronic documents to the Alameda County Environmental Cleanup Oversight Program ftp site are provided on the attached "Electronic Report Upload (ftp) Instructions." Please do not submit reports as attachments to electronic mail.

Submission of reports to the Alameda County ftp site is an addition to existing requirements for electronic submittal of information to the State Water Resources Control Board (SWRCB) Geotracker website. Submission of reports to the Geotracker website does not fulfill the requirement to submit documents to the Alameda County ftp site. In September 2004, the SWRCB adopted regulations that require electronic submittal of information for groundwater cleanup programs. For several years, responsible parties for cleanup of leaks from underground storage tanks (USTs) have been required to submit groundwater analytical data, surveyed locations of monitor wells, and other data to the Geotracker database over the Internet. Beginning July 1, 2005, electronic submittal of a complete copy of all necessary reports was required in Geotracker (in PDF format). Please visit the SWRCB website for more information on these requirements ([http://www.swrcb.ca.gov/ust/cleanup/electronic\\_reporting](http://www.swrcb.ca.gov/ust/cleanup/electronic_reporting)).

In order to facilitate electronic correspondence, we request that you provide up to date electronic mail addresses for all responsible and interested parties. Please provide current electronic mail addresses and notify us of future changes to electronic mail addresses by sending an electronic mail message to me at [don.hwang@acgov.org](mailto:don.hwang@acgov.org).

ALAMEDA COUNTY  
HEALTH CARE SERVICES

AGENCY  
DAVID J. KEARS, Agency Director



50103

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

April 30, 2003

Ondrej Kojnok  
Tri Star Partnership  
2980 Thomas Grade  
Morgan Hill, CA 95037

Dear Mr. Kojnok:

Subject: Fuel Leak Case No. RO0000323, Auto Pro, 5200 Telegraph Ave., Oakland, CA

Alameda County Environmental Health staff has reviewed "Work Plan 2003 Monitoring Program..." by MACTEC Engineering & Consulting, Inc., dated April 17, 2003. The work plan is approved. We request that you perform the proposed work and send us the technical reports requested below.

TECHNICAL REPORT REQUEST

Please submit the following technical reports to Alameda County Environmental Health (Attention: Don Hwang), according to the following schedule:

- April 30, 2003 - 1st Quarter 2003 Groundwater Monitoring Report
- July 31, 2003 - Soil and Water Investigation Report
- July 31, 2003 - 2<sup>nd</sup> Quarter 2003 Groundwater Monitoring Report
- October 31, 2003 - 3<sup>rd</sup> Quarter 2003 Groundwater Monitoring Report
- January 31, 2004 - 4<sup>th</sup> Quarter 2003 Groundwater Monitoring Report

If you have any questions, I may be reached at (510) 567-6746.

Sincerely,

Don Hwang  
Hazardous Materials Specialist  
Local Oversight Program

C: Gary Lieberman, MACTEC Engineering & Consulting, Inc., 90 Digital Dr., Novato, CA  
94949  
Donna Drogos  
File

ALAMEDA COUNTY  
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



12-26-02

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

December 24, 2002

Ondrej Kojnok  
Tri Star Partnership  
2980 Thomas Grade  
Morgan Hill, CA 95037

Dear Mr. Kojnok:

Subject: Fuel Leak Case No. RO0000323, Auto Pro, 5200 Telegraph Ave., Oakland, CA

Alameda County Environmental Health staff has reviewed "2<sup>nd</sup> Quarter 2002 Groundwater Monitoring Report" and "1<sup>st</sup> Quarter 2002 Groundwater Monitoring Report", both by Harding ESE. On June 28, 2002, monitoring well MW-1 showed significant decreases in concentrations of total petroleum hydrocarbons as diesel (TPH-D) and TPH-motor oil (TPH-MO), reverting to historic ranges, 590 ug/l and 260 ug/l, respectively. For MW-2, TPH-D and TPH-MO, the concentrations on June 28, 2002, increased to 410 ug/l and 660 ug/l, respectively. For MW-3, the TPH-D and TPH-G concentrations on March 22, 2002 and June 28, 2002 reverted to historic highs. On June 28, 2002, TPH-D and TPH-G concentrations for MW-3 were 6,900 ug/l and 9,300 ug/l, respectively. For MW-4, TPH-MO increased to 940 ug/l on June 28, 2002. For MW-5, TPH-D, TPH-G, and benzene concentrations increased to historic highs, 4,400 ug/l, 9,000 ug/l, and 41 ug/l, respectively. On March 22, 2002, groundwater sampling of the Chevron Service Station at 5101 Telegraph Ave. for TPH-D and TPH-MO was initiated. TPH-D was above detection limits in C-3 and MW-1, 930 ug/l and 330 ug/l, respectively. TPH-MO was above detection limits in MW-1, 560 ug/l. We request that you address the following technical comments and send us the technical reports requested below.

#### TECHNICAL COMMENTS

- 1) Groundwater Sampling at Chevron, 5101 Telegraph Ave. – Since TPH-D and TPH-MO were detected during the previous round of sampling, include MW-2 and MW-3 in future sampling.
- 2) Monitoring Well Screens Submerged – The monitoring well screens at the subject site are located from 15 feet below grade (fbg) to 25 to 30 fbg. Groundwater depth has been as shallow as 3.49 feet. The usual range for groundwater depth was between 8 to 13 feet.

Mr. Kojnok  
December 24, 2002  
Page 2 of 2

Evaluate the effect of groundwater elevations above well screens on hydrocarbon concentrations and propose recommendations to augment or validate the groundwater concentrations obtained. Include, with your analysis, hydrographs for each monitoring well with groundwater elevation vs. time and plot TPH-G, TPH-D, and benzene, and also show the top of screen elevations.

- 3) Utility Survey – Showed that the sewer and storm drain lines at times were below groundwater elevations. Therefore, sampling of the sewer and storm drain lines is needed to determine if they served as preferential pathways.
- 4) Historical Hydraulic Gradient – Please show using a rose diagram with magnitude and direction.
- 5) Groundwater Analyses – Additionally, analyze for the fuel oxygenates MTBE, Tertiary Amyl Methyl Ether (TAME), Ethyl Tertiary Butyl Ether (ETBE), Di-Isopropyl Ether (DIPE), and Tertiary Butyl Alcohol (TBA), by EPA Method 8260, is required. Also, include Ethylene Dibromide (EDB), Ethylene Dichloride (EDC), and Ethanol. After the initial round of sampling, sample for any of these contaminants found in subsequent quarters. Include these analyses in the workplan requested below.

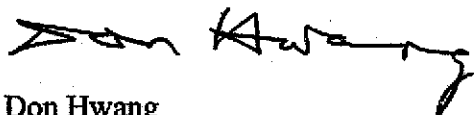
#### TECHNICAL REPORT REQUEST

Please submit technical reports to Alameda County Environmental Health (Attention: Don Hwang), by January 31, 2003:

Workplan.

If you have any questions, I may be reached at (510) 567-6746.

Sincerely,



Don Hwang  
Hazardous Materials Specialist  
Local Oversight Program

C: Jason T. House, Harding ESE, 600 Grand Avenue, Suite 300, Oakland, CA 94610

File

ALAMEDA COUNTY  
HEALTH CARE SERVICES

AGENCY  
DAVID J. KEARS, Agency Director



1-4-02

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

January 2, 2002

Ondrej Kojnok  
Tri Star Partnership  
2980 Thomas Grade  
Morgan Hill, CA 95037

Dear Mr. Kojnok:

Subject: Auto Pro, 5200 Telegraph Ave., Oakland, CA  
RO0000323

"Workplan for Soil and Groundwater Investigation..." dated December 27, 2001 by Harding ESE, was reviewed. The workplan has been revised to limit it to groundwater sampling from existing monitoring wells and to include analyses for total petroleum hydrocarbons as diesel (TPH-D). This workplan is acceptable.

