

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



04-10-02

April 8, 2002
RO0000334

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

Mr. Warren Chamberlain
Clayton Group Services
6920 Koll Center Parkway, Suite 216
Pleasanton, CA 94566

**Re: Workplan to Install Two Off-site Wells and Implement Preliminary
Remediation Measures, Former Lemoine Sausage Factory, 630 29th Ave.,
Oakland CA 94601**

Dear Mr. Chamberlain:

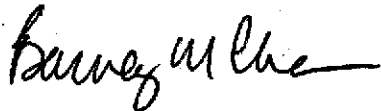
Our office has received and completed our review of the April 4, 2002 work plan for the above referenced site prepared by Clayton Group Services. This work plan was submitted in response to my January 28, 2002 letter. The work plan proposes the following technical actions:

1. Monitoring well installation- two monitoring wells further down-gradient of this site along 29th Ave. and Chapman Street are proposed to delineate the contaminant plume. Our office concurs that the storage yard and fabrication plants adjacent to the site need not be investigated at this time. Although soil samples are not expected to be necessary, we recommend that you screen soil samples during this work and analyze any that exhibit significant readings through screening.
2. Enhanced bio-remediation will be encouraged by adding macronutrients and oxygen liberating compounds to monitoring wells MW-3 through MW-5 and into boreholes B-7 and B-8. Your calculations estimate the amount of nitrogen and phosphorous needed to complement the maximum TPHg in the plume. We assume that there will be an excess of hydrogen peroxide added to saturate groundwater with oxygen. Additional peroxide may be required since you cannot tell how it will distribute in the subsurface. Some may chemically oxidize contaminant or organic matter, some may dissolve into groundwater and still other may decompose and liberate oxygen to vadose soil.
3. The former underground tank pit will be over-excavated to approximately 2' below groundwater and ORC will be added to the bottom of the pit. Your ORC application calculation estimates a need for 48 pounds of ORC slurry assumed 10% in concentration while your proposal calls for 180 pounds. You should sample saturated soil after excavation to estimate residual contaminant concentrations and mass.

April 8, 2002
RO0000334
630 29th Ave., Oakland, CA 94601
Mr. Warren Chamberlain
Page 2

Your work plan is approved and may be implemented as soon as possible. Please notify our office prior to performing this work. You may contact me at (510) 567-6765 if you have any questions.

Sincerely,

A handwritten signature in black ink, appearing to read "Barney M. Chan". The signature is written in a cursive style with a long horizontal stroke at the end.

Barney M. Chan
Hazardous Materials Specialist

C: B. Chan, files
wpap630 29thAve.

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



03-07-02

March 6, 2002
RO0000334

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

Mr. Jon Rosso
Clayton Environmental Services
6920 Koll Center Parkway, Suite 216
Pleasanton, CA 94566

Re: Work Plan for Site Investigation at 630 29th Ave., Oakland CA 94601

Dear Mr. Rosso:

Our office has received and reviewed your February 12, 2002 response letter, which responded to my January 28, 2002 letter requesting the definition of the extent of the TPH plume at the referenced site. You propose the installation of two additional monitoring wells along 29th Ave., west of the existing wells MW-7 and MW-11. You do not recommend the installation of a well on the adjacent property, 616 29th Ave. due to anticipated access problems. After performing a site inspection of this property, our office agrees that it would be difficult to access this property for the installation and sampling of a monitoring well, even though a data point on this property would be valuable to verify plume stability and degradation. Therefore, our office will not require a monitoring well on this property. However, due to the apparent southwest component of the site's gradient, we request that MW-13 be moved to Chapman St., approximately midway along the Mor Drop Blacksmith and Fabrication Plant.

In addition, you are reminded that in my January 28, 2002 letter I requested that remediation be performed using the existing wells, MW-3 through MW-5, since elevated TPHg and BTEX concentrations exist near the new well, MW-9. Please inform our office what type of remediation will be done. The new wells should be sampled for all previously identified contaminants ie TPHg, BTEX, HVOCs and as newly required, all ether oxygenates.