If you have any questions, I may be reached at (510) 567-6746.

Sincerely,

Don Hwang  
Hazardous Materials Specialist

C: Jason T. House, Harding ESE, 1320 Arnold Dr., Suite 263, Martinez, CA 94553-6537

File

ALAMEDA COUNTY  
HEALTH CARE SERVICES

AGENCY  
DAVID J. KEARS, Agency Director



12-7-01

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

December 5, 2001

Ondrej Kojnok  
Tri Star Partnership  
2 N. 2<sup>nd</sup> St. #1390  
San Jose, CA 95113

Dear Mr. Kojnok:

Subject: Auto Pro, 5200 Telegraph Ave., Oakland, CA  
RO0000323

"Workplan for Soil and Groundwater Investigation..." dated September 4, 2001 by Harding ESE, was reviewed. Instead of the proposed borings to delineate the extent of the plume from the aforementioned site, we think that groundwater sampling from existing monitoring wells would be sufficient for now. The site of the origin of the plume had diesel whereas the downgradient site did not. Revise workplan to exclude the proposed borings or state your objections.

If you have any questions, I may be reached at (510) 567-6746.

Sincerely,

Don Hwang  
Hazardous Materials Specialist

C: Jason T. House, Harding ESE, 1320 Arnold Dr., Suite 263, Martinez, CA 94553-6537

File

ALAMEDA COUNTY  
HEALTH CARE SERVICES

AGENCY  
DAVID J. KEARS, Agency Director



9-5-01

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

September 4, 2001

Ondrej Kojnok  
Tri Star Partnership  
2 N. 2<sup>nd</sup> St. #1390  
San Jose, CA 95113

Dear Mr. Kojnok:

Subject: Auto Pro, 5200 Telegraph Ave., Oakland, CA  
✓RO0000323

Your consultant, Jason House, Harding ESE, notified me that my letter dated August 13, 2001 was erroneous. Sampling at/by the former Chevron Station at 5101 Telegraph Ave. should include monitoring wells MW-1, C-3, and MW-5.

If you have any questions, I may be reached at (510) 567-6746.

Sincerely,

Don Hwang  
Hazardous Materials Specialist

C: Jason T. House, Harding ESE, 1320 Arnold Dr., Suite 263, Martinez, CA 94553-6537

Tom Bauhs, Chevron USA, Inc., Site Assessment & Remediation,  
6001 Bollinger Canyon Rd. V1132, PO Box 6004, San Ramon, CA 94583-0904

File

ALAMEDA COUNTY  
HEALTH CARE SERVICES

AGENCY  
DAVID J. KEARS, Agency Director



08-14-01

August 13, 2001

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

Ondrej Kojnok  
Tri Star Partnership  
2 N. 2<sup>nd</sup> St. #1390  
San Jose, CA 95113

Dear Mr. Kojnok:

Subject: Auto Pro, 5200 Telegraph Ave., Oakland, CA  
RO0000323 ✓

"Workplan for Soil and Groundwater Investigation..." dated July 17, 2001 by Harding ESE, was reviewed.

- 1) Instead of the proposed borings to delineate the extent of the plume from the aforementioned site, we think that groundwater sampling from existing monitoring wells would be more suitable at this time. The site of the origin of the plume had diesel whereas the downgradient site did not. Therefore, any diesel found could be attributed to the site of origin. The initial round of sampling should include monitoring wells MW-1, C-2, and MW-5 at/by the former Chevron Station at 5101 Telegraph Ave. Provide a workplan or state your objections.
- 2) Also, a survey of the underground culverts and storm drains is required to show that they do not serve as pathways for the migration of contaminants to sensitive receptors.

If you have any questions, I may be reached at (510) 567-6746.

Sincerely,

Don Hwang  
Hazardous Materials Specialist

C: Jason T. House, Harding ESE, 1320 Arnold Dr., Suite 263, Martinez, CA 94553-6537

Tom Bauhs, Chevron USA, Inc., Site Assessment & Remediation,  
6001 Bollinger Canyon Rd. V1132, PO Box 6004, San Ramon, CA 94583-0904

*u*

File



ALAMEDA COUNTY  
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



04-12-07

20323

April 11, 2001

Ondrej Kojnok  
Tri Star Partnership  
2 N. 2<sup>nd</sup> St. #1390  
San Jose, CA 95113

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

Dear Mr. Kojnok:

Subject: Auto Pro, 5200 Telegraph Ave., Oakland, CA  
StId 12

"Site Closure Report..." dated July 1999 by QST Environmental was reviewed. We cannot grant site closure at this time because:

The site has not been adequately characterized and the hydrocarbon groundwater plume isn't stable.

- a) The last groundwater sample collected from monitoring well C-1 on December 11, 1996 found 7,700 ug/l Total Petroleum Hydrocarbons-Gasoline (TPH-G). TPH-G, BTEX (Benzene, Toluene, Ethylbenzene, Xylene) with the exception of Benzene, and Methyl Tertiary-Butyl Ether (MTBE), have increased for each of the last 3 quarters sampled. This well was indicated as abandoned in the 3<sup>rd</sup> quarter 1999 groundwater monitoring report for the Former Chevron 9-3864 at 5101 Telegraph Ave., Oakland. A grab groundwater sample, AP-3, collected on July 2, 1996, found 14,000 ug/l TPH-G. Grab groundwater samples for TPH-Diesel (TPH-D) were 74,000 ug/l for AP-2 and 47,000 ug/l for AP-3. The well and grab groundwater sample locations are downgradient from the site. The lateral extent of the plume must be delineated.
- b) The "Creek & Watershed Map of Oakland..." shows that underground culverts and storm drains exist along Claremont Ave. and Telegraph Ave. Demonstrate that the underground culverts and storm drains do not serve as pathways for the migration of contaminants to sensitive receptors.

Provide a workplan that addresses these issues including a groundwater-monitoring program. If you have any questions, I may be reached at (510) 567-6746.

Sincerely,

  
Don Hwang  
Hazardous Materials Specialist

C: John Kim, QST Environmental, 1340 Arnold Dr., Suite 126, Martinez, CA 94553  
File



*sent 11-8-99  
Including cc's*

A0323

November 5, 1999

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

Mr. George Tuma  
Tri-Star Partnership  
5200 Telegraph Avenue  
Oakland, California 94609

Mr. Ondrej Kojnok  
Tri-Star Partnership  
2 North Second Street, # 1390  
San Jose, California 95113

**RE: AUTO PRO Facility (STID # 12)  
5200 Telegraph Avenue, Oakland, California 94609**

### **LANDOWNER NOTIFICATION AND PARTICIPATION REQUIREMENTS**

Dear Messrs. Tuma and Kojnok:

This letter is to inform you of new legislative requirements pertaining to cleanup and closure of sites where an unauthorized release of hazardous substance, including petroleum, has occurred from an underground storage tank (UST). Section 25297.15(a) of Ch. 6.7 of the Health & Safety Code requires the primary or active responsible party to notify all current record owners of fee title to the site of: 1) a site cleanup proposal, 2) a site closure proposal, 3) a local agency intention to make a determination that no further action is required, and 4) a local agency intention to issue a closure letter. Section 25297.15(b) requires the local agency to take all reasonable steps to accommodate responsible landowners' participation in the cleanup or site closure process and to consider their input and recommendations.

For purposes of implementing these sections, you have been identified as the primary or active responsible party. Please provide to this agency, within twenty (20) calendar days of receipt of this notice, a complete mailing list of all current record owners of fee title to the site. You may use the enclosed "list of landowners" form (sample letter 2) as a template to comply with this requirement. If the list of current record owners of fee title to the site changes, you must notify the local agency of the change within 20 calendar days from when you are notified of the change.

If you are the sole landowner, please indicate that on the landowner list form. The following notice requirements do not apply to responsible parties who are the sole landowner for the site.

LANDOWNER NOTIFICATION  
Re: 5200 Telegraph Avenue, Oakland  
November 5, 1999  
Page 2 of 2

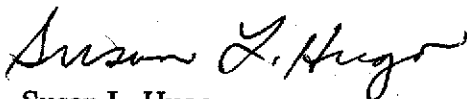
In accordance with Section 25297.15(a) of Ch. 6.7 of the Health & Safety Code, you must certify to the local agency that all current record owners of fee title to the site have been informed of the proposed action before the local agency may do any of the following:

- 1) consider a cleanup proposal (corrective action plan)
- 2) consider a site closure proposal
- 3) make a determination that no further action is required
- 4) issue a closure letter

You may use the enclosed "notice of proposed action" form (sample letter 3) as a template to comply with this requirement. Before approving a cleanup proposal or site closure proposal, determining that no further action is required, or issuing a closure letter, the local agency will take all reasonable steps necessary to accommodate responsible landowner participation in the cleanup and site closure process and will consider all input and recommendations from any responsible landowner.

Please call me at (510) 567-6780 should you have any questions about the content of this letter.

Sincerely,



Susan L. Hugo  
Hazardous Materials Specialist

Attachments

cc: Chuck Headlee, RWQCB  
SH / files

SAMPLE LETTER (2): LIST OF LANDOWNERS FORM

---

Name of local agency  
Street address  
City

SUBJECT: CERTIFIED LIST OF RECORD FEE TITLE OWNERS FOR (*Site Name and Address*)

(Note: Fill out item 1 if there are multiple site landowners. If you are the sole site landowner, skip item 1 and fill out item 2.)

1. In accordance with section 25297.15(a) of Chapter 6.7 of the Health & Safety Code, I, (*name of primary responsible party*), certify that the following is a complete list of current record fee title owners and their mailing addresses for the above site:
  
2. In accordance with section 25297.15(a) of Chapter 6.7 of the Health & Safety Code, I, (*name of primary responsible party*), certify that I am the sole landowner for the above site.

Sincerely,

Signature of primary responsible party

Name of primary responsible party

SAMPLE LETTER 3: NOTICE OF PROPOSED ACTION SUBMITTED TO LOCAL AGENCY

---

Name of local agency  
Street address  
City

SUBJECT: NOTICE OF PROPOSED ACTION SUBMITTED TO LOCAL AGENCY FOR  
*(Site Name and Address)*

In accordance with section 25297,15(a) of Chapter 6.7 of the Health & Safety Code, I, *(name of primary responsible party)*, certify that I have notified all responsible landowners of the enclosed proposed action. Check space for applicable proposed action(s):

- cleanup proposal (corrective action plan)
- site closure proposal
- local agency intention to make a determination that no further action is required
- local agency intention to issue a closure letter

Sincerely,

Signature of primary responsible party

Name of primary responsible party

cc: Names and addresses of all record fee title owners

ALAMEDA COUNTY  
HEALTH CARE SERVICES

AGENCY  
DAVID J. KEARS, Agency Director



RO# 323

July 23, 1998

ENVIRONMENTAL HEALTH SERVICES

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

Mr. George Tuma  
Auto Pro  
5200 Telegraph Avenue  
Oakland, California 94609

Mr. Ondre Kojnok  
Tri-Star Partnership  
2 North St., Suite 1390  
San Jose, California 95113

**RE: Addendum to the Proposal for Quarterly Groundwater Monitoring Activities  
(July 22, 1998) for AutoPro – 5200 Telegraph Avenue, Oakland, CA 94609  
(STID #12)**

Dear Mr. Tuma & Mr. Kojnok:

This office has reviewed the Addendum to the Proposal for Quarterly Groundwater Monitoring Activities dated July 22, 1998, prepared and submitted by QST Environmental for the above referenced site.

The addendum to the proposed groundwater monitoring activities at the site is acceptable.

If you have any questions concerning this letter or the subject site, please contact me at (510) 567-6780.

Sincerely,

Susan L. Hugo  
Hazardous Materials Specialist

c: Charles Headlee, San Francisco Bay RWQCB  
Thomas Dalzell, QST Environmental, 1340 Arnold Dr., Suite 126, Martinez, CA 94553  
SH / files

ALAMEDA COUNTY  
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



R0# 323

May 15, 1998

ENVIRONMENTAL HEALTH SERVICES

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

Mr. George Tuma  
AutoPro  
5200 Telegraph Avenue  
Oakland, California 94609

Mr. Ondrej Kojnok  
Tri-Star Partnership  
2 North Second St., Suite 1390  
San Jose, California 95113

RE: AutoPro Facility - 5200 Telegraph Avenue, Oakland, California 94609 (STID #12)

Dear Mr. Tuma & Mr. Kojnok:

This office has recently reviewed the case file regarding the removal of five underground storage tanks at the above referenced site.

On January 21, 1998, I met with Mr. Kojnok, Mr. Thomas Dalzell and Mr. Micah Rapoport of QST Environmental to discuss the status of the soil and groundwater investigation and additional work required to facilitate closure of the site as a low risk soil and groundwater case. During this meeting, we discussed the San Francisco Bay Regional Water Quality Control Board's guidelines for evaluating sites as a low risk soil and groundwater case and the criteria are as follows:

- 1) The leak has been stopped and on-going sources have been removed or remediated.
- 2) The site has been adequately characterized.
- 3) The dissolved hydrocarbon plume is not migrating.
- 4) No water wells, deeper drinking water aquifers, surface water, or other sensitive receptors are likely to be impacted.
- 5) The site presents no significant risk to human health.
- 6) The site presents no significant risk to the environment.

Review of the previous reports submitted to this agency showed that eight groundwater sampling events have been conducted at the site since the tanks were removed in 1990. Three of the four on-site monitoring wells showed varying concentrations of dissolved petroleum hydrocarbons since 1994 when the wells were installed.

During the January 1998 meeting, we discussed that continued groundwater monitoring of the wells must be conducted at the site, at a minimum on a quarterly basis for one year to establish that the groundwater plume is stable and/or shrinking. We also discussed the introduction of oxygen releasing compounds (ORC) on wells MW-3 and MW-4 to enhance biodegradation of the petroleum hydrocarbon plume at the site. The use of oxygen releasing compounds is acceptable to this office. Collection of groundwater data during this period is critical and must indicate that the entire plume is shrinking and not in just one hot area. Additional sampling points maybe required to show that the site has a stable and /or shrinking groundwater plume.

If you have any questions concerning this letter or the subject site, please contact me at (510) 567-6780.

Sincerely,

Susan L. Hugo, Hazardous Materials Specialist

c: Mee Ling Tung, Director, Environmental Health  
Dick Pantages, Chief, Hazardous Materials / SH / files  
Charles Headlee, San Francisco Bay RWQCB  
Thomas Dalzell, QST Environmental, 1340 Arnold Dr., Suite 126, Martinez, CA 94553

ALAMEDA COUNTY  
HEALTH CARE SERVICES

AGENCY  
DAVID J. KEARS, Agency Director



RO# 323

July 9, 1998

ENVIRONMENTAL HEALTH SERVICES

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

Mr. George Tuma  
Auto Pro  
5200 Telegraph Avenue  
Oakland, California 94609

Mr. Ondre Kojnok  
Tri-Star Partnership  
2 North St., Suite 1390  
San Jose, California 95113

**RE: Addendum to the Proposal for Quarterly Groundwater Monitoring Activities (July 8, 1998)  
for AutoPro – 5200 Telegraph Avenue, Oakland, CA 94609 (STID #12)**

Dear Mr. Tuma & Mr. Kojnok:

This office has reviewed the Addendum to the Proposal for Quarterly Groundwater Monitoring Activities dated July 8, 1998, prepared and submitted by QST Environmental for the above referenced site.