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. D. Profitt, B of A Environmental Services, 4820 Irvine Blvd., Irvine, CA 92620

Revwp630 29thAve

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



02902
ENVIRONMENTAL HEALTH SERVICES
ENVIRONMENTAL PROTECTION
1131 Harbor Bay Parkway, Suite 250
Alameda, CA 94502-6577
(510) 567-6700
FAX (510) 337-9335

January 28, 2002
StID 6070/RO0000334

Mr. Jon Rosso
Clayton Group Services
6920 Koll Center Parkway, Suite 216
Pleasanton, CA 94566

Re: Former Lemoine Sausage Factory, 630 29th Ave., Oakland CA 94601

Dear Mr. Rosso:

Our office has received and reviewed the Clayton January 7, 2002 Groundwater Monitoring Well Installation Report and the Clayton January 8, 2002 Fourth Quarter 2001 Groundwater Monitoring Report. As you are aware, these reports describe the installation of monitoring wells MW-9 through MW-11 and their sampling. MW-9 is the replacement well for MW-3 through MW-5. The results of sampling MW-9 exhibit TPHg and benzene concentrations comparable to the highest ever concentrations detected in the wells to be replaced. This confirms the elevated TPH in this area. Because of this result, our office requests that these wells (MW-3 through MW-5) not be closed as previously proposed. They need not be sampled, however, they should be used for remediation. You should consider either chemical or oxygen addition or groundwater extraction.

In addition, you are requested to define the extent of the TPH plume in the westerly direction, within the neighboring property. It appears that a minimum of two wells will be necessary to do this.

Please submit an appropriate work plan to our office to address these issues within 30 days or no later than March 1, 2002.

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. D. Proffitt, Bank of America, 4820 Irvine Blvd., Irvine, CA 92620
Wprq630 29thAve

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



07-25-01

ENVIRONMENTAL HEALTH SERVICES
ENVIRONMENTAL PROTECTION
1131 Harbor Bay Parkway, Suite 250
Alameda, CA 94502-8577
(510) 567-6700
FAX (510) 337-9335

July 24, 2001
StID 6070/RO0000334

Mr. Jon Rosso
Clayton Group Services
6920 Koll Center Parkway, Suite 216
Pleasanton, CA 94566

Re: Workplan to Destroy and Install Three Wells at 630 29th Ave., Oakland CA 94601

Dear Mr. Rosso:

Our office has received and reviewed the July 19, 2001 workplan for the installation of three and destruction of three monitoring wells at the above referenced site. As this work was previously discussed during our prior meeting, the work plan is approved. Please notify our office prior to performing 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. D. Profitt, Bank of America, 4820 Irvine Blvd., Irvine, CA 92620
Mwwpap630 29thAve

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



R0334

ENVIRONMENTAL HEALTH SERVICES

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

June 21, 1999
StID # 6070

Mr. Jon Rosso
Clayton Environmental Consultants
1252 Quarry Lane
P.O. Box 9019
Pleasanton, CA 94566

**Re: Workplan for Additional Investigation, Groundwater Monitoring and Feasibility Study
For 630 29th Ave., Oakland CA 94601**

Dear Mr. Rosso:

Our office has received and reviewed the May 1999 work plan referenced above provided by Clayton. This work plan responds to my prior April 30, 1999 letter requesting this additional investigation. The additional investigation proposes the installation of two additional monitoring wells, to the northwest and southwest of the former underground tank. A modified monitoring program and a feasibility study are also proposed.