The addendum to the proposed groundwater monitoring activities at the site is acceptable provided the following issues are addressed:

- 1) Item # 3 should be changed to – Two additional groundwater monitoring events will be conducted (September 1998 and December 1998) prior to evaluating the site for closure as a low risk soil and groundwater case.
- 2) Please add to item #4 – to evaluate if the site meets the low risk criteria.
- 3) Item #8 should be changed to – If laboratory results of samples and/ or field data collected during the September and December 1998 quarterly groundwater monitoring events indicate that the site does not meet the criteria for closure as a low risk soil and groundwater case and change in scope of work is needed to obtain closure for the site, QST will notify Tri-Star and ACHCSA.

If you have any questions concerning this letter or the subject site, please contact me at (510) 567-6780.

Sincerely,

Susan L. Hugo  
Hazardous Materials Specialist

c: Charles Headlee, San Francisco Bay RWQCB  
Thomas Dalzell, QST Environmental, 1340 Arnold Dr., Suite 126, Martinez, CA 94553  
SH / files



ALAMEDA COUNTY  
HEALTH CARE SERVICES

AGENCY  
DAVID J. KEARS, Agency Director



RO#323

RAFAT A. SHAHID, DIRECTOR

March 19, 1996  
STID# 12

DEPARTMENT OF ENVIRONMENTAL HEALTH  
1131 Harbor Bay Parkway  
Alameda, CA 94502-6577

Mr. George Tuma  
Auto Pro  
5200 Telegraph Avenue  
Oakland, California 94609

Mr. Ondrej Kojnok  
Tri-Star Partnership  
762 El Paseo de Saratoga  
San Jose, California 95130

RE: Soil and Groundwater Investigation  
5200 Telegraph Avenue, Oakland, California 94609

Dear Mr. Tuma and Mr. Kojnok:

The Alameda County Department of Environmental Health, Environmental Protection Division has recently reviewed the revised proposal for soil and groundwater investigation dated February 14, 1996 and prepared by Environmental Science & Engineering, Inc. for the above referenced site.

The revised proposal is approved and must be implemented in a timely fashion. The groundwater monitoring wells on-site and off-site must be sampled as soon as possible since the last sampling occurred last January 18, 1995.

Please notify this office at least 72 hours in advance of any field activity so a site visit can be arranged by a representative from this office.

All reports and proposals must be submitted under seal of a California Registered Geologist or Registered Civil Engineer with a statement of qualifications for each lead professionals involved with the project.

If you have any questions concerning this letter, please contact me at (510) 567-6780.

Sincerely,

Susan L. Hugo  
Senior Hazardous Materials Specialist

c: Jun Makishima, Interim Director, Environmental Health  
Gordon Coleman, Acting Chief, Environmental Protection / files  
Kevin Graves, San Francisco Bay RWQCB  
Christopher Valcheff, Environmental Science & Engineering,  
Inc., 4090 Nelson Ave., Suite J, Concord, CA 94520

ALAMEDA COUNTY  
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



Ro#323

RAFAT A. SHAHID, DIRECTOR

February 5, 1996  
STID# 12

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

Mr. George Tuma  
Auto Pro  
5200 Telegraph Avenue  
Oakland, California 94609

Mr. Ondrej Kojnok  
Tri-Star Partnership  
762 El Paseo de Saratoga  
San Jose, California 95130

RE: Soil and Groundwater Investigation  
5200 Telegraph Avenue, Oakland, California 94609

Dear Mr. Tuma and Mr. Kojnok:

The Alameda County Department of Environmental Health, Environmental Protection Division has recently reviewed the case file including the proposal for soil and groundwater investigation dated 10/6/95, prepared by Environmental Science and Engineering (ESE) for the above referenced site.

The proposal includes the following: drilling of eight soil borings around the property boundary, collection of soil and grab groundwater samples, analyzing for target compounds (TPH gasoline, TPH diesel, TPH motor oil, BTEX, MTBE), and quarterly sampling of the four monitoring wells at the site.

On December 13, 1995, I met with Mr. Christopher Valcheff of ESE to discuss the data from the two neighboring sites located at 5100 Telegraph Avenue (Berkely Land Co.) and 5101 Telegraph Avenue (former Chevron Station). Two monitoring wells (MW-4 and C-1) for the former Chevron Station appeared to be downgradient of the above subject property and may provide additional information in characterizing the extent of the contamination at the site.

Listed below are comments regarding the proposal for soil and groundwater investigation:

- 1) The number of soil borings proposed to define the extent of the contamination needs to be evaluated since the two wells (MW-4 and C-1) for the former Chevron Station appeared to be downgradient of the subject site.
- 2) Off -site groundwater monitoring wells (MW-4 and C-1) may be used as downgradient wells if appropriate, and sampling shall be coordinated with Mr. Kenneth Kan of Chevron at (510) 842-8752.

Mr. Tuma and Mr. Kojnok  
RE: 5200 Telegraph Avenue, Oakland, CA 94609  
February 5, 1996  
Page 2 of 3

- 3) Groundwater monitoring wells must be sampled every quarter and analyzed for the following target compounds: TPH gasoline, TPH diesel, TPH motor oil, benzene, toluene, ethyl benzene, xylene and methyl tertiary butyl ether (MTBE). Groundwater level measurements must be incorporated in the monitoring program. The groundwater monitoring wells at the site must be sampled as soon as possible since the last sampling occurred on January 18, 1995.

Please submit a work plan addressing the items listed above no later than March 15, 1996. Since you are in the Cleanup Fund Reimbursement Program, you must act diligently on this matter.

Enclosed are data collected from the former Chevron Station and Berkeley Land Co. that may provide additional information in evaluating the extent of the contamination at your site.

Until cleanup is complete, you will need to submit reports to this office every three months (or at a more frequent interval, if specified at any time by this agency). In addition, the following items must be incorporated in your future reports or workplans:

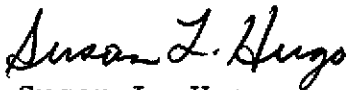
- a cover letter from the responsible party or tank owner stating the accuracy of the report and whether he/she concurs with the conclusions and recommendations in the report or workplan
- site map delineating contamination contours for soil and groundwater based on recent data should be included and the status of the investigation and cleanup must be identified
- proposed continuing or next phase of investigation / cleanup activities must be included to inform this department of the responsible party or tank owner's intention
- any changes in the groundwater flow direction and gradient based on the measured data since the last sampling event must be explained
- historical records of groundwater level in each well must be tabulated to indicate the fluctuation in water levels
- tabulate analytical results from all previous sampling events; provide laboratory reports (including quality control/quality assurance) and chain of custody documentation

Mr. Tuma and Mr. Kojnok  
RE: 5200 Telegraph Avenue, Oakland, CA 94609  
February 5, 1996  
Page 3 of 3

All reports and proposals must be submitted under seal of a California Registered Geologist or Registered Civil Engineer with a statement of qualifications for each lead professionals involved with the project.

If you have any questions concerning this letter, please contact me at (510) 567-6780.

Sincerely,



Susan L. Hugo  
Senior Hazardous Materials Specialist

enclosure

c: Jun Makishima, Interim Director, Environmental Health  
Gordon Coleman, Acting Chief, Environmental Protection / files  
Kevin Graves, San Francisco Bay RWQCB  
Christopher Valcheff, Environmental Science & Engineering,  
MP Inc., 4090 Nelson Ave., Suite J, Concord, CA 94520  
(with enclosure)

**ALAMEDA COUNTY  
HEALTH CARE SERVICES  
AGENCY**

DAVID J. KEARS, Agency Director



R0323

RAFAT A. SHAHID, DIRECTOR

September 13, 1995  
STID# 12

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

Mr. George Tuma  
Auto Pro  
5200 Telegraph Avenue  
Oakland, California 94609

Mr. Ondrej Kojnok  
Tri-Star Partnership  
762 El Paseo de Saratoga  
San Jose, California 95130

**RE: Soil and Groundwater Investigation  
5200 Telegraph Avenue, Oakland, California 94609**

Dear Mr. Tuma and Mr. Kojnok:

The Alameda County Department of Environmental Health, Environmental Protection Division has completed review of the First Quarter 1995 Ground Water Monitoring Report (March 27, 1995) prepared by Environmental Science & Engineering, Inc. for the referenced site.

Based on the review of historical data collected at the site, the following issues must be addressed regarding the soil and groundwater investigation at the subject site:

- 1) It appears that the extent of the soil and groundwater contamination remains undefined. Three of the four on-site monitoring wells (MW-1, MW-3 and MW-4) exhibited elevated levels of the following contaminants: 620 - 8,000 ppb TPH gasoline, 240 - 1,600 ppb TPH diesel, 8.5 - 84 ppb benzene, 2.1 - 16 ppb toluene, 1.3 - 48 ppb ethylbenzene and 2.3 - 49 ppb total xylenes during the last sampling on January 18, 1995. Ground water monitoring well MW-2 has not detected any level of petroleum hydrocarbon contaminants since the initial sampling on April 26, 1994. The groundwater investigation must be expanded to determine the lateral extent of the contamination. Additional groundwater monitoring wells must be installed upgradient of MW-1 and downgradient of MW-3. Review of the data appeared to indicate that the plume may have migrated off the site. Soil borings and grab groundwater samples may be performed initially prior to placement of permanent wells. A work plan must be submitted to delineate the extent of the contamination related to the former tanks. Please submit your work plan to this office no later than **October 31, 1995.**

Mr. Tuma and Mr. Kojnok  
RE: 5200 Telegraph Avenue, Oakland, CA 94609  
September 13, 1995  
Page 2 of 3

- 2) Monitoring well sampling frequency must occur every quarter. The wells must be sampled for the following target compounds: TPH gasoline, TPH diesel, TPH motor oil, benzene, toluene, ethyl benzene, xylene and methyl tertiary butyl ether (MTBE). Groundwater level measurements must be incorporated in the monitoring program. The groundwater monitoring wells at the site must be sampled immediately, if possible this month of September since the last sampling occurred on January 18, 1995.

Until cleanup is complete, you will need to submit reports to this office every three months (or at a more frequent interval, if specified at any time by this agency). In addition, the following items must be incorporated in your future reports or workplans:

- a cover letter from the responsible party or tank owner stating the accuracy of the report and whether he/she concurs with the conclusions and recommendations in the report or workplan
- site map delineating contamination contours for soil and groundwater based on recent data should be included and the status of the investigation and cleanup must be identified
- proposed continuing or next phase of investigation / cleanup activities must be included to inform this department of the responsible party or tank owner's intention
- any changes in the groundwater flow direction and gradient based on the measured data since the last sampling event must be explained
- historical records of groundwater level in each well must be tabulated to indicate the fluctuation in water levels
- tabulate analytical results from all previous sampling events; provide laboratory reports (including quality control/quality assurance) and chain of custody documentation

All reports and proposals must be submitted under seal of a California Registered Geologist or Registered Civil Engineer with a statement of qualifications for each lead professionals involved with the project.

Mr. Tuma and Mr. Kojnok  
RE: 5200 Telegraph Avenue, Oakland, CA 94609  
September 13, 1995  
Page 3 of 3

Additionally, please notify this office 72 hours in advance of any field work at the site.

If you have any questions concerning this letter, please contact me at (510) 567-6780.

Sincerely,



Susan L. Hugo  
Senior Hazardous Materials Specialist

cc: Jun Makishima, Interim Director, Environmental Health  
Kevin Graves, San Francisco Bay RWQCB  
George Young, Acting Chief, Environmental Protection / files  
Michael Quillin, Environmental Science & Engineering, Inc.  
4090 Nelson Ave., Suite J, Concord, CA 94520

**ALAMEDA COUNTY  
HEALTH CARE SERVICES  
AGENCY**

DAVID J. KEARS, Agency Director



R0323

RAFAT A. SHAHID, ASST. AGENCY DIRECTOR

March 28, 1994  
STID# 12

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

Mr. George Tuma  
Auto Pro  
5200 Telegraph Avenue  
Oakland, CA 94609

Mr. Ondrej Kojnok  
770 El Paseo de Saratoga  
San Jose, CA 95130

**Subject: Work Plan for Preliminary Site Assessment  
Autopro - 5200 Telegraph Ave., Oakland, CA 94609**

Dear Sirs:

This office has completed review of the Work Plan for Preliminary Site Assessment, dated March 17, 1994 and submitted by Environmental Science & Engineering, Inc. for the referenced site.

Based on this review, the basic elements of the work plan is acceptable with the following conditions:

- 1) During borehole advancement, soil samples should be collected at a minimum of every five feet in the unsaturated zone, significant changes in lithology, and where field screening identifies the presence of contaminants. The selection of samples chosen for laboratory analysis should be based primarily on field evidence. At least one of the samples submitted for analysis from each boring must be from the saturated/unsaturated zone interface.
- 2) Wells should be surveyed to an accuracy of 0.01 foot and referenced to mean sea level (MSL).
- 3) The vertical and lateral extent of soil and groundwater contamination must be delineated. The isoconcentration line of the contaminant plume must be determined.
- 4) Any waste ( hazardous or non-hazardous ) generated at the site must be characterized and disposed appropriately. Documents of all waste disposal must be provided to this office.
- 5) Groundwater flow direction must be established at the site. One monitoring well must be installed within ten feet in the verified downgradient location of former tank area.



Mr. Tuma / Mr. Kojnok  
RE: 5200 Telegraph Avenue, Oakland, CA 94609  
March 28, 1994  
Page 2 of 3

- 6) Any existing product lines associated with the former tanks must be removed and soil samples should be collected from the piping trenches for verification.
- 7) Provide this office with records of the stockpiled soil transported to BFI Vasco Road.
- 8) Provide this office with a copy of the site health and safety plan.

Item # 8 listed above must be submitted to this agency before work plan implementation. In addition, please provide our office at least 48 hours advance notice when site activity is slated to begin.

This office is aware of your pending letter of commitment from the cleanup fund. However, you must be in compliance with the corrective action regulations to be eligible for reimbursements. The site investigation and/or remediation must be conducted in a timely fashion.

The approved workplan must be implemented within 30 days from the date of this letter. Any extension of stated deadlines or changes in the workplan must be confirmed in writing and approved by this office.

A report must be submitted within 30 days after completion of this investigation. Until cleanup is complete, you will need to submit reports to this office every three months or at a more frequent interval, if specified at any time. In addition, the following items must be incorporated in your future reports or workplans:

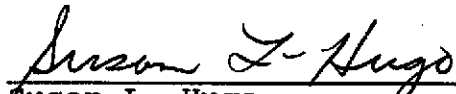
- a cover letter from the responsible party or tank owner stating the accuracy of the report and whether he/she concurs with the conclusions and recommendations in the report or workplan
- site map delineating contamination contours for soil and groundwater based on recent data should be included and the status of the investigation and cleanup must be identified
- proposed continuing or next phase of investigation / cleanup activities must be included to inform this department of the responsible party or tank owner's intention

Mr. Tuma / Mr. Kojnok  
RE: 5200 Telegraph Avenue, Oakland, CA 94609  
March 28, 1994  
Page 3 of 3

- any changes in the groundwater flow direction and gradient based on the measured data since the last sampling event must be explained
- historical records of groundwater level in each well must be tabulated to indicate the fluctuation in water levels
- tabulate analytical results from all previous sampling events; provide laboratory reports (including quality control/quality assurance) and chain of custody documentation

Please contact me at (510) 271-4530 if you have any questions concerning this letter.