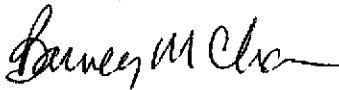
Based on our conversation today, our office has the following additional comments and requirements:

- To define the extent of the contaminant plume in the northerly direction, a minimum of one additional groundwater sample should be near the north side of 7th St. Either a temporary or permanent well should be installed to determine both groundwater quality and elevation.
- In regards to the proposed monitoring program, please also include the monitoring of monitoring well MW-2 in the quarterly monitoring program. This well is necessary to determine concentrations in the westerly direction from the source.
- Please add the halogenated volatile organics to the list of analytes tested in the proposed wells. This is based upon the original detection of ethylene dichloride in groundwater samples.
- The proposed bio-remediation parameters also proposed for testing should be collected from these wells and the results interpreted to see if there is consistency in what these indicator parameters would predict. Should you propose a remediation approach based upon natural bio-remediation, these parameters should be tested on a regular basis.
- The feasibility study will be provided after this additional work to incorporate as much information as possible.
- Our office has also received and reviewed the March 1998 Air Sampling for Benzene report submitted. Based on these results, it appears that at that time, no risk to benzene was found.

Mr. J. Rosso
SID # 6070
630 26th Ave., Oakland CA 94601
June 21, 1999
Page 2.

Please inform our office of what additional off-site investigation is proposed and whether you have any questions regarding the above comments. You may contact me at (510) 567-6765.

Sincerely,



Barney M. Chan
Hazardous Materials Specialist

C: B. Chan, files
Ms. D. Proffitt, B of A Environmental Services, 4000 MacArthur Blvd., Suite 100,
Newport Beach, CA 92660-2516

Swpap630-29th

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



06-20-01

June 19, 2001

StID # 6070/RO0000334

Mr. Jon Rosso
Clayton Environmental Consultants
1252 Quarry Lane
P.O. Box 9019
Pleasanton, CA 94566

ENVIRONMENTAL HEALTH SERVICES
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1131 Harbor Bay Parkway, Suite 250
Alameda, CA 94502-6577
(510) 567-6700
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Re: Former Lemoine Sausage Factory, 630 29th Ave., Oakland CA 94601

Dear Mr. Rosso:

This letter serves to comment on the May 25, 2001 Clayton Group Services report submitted to our offices which summarizes the items discussed in our April 24, 2001 meeting at the County offices. The following items and conclusions resulted from this meeting:

- The air quality study performed by Clayton was clarified. The type of subsurface air sampling recommended by our office is not possible at this site due to the high groundwater table and the fluctuation in the groundwater table.
- The presence of halogenated solvents in groundwater is not being addressed at this time since their presence is not associated with the petroleum release from the former underground tank. The levels of HVOCs in air do not currently pose a threat to human health and are comparable to ambient outdoor concentrations.
- Due to the uncertainty of the quality of the groundwater samples from some of the small diameter wells, Clayton proposes to destroy wells MW-3, MW-4 and MW-5 and replace these with a well close to MW-4. This well will be placed as close as possible to the former wells MW-3 and MW-5. In addition, one up-gradient and one down-gradient well will also be installed to determine the extent of the contaminant plume.
- At this time, remediation will be put on hold pending the results of groundwater monitoring subsequent to the new well installations. Clayton proposes to evaluate the need for remediation after six quarters of groundwater data ie at the end of September 2002. Our office reserves the right to request an examination sooner if warranted.

Please prepare a brief work plan for the additional wells installation and destroy the aforementioned wells.

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

Sincerely,

A handwritten signature in black ink that reads "Barney M. Chan".

Barney M. Chan
Hazardous Materials Specialist

C: B. Chan, files

Ms. D. Proffitt, B of A Environmental Services, 4820 Irvine Blvd., Irvine CA 92620

630 29th Ave

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



B-09-01

20324

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

March 8, 2001
StID # 6070

Mr. Jon Rosso
Clayton Environmental Services
6920 Koll Center Parkway, Suite 216
Pleasanton, CA 94566

Re: Risk Assessment and Feasibility Study for 630 29th Ave., Oakland CA 94601

Dear Mr. Rosso:

Our office has received and reviewed the February 16, 2001 Risk Assessment and Feasibility Study prepared by Clayton for the referenced site. This report concludes that no human health or ecological risk exists and that groundwater monitoring is the recommended action for the site followed by closure with a deed restriction. Our office has the following concerns, which will require addressing before we can consider this approach:

1. The risk from volatilization of chemicals from groundwater has been dismissed because of the results of previous indoor and outdoor air sampling. Please be aware that air sampling requires either shallow (3', 6' bgs) sampling in areas of concern or surface flux chamber sampling in these same areas. Please elaborate how the March 1998 air sampling was performed and show the specific sampling locations. If the required methodology was not done, please provide a work plan to do perform this sampling.
2. The presence of chlorinated volatile organics has been attributed to an off-site source. This, however, has not been shown since no off-site sampling has been done. Regardless, you will need to evaluate the health risk of the HVOCs.
3. The groundwater gradient has only recently been shown to be westerly, towards the Oakland-Alameda estuary. The presence of MW-7 as your only down-gradient data point is not sufficient to characterize the TPH plume. In addition, the up-gradient extent of the TPH has also not been defined. Please consider the need for additional wells or site characterization.
4. Remediation clean-up levels for TPHg were not discussed. If the storm drains act as preferential pathways then the estuary may be in jeopardy and the ecological clean-up level (640 ppb) must be considered. If the hydrocarbon plume extends beneath nearby buildings, the nuisance hydrocarbon clean-up level (5000 ppb) must be considered. Please confirm the absence of on-site storm drains and off-site buildings above the TPH plume.
5. Groundwater monitoring is recommended when natural bio-remediation is expected to proceed. While site closure can be recommended when groundwater concentrations have reached a stable or decreasing trend. The site is deficient in dissolved oxygen content and TPH concentrations are elevated and do not show a decreasing trend. Therefore, option one, enhanced in-situ bio-remediation should be considered. Please provide a work plan to perform this option.

Mr. J. Rosso
StID # 6070
630 29th Ave., Oakland CA 94601
March 8, 2001
Page 2

Please respond to these concerns and continue quarterly groundwater monitoring. 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. M. Owens, SWRCB Clean-up Fund, 1001 I St., 17th Floor, Sacramento CA 95814
RAFS630 29thAve

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



11-2-00

PO334

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

November 1, 2000
StID # 6070

Mr. Jon Rosso
Clayton Environmental Consultants
6920 Koll Center Parkway, Suite 216
Pleasanton, CA 94566

Re: Request for Technical Reports for 630 29th Ave., Oakland CA 94601

Dear Mr. Rosso:

Our office is aware that three off-site monitoring wells were installed as part of your supplemental site investigation on May 23, 2000. These wells and the existing wells were to be part of your quarterly groundwater monitoring for this site. Bio-remediation parameters were to be added to the chemical analysis during this first round of sampling. After this sampling, you were to prepare a feasibility study.

Please submit your groundwater monitoring report for this site within 15 days or no later than November 16, 2000. Your report should include an interpretation and recommendation section based on the results of the investigation. You should also include a schedule for the submission of your feasibility study. This study should recommend whether the bio-remediation parameters should continue to be monitored in the future.

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. D. Proffitt, B of A Environmental Services, 4000 MacArthur Blvd., Suite 100,
Newport Beach, CA 92660-2516

Mr. M. Owens, SWRCB Clean-up Fund, 1001 I St., 17th Floor, Sacramento CA 95814

Reprq630 29th

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



RO# 334

April 1, 1999
StID # 6070

Mr. Jon Rosso
Clayton Environmental Consultants
1252 Quarry Lane
P.O. Box 9019
Pleasanton, CA 94566

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

Re: Request for Supplemental Work Plan for 630 29th Ave., Oakland CA 94601

Dear Mr. Rosso:

This letter serves to summarize the items discussed in our March 30, 1999 meeting at the County offices. In this meeting, we discussed the results of Clayton's **March 1999 Limited Groundwater Investigation Report** and potential further investigation which should be done at the site to further characterize the fuel release, determine potential human health risk and initiate remediation.

As pointed out in the referenced report, the following observations can be made regarding this site:

- Shallow groundwater at the site has been significantly impacted with gasoline and BTEX. Contamination has migrated within the warehouse and the limits of the plume have not been defined.
- The fairly impermeable soil type may have prevented large-scale migration and it is apparent that natural attenuation has not occurred to any significant degree.
- An adjacent sanitary sewer pipeline has affected the flow of groundwater and may be a conduit for preferential migration. Although the calculated groundwater gradient is northerly, there must also be a westerly component to account for the migration of contamination within the warehouse.
- The limited access to the warehouse area limits the type of remediation which can be performed inside the building.
- The elevated benzene concentration in groundwater samples poses a potential risk to indoor occupants.