Sincerely,

  
\_\_\_\_\_  
Susan L. Hugo  
Senior Hazardous Materials Specialist

cc: Rafat A. Shahid, Asst. Agency Director, Environmental Health  
Rich Hiett, San Francisco Bay RWQCB  
Edgar B. Howell, Chief, Hazardous Materials Division - files  
Michael Quillin, Environmental Science & Engineering, Inc.  
4090 Nelson Avenue, Suite J, Concord CA 94520

ALAMEDA COUNTY  
HEALTH CARE SERVICES  
AGENCY

DAVID J. KEARS, Agency Director



R0323

RAFAT A. SHAHID, ASST. AGENCY DIRECTOR

October 28, 1993  
STID# 12

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

Mr. George Tuma  
Auto Pro  
5200 Telegraph Avenue  
Oakland, CA 94609

Mr. Ondrej Kojnok  
770 El Paseo de Saratoga  
San Jose, CA 95130

**Subject: 90 day Compliance Letter for Site Investigation and  
Remediation at 5200 Telegraph Ave., Oakland, CA 94609**

Dear Sirs:

On September 29, 1993, your file was reviewed by State Water Resources Control Board staff with the Underground Storage Tank Cleanup Fund Program (Cleanup Fund). The purpose of their review was to determine if you are in compliance with the corrective action orders and directives for the cleanup of your site. Compliance with the corrective action orders and directives is a requirement for reimbursement of cleanup cost from the Underground Storage Tank Cleanup Fund (Cleanup Fund).

As a result of their review, it has been determined that you are currently not in compliance because of inadequate investigation.

The State Board is allowing you a final opportunity to come into compliance and remain eligible for Cleanup Fund money. To avail yourself of this opportunity, you must comply with the following directives within 90 days from the date of this letter:

- 1) **Submit a workplan for Preliminary Site Assessment that is acceptable to this office.** Soil contamination in the area of the former waste oil tank remains undefined. A report dated May 25, 1993, prepared and submitted by William C. Ellis in response to the April 19, 1993 correspondence from this office, states that property owner Tuma advised that waste oil tank pit was overexcavated according to the same procedures used for the other two tank pits, that two rounds of soil samplings were made in the process and that satisfactory contaminant levels were reached. This office has not received the result of the verification soil samples collected in the waste oil tank pit after overexcavation was performed. Neither has this office received the contractor's report stating that there is no residual soil requiring

Mr. Tuma / Mr. Kojnok  
RE: 5200 Telegraph Ave., Oakland, CA 94609  
October 28, 1993  
Page 2 of 3

remediation on the site. Approval was given to backfill the excavation pit after limited overexcavation. However, this action does not mean that remediation of residual soil contamination is complete. You are required to submit a workplan to determine the vertical and lateral extent of soil and groundwater contamination at the site. The workplan must include:

- An implementation schedule for action to be completed in your Preliminary Site Assessment
- A schedule for submittal of periodic status reports
- A schedule for submittal of final reports documenting the results of the site investigation proposed in the workplan. This report is to include recommendations for additional work needed to adequately remediate the site, as well as a proposed implementation schedule for additional work

All workplans must be submitted to this office for review and approval.

- 2) **A groundwater investigation must be conducted at the site to determine if groundwater was impacted by the unauthorized release from the leaking tanks.** Verified downgradient direction must be established at the site. The gradient established for the Chevron site (located southwesterly of Auto Pro) can be used as a baseline for the appropriate locations of monitoring wells to be installed on site. Monitoring wells must be installed in accordance with RWQCB's guidelines. Groundwater monitoring wells must be sampled on a quarterly and analyzed for the following target compounds: TPH gasoline, TPH diesel, benzene, toluene, ethyl benzene, xylene, total oil and grease, lead, nickel, zinc, cadmium and chromium. Groundwater elevation readings must be included in the quarterly sampling protocol.
- 3) **Begin Implementation of the approved Preliminary Site Assessment Workplan.** All work must be done by properly licensed or registered professionals, and must be done in accordance with the workplan or approved amendments to the workplan. Any deviation from the workplan must be explained in writing, and must be approved by this office. Reports and proposals must be submitted under seal of a California Registered Geologist or Registered Civil Engineer with a statement of qualifications for each lead and professionals involved with the project.

Mr. Tuma / Mr. Kojnok  
RE: 5200 Telegraph Ave., Oakland, CA 94609  
October 28, 1993  
Page 3 of 3

- 4) **Submit copies of disposal records for both the tanks and the stockpiled soil.** The records that was provided to this office as attachment to the May 25, 1993 report were billing statements of the work performed by Pacific Excavators and the disposal records of the waste oil generated by the facility. The disposal records that must be submitted are the tank manifests and records from the landfill that accepted the stockpiled soil.

Please be aware, that pursuant to Title 23, Division 3, Chapter 16, Article 11 of the California Code of Regulations you are required to have an approved workplan prior to initiation of any work. In addition, you must provide a status report of all activities, including the progress of this case every 90 days to this office.

If you have any questions regarding the provisions of this letter and/or the necessary work at the site, please call me at (510) 271-4530.

Sincerely,



---

Susan L. Hugo  
Senior Hazardous Materials Specialist

cc: Edgar B. Howell, Chief - files  
State Water Resources Control Board, Clean-up Fund

ALAMEDA COUNTY  
HEALTH CARE SERVICES  
AGENCY

DAVID J. KEARS, Agency Director



R0323

RAFAT A. SHAHID, ASST. AGENCY DIRECTOR

April 19, 1993  
STID# 12

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

Mr. George Tuma  
Auto Pro  
5200 Telegraph Avenue  
Oakland, California 94609

**RE: Status of the Soil and Groundwater Investigation/Remediation  
at Auto Pro - 5200 Telegraph Avenue, Oakland, CA 94609**

Dear Mr. Tuma:

The Alameda County Department of Environmental Health, Hazardous Materials Division has recently reviewed the files concerning the soil and groundwater investigation/remediation at the referenced site. Five underground storage tanks were removed at the site - one 5,000 gallon diesel tank, two 5,000 gallon gasoline tanks, one 8,000 gallon gasoline tank, and one 1,000 gallon waste oil tank ( removed in 12/19/90 ). We are in receipt of the following reports:

- \* Analytical Results by Chromalab, Inc. dated December 28, 1990, faxed by Pacific Excavators on 1/10/91
- \* Analytical Results by Chromalab, Inc. dated December 27, 1990, faxed by Pacific Excavators on 1/24/91
- \* Underground Storage Tank Unauthorized Release(Leak) / Contamination Site Report ( 2/6/91 )
- \* Analytical Results by Med-Tox Associates, Inc. dated August 14, 1991, faxed by Pacific Excavators on 8/16/91
- \* Analytical Results by Trace Analysis Lab, faxed by Pacific Excavators on 10/10/91
- \* Workplan Remediation and Investigation Activities, Auto Pro Facility prepared by Streamborn dated May 17, 1991

Based upon the review process of all the reports submitted to this office for the referenced site, the following issues needed clarification and must be addressed:

- 1) Limited overexcavation was performed on the former 8,000 gallon gasoline tank pit. Verification soil samples collected exhibited the following levels of contaminants: TPH diesel (730 ppm), TPH gasoline (12ppm), benzene ( non

Mr. George Tuma  
RE: 5200 Telegraph Avenue, Oakland, CA 94609  
April 19, 1993  
Page 3 of 4

grease, lead, nickel, zinc, cadmium and chromium. Groundwater elevation readings must be included in the quarterly sampling protocol. After four quarters of non-detectable levels have been achieved, the frequency of sampling events will be evaluated and/or a recommendation for signoff/case closure by RWQCB will be determined.

- 6) Please clarify if all the phases stated in the Workplan (May 17, 1991) by Streamborn have been implemented. A report documenting the work performed including the following items must be submitted to this office: analytical results of all samples collected including quality control/quality assurance, chain of custody documentation, boring logs, monitoring well construction and well development.
- 7) Please submit a time schedule for all phases of the investigation and remediation activities and the anticipated time when cleanup will be completed at the site.

Response to the items mentioned above must be provided to this office no later than May 31, 1993.

Until cleanup is complete, you will need to submit reports to this office and to RWQCB every three months (or at a more frequent interval, if specified at any time by either agency). In addition, the following items must be incorporated in your future reports or workplans:

- a cover letter from the responsible party or tank owner stating the accuracy of the report and whether he/she concurs with the conclusions and recommendations in the report or workplan
- site map delineating contamination contours for soil and groundwater based on recent data should be included and the status of the investigation and cleanup must be identified
- proposed continuing or next phase of investigation / cleanup activities must be included to inform this department or the RWQCB of the responsible party or tank owner's intention
- any changes in the groundwater flow direction and gradient based on the measured data since the last sampling event must be explained
- historical records of groundwater level in each well must be tabulated to indicate the fluctuation in water levels

Mr. George Tuma  
RE: 5200 Telegraph Avenue, Oakland CA 94609  
April 19, 1993  
Page 2 of 4

detect), toluene (0.45ppm), ethyl benzene ( 0.003 ppm), and xylene (0.030 ppm). Limited overexcavation was also performed on the common excavation for the three 5,000 gallon tanks. Verification soil samples collected exhibited the following levels of contaminants: TPH diesel (310 ppm), TPH gasoline (160 ppm), benzene (non-detect), toluene (7.9ppm), ethyl benzene (non-detect) and xylene (1.0 ppm). It appears that no overexcavation was performed on the former waste oil tank excavation. Soil samples collected at the bottom of the tank during the removal activities exhibited the following levels of contaminants: Total Oil and Grease (12,000 ppm), TPH diesel (47 ppm), TPH gasoline (35 ppm), benzene (non-detect), ethyl benzene (0.120 ppm), toluene (0.034 ppm), xylene (0.37 ppm), total oil and grease ( 12,000 ppm). Please clarify if any overexcavation was performed on the waste oil tank pit and provide this office with analytical results of the soil samples collected for verification. It appears that the extent of soil contamination in the area of the former waste oil tank remains undefined. The vertical and lateral extent of soil contamination in the area of the former waste oil tank must be determined. Soil samples must be analyzed for TPH gasoline, TPH diesel, benzene, toluene, ethyl benzene, xylene, total oil and grease, and the following metals - lead, zinc, nickel, cadmium and chromium.

- 2) A proposal for implementation of remedial measures to address the residual soil contamination along the excavation of the former waste oil tank must be submitted.
- 3) Disposal records for both the tanks and the stockpiled soil must be provided to this office. Please submit copies of the manifests for the five tanks and records of stockpiled soil disposal.
- 4) Please clarify if all the pipings associated with the former tanks have been removed and soil samples collected at the rate of one sample per 20 feet of piping. Copies of the analytical results must be submitted to this office.
- 5) Verified downgradient direction must be established at the site. At a minimum, three monitoring wells is required to determine the downgradient direction. One monitoring well must be installed within ten (10) feet of the tank in the verified downgradient direction. Groundwater monitoring wells must be sampled on a quarterly basis and analyzed for the following target compounds : TPH gasoline, TPH diesel, benzene, toluene, ethyl benzene, xylene, total oil and



Mr. George Tuma  
RE: 5200 Telegraph Avenue, Oakland, CA 94609  
April 19, 1993  
Page 4 of 4

- tabulate analytical results from all previous sampling events; provide laboratory reports (including quality control/quality assurance) and chain of custody documentation

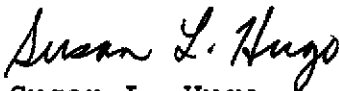
All reports and proposals must be submitted under seal of a California Registered Geologist or Registered Civil Engineer with a statement of qualifications for each lead professionals involved with the project. Copies of reports must also be submitted to :

Rich Hiett  
RWQCB, San Francisco Bay Region  
2101 Webster Street, Fourth Floor  
Oakland, California 94612

Because we are overseeing this site under the designated authority of the Regional Water Quality Control Board, this letter constitutes a formal requests for technical reports pursuant to California Water Code Section 13267 (b). Any extensions of stated deadlines or changes in the workplan must be confirmed in writing and approved by this agency or RWQCB.

Please contact me at (510) 271-4530 if you have any questions concerning this letter.

Sincerely,



Susan L. Hugo  
Senior Hazardous Materials Specialist

cc: Rafat A. Shahid, Asst. Agency Director, Environmental Health  
Rich Hiett, San Francisco Bay RWQCB  
Gil Jensen, Alameda County District Attorney's Office  
Edgar B. Howell, Chief, Hazardous Materials Division - files  
S. Andrew Motozaki, Esq., Law Offices of Jeffrey P. Widman  
84 West Santa Clara Street, Suite 690  
San Jose, California 95113

ALAMEDA COUNTY  
HEALTH CARE SERVICES

AGENCY  
DAVID J. KEARS, Agency Director



R0323

July 26, 1991

DEPARTMENT OF ENVIRONMENTAL HEALTH  
Hazardous Materials Program  
80 Swan Way, Rm. 200  
Oakland, CA 94621  
(415)

Ms. Kathleen Clark  
Larson & Burnham  
P.O. Box 119  
Oakland, CA 94604

RE: 5200 Telegraph Avenue, Oakland, CA 94609

Dear Ms. Clark:

Per your request, we have reviewed the files of the Hazardous Materials Division for information regarding the referenced site. Please find enclosed copies of all current entries in our files excluding the Workplan (Remediation and Investigation Activities) submitted by Streamborn for this facility. From our telephone conversation today, you mentioned that you already have a copy of this workplan.

These attachments contain information limited to files in this office and does not reflect information or data that may be available from other agencies or parties.

You will be billed for provision of this service at the rate of \$67 per hour and a dollar for each page copied. Enclosed is a copy of the invoice sent to our Billing unit.

Should you have any questions regarding this letter, you may contact me at (415) 271-4320.

Sincerely,

A handwritten signature in cursive script that reads "Susan L. Hugo".

Susan L. Hugo  
Hazardous Materials Specialist

enclosures

cc: Rafat A. Shahid, Asst. Agency Director, Environmental Health

ALAMEDA COUNTY  
HEALTH CARE SERVICES

AGENCY  
DAVID J. KEARS, Agency Director



R0323

Certified Mail P 367 604 320

DEPARTMENT OF ENVIRONMENTAL HEALTH  
Hazardous Materials Program  
80 Swan Way, Rm. 200  
Oakland, CA 94621  
(415)

July 3, 1991

Mr. George Tuma  
Autopro  
5200 Telegraph Avenue  
Oakland, CA 94609

Dear Mr. Tuma:

The Law Offices of Larson & Burnham located at 1901 Harrison Street, Oakland, California has requested information concerning all the environmental information we have on your property at 5200 Telegraph Avenue, Oakland. We are notifying you of this request.

Please respond within 10 days no later than July 13, 1991 if there is any limitation or injunction prohibiting disclosure of the documents. If our office does not hear from you by July 13, 1991, we will assume that all the information we have on the above mentioned property is not under any injunction and will be released to the public.

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

Sincerely,

Susan L. Hugo  
Hazardous Materials Specialist

cc: Rafat A. Shahid, Asst. Agency Director, Environmental Health  
Edgar B. Howell, Chief, Hazardous Materials Division  
Ondrej M. Kojnok, Tri-Star Partnership ( 2 North Second St.  
Suite 1400, San Jose, California 95111 )

ALAMEDA COUNTY  
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



R0323

February 1, 1991

DEPARTMENT OF ENVIRONMENTAL HEALTH  
Hazardous Materials Program  
80 Swan Way, Rm. 200  
Oakland, CA 94621  
(415)

Mr. George Tuma  
Autopro  
5200 Telegraph Ave.  
Oakland, CA 94609

**RE: Site Investigation and Remediation Requirements Following  
Underground Tank Removals, 5200 Telegraph Ave. Oakland 94609**

Dear Mr. Tuma:

The Alameda County Department of Environmental Health, Hazardous Materials Division, has received and reviewed the analytical results of soil and groundwater samples collected during the removal of five underground storage tanks at the above site. Total Petroleum Hydrocarbon (TPH-gasoline) as high as 2,900 ppm and Total Petroleum Hydrocarbon (TPH-diesel) as high as 4,500 ppm were detected in the soil samples. Groundwater samples collected from the excavation pit have 110,000 ppb TPH-gasoline for sample no. APGW-1 and 68,000 ppb TPH-diesel for sample no. APGW-2. Total Oil and Grease (TOG) were detected in sample no. AP-1 (5,000 ppm) and sample no. AP-2 (12,000 ppm). Benzene, Toluene, Ethyl Benzene, and Xylene levels in both the soil and groundwater samples also exceeded regulatory thresholds. These thresholds establish contaminant levels above which Regional Water Quality Control Board (RWQCB) requires further environmental assessment. Therefore, you must now complete an Unauthorized Release Report with this office and initiate further investigation and/or cleanup activities at this site.

First, a preliminary assessment should be conducted to determine the extent of soil and/or groundwater contamination that has resulted from the former leaking tank(s). The information gathered by this investigation will be used to assess the need for additional actions at the site. The preliminary assessment should be designed to provide all of the information in the format shown in the attachment at the end of this letter. This format is based on the Regional Water Quality Control Board's guidelines. You should be prepared to install one monitoring well, if you can verify the direction of groundwater flow in the immediate vicinity of the site, and three wells or piezometer, if you cannot.

Until cleanup is complete, you will need to submit reports to this office and to RWQCB every three months (or at a more frequent interval, if specified at any time by either agency).

Mr. Tuma  
February 1, 1991  
Page 2 of 2

These reports should include information pertaining to further investigative results; the methods and costs of cleanup actions implemented to date; and the method and location of disposal of any contaminated material.

Soils contaminated at hazardous waste concentrations should be transported by a licensed hazardous waste hauler and disposed of or treated at a facility approved by the California Department of Health Services. Soils contaminated below the hazardous threshold maybe managed as nonhazardous, but still subject to the RWQCB's waste discharge requirements. Copies of manifests for such disposal must be sent to this office. Stockpiled soil may not be backfill without our authorization.

Your work plan must be submitted to this office by March 4, 1991. A report describing the results of the preliminary site assessment should be submitted within 60 days of the date of this letter. Copies of the proposals and report should also be sent to the RWQCB (attention: Lester Feldman). Because we are overseeing this site under the designated authority of the Regional Water Quality Control Board, this letter constitutes a formal requests for technical reports, per Sec. 13267(b) of the California Water Code. You may implement remedial actions before approval of the work plan, but final concurrence by this office will depend on the extent to which the work done meets the requirements described in this letter.

Enclosed is an "Underground Storage Tank Unauthorized Release (Leak)/Contamination Site Report" which should be completed and returned within 5 working days.

Should you have any questions regarding this letter, please contact me at (415) 271-4320.

Sincerely,

*Susan L. Hugo*

Susan L. Hugo  
Hazardous Materials Specialist

enclosures (2)

cc: Rafat A. Shahid, Asst. Agency Director, Environmental Health  
Gil Jensen, Alameda County District Attorney's Office  
Lester Feldman, San Francisco Bay RWQCB  
Howard Hatayama, DHS  
Ondrej M. Kojnok, (Tri-Star Partnership - 2 North Second St.  
Suite 1400, San Jose, CA 95113)

## WORK PLAN FOR INITIAL SUBSURFACE INVESTIGATION

This outline should be followed by professional engineering or geologic consultants in preparing work plans to be submitted to the RWQCB and local agencies. Work plan must be signed by a California-registered engineer or geologist.

This outline should be referred to in context with the "Regional Board Staff Recommendations for Initial Evaluation and Investigation of Underground Tanks" (August 10, 1990).

### PROPOSAL FORMAT

#### I. Introduction

- A. State the scope of work
- B. Provide information on site location, background, and history
  1. Describe the type of business and associated activities that take place at the site, including the number and capacity of operating tanks.
  2. Describe previous businesses at the site.
  3. Provide other tank information:
    - number of underground tanks, their uses, and construction material;
    - filing status and copy of unauthorized release form, if not previously submitted;
    - previous tank testing results and dates, including discussion of inventory reconciliation methods and results for the last three years.
  4. Other spill, leak, and accident history at the site, including any previously removed tanks.

#### II. Site Description

- A. Describe the hydrogeologic setting of the site vicinity
- B. Prepare a vicinity map (including wells located on-site or on adjoining lots, as well as any nearby streams)
- C. Prepare a site map

D. Summarize known soil contamination and results of excavation

1. Provide results in tabular form and indicate location of all soil samples (and water samples, if appropriate). Sample dates, the identity of the sampler, and signed laboratory data sheets need to be included, if not already in possession of the County.
2. Describe any unusual problems encountered.
3. Describe methods for storing and disposing of all contaminated soil.

III. Plan for Determining Extent of Soil Contamination

A. Describe method for determining the extent of contamination within the excavation

B. Describe sampling methods and procedures to be used

1. If a soil gas survey is planned, then:

- identify number of boreholes, locations, sampling depths, etc.;
- identify subcontractors, if any;
- identify analytical methods;
- provide a quality assurance plan for field testing.

2. If soil borings are to be used to determine the extent of soil contamination, then:

- identify number, location (mapped), and depth of the proposed borings;
- describe the soil classification system, soil sampling method, and rationale;
- describe the drilling method for the borings, including decontamination procedures;
- explain how borings will be abandoned.

C. Describe how clean and contaminated soil will be differentiated, and describe how excavated soil will be stored and disposed of. If on-site aeration is to be used, then describe:

1. The volume and rate of aeration/turning;
2. The method of containment and cover;
3. Wet-weather contingency plans;
4. Results of consultation with the Bay Area Air Quality Management District.

Other on-site treatments (such as bioremediation) require permits issued by the RWQCB. Off-site storage or treatment also requires RWQCB permits.

- D. Describe security measures planned for the excavated hole and contaminated soil

#### IV. Plan for Characterizing Groundwater Contamination

Construction and placement of wells should adhere to the requirements of the "Regional Board Staff Recommendations for Initial Evaluation and Investigation of Underground Tanks".

- A. Explain the proposed locations of monitoring wells (including construction diagrams), and prepare a map to scale
- B. Describe the method of monitoring well construction and associated decontamination procedures
  1. Expected depth and diameter of monitoring wells.
  2. Date of expected drilling.
  3. Locations of soil borings and sample collection method.
  4. Casing type, diameter, screen interval, and pack and slot sizing technique.
  5. Depth and type of seal.
  6. Development method and criteria for determining adequate development.
  7. Plans for disposal of cuttings and development water.
  8. Surveying plans for wells (requirements include surveying to established benchmark to 0.01 foot).



C. Groundwater sampling plans

1. Water level measurement procedure.
2. Well purging procedures and disposal protocol.
3. Sample collection and analysis procedures.
4. Quality assurance plan.
5. Chain-of-custody procedures.

V. Prepare a Site Safety Plan