With these items in mind, our office requests the submittal of a supplemental work plan for this site. This work plan should include, at a minimum, the following elements:

- Prior air sampling was performed at this site. Please submit a copy of this report to our office. Because a Tier 1 RBCA would fail due to the high levels of benzene in groundwater, if this investigation is deemed inadequate, additional soil vapor sampling may be required.
- A monitoring program must be implemented to establish concentration trends. Our office recommends quarterly monitoring until a trend is established. The monitoring program should include in addition to chemical analysis, the analysis of bio-remediation parameters including dissolved oxygen, oxidation-reduction potential, nitrate, sulfate and ferrous iron.

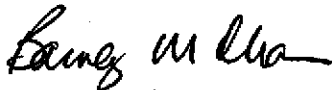
Mr. J. Rosso
StID # 6070
630 26th Ave., Oakland 94601
April 1, 1999
Page 2.

- The extent of groundwater contamination must be determined. It is believed that this can be done by the installation of two additional monitoring wells. Please include your recommendation for further characterizing of groundwater.
- A feasibility study should be provided to examine viable remediation approaches. Please describe and justify the recommended approach(s).

Please submit your supplemental work plan to our office within 45 days or by May 17, 1999.

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. D. Proffitt, B of A Environmental Services, 4000 MacArthur Blvd., Suite 100,
Newport Beach, CA 92660-2516

Spwp630-29th

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



R0#334

October 20, 1998
StID # 6070

Ms. Donna Proffitt
B of A Environmental Services
4000 MacArthur Blvd., Suite 100
Newport Beach, CA 92660-2516

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

Re: Status Report and Schedule for 630 29th Ave., Oakland CA 94601

Dear Ms. Proffitt:

Our office had received and reviewed the October 6, 1998 letter report which responds to my August 31, 1998 letter. In my letter, I requested a site update and a schedule for the previously proposed and approved work plan for the advancement of seven borings around the former underground tank pit. My response to the work plan was conditional approval subject to converting of three of the borings into permanent monitoring wells. The October 6, 1998 letter requests that monitoring wells not be installed within the borings. Monitoring wells would be recommended later, after the results of the samples from the borings have been reviewed and after the extent of the contamination has been determined.

Our office, however, again requests that a minimum of three monitoring wells be installed at the site. It is believed that these wells can be located within three of the seven proposed boring locations. This recommendation is based upon the following assumptions:

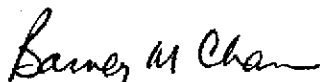
- An up-gradient well is often necessary to determine if any other sources of contamination exist.
- There is a need to determine groundwater concentration near the former underground tank in addition to determining the extent of contamination. This information is necessary to evaluate human health risk, required for site closure.
- In the event that contamination extends beyond the original location of monitoring wells, the initial wells may serve to measure the conditions near the heart of the plume ie natural bio-remediation parameters.
- Groundwater samples from temporary borings are often not representative of actual groundwater conditions and may be used only for qualitative purposes.

Based on this rationale, our office requests that the condition for the converting of three of the seven borings into monitoring wells be retained. Please inform our office if the proposed work schedule (8-10 weeks for submittal of report) is still obtainable.

You should also inform me 72 working hours prior to this work so I may arrange to be on-site during these activities. If you have any comments or questions, I may be reached at (510) 567-6765.

Ms. Donna Proffitt
630 29th Ave.
StID # 6070
October 20, 1998
Page 2.

Sincerely,



Barney M. Chan
Hazardous Materials Specialist

C: B. Chan, files
Mr. Jon Rosso, Clayton Environmental, 1252 Quarry Lane, P.O. Box 9019, Pleasanton,
CA, 94566

2Wpsch630

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



R0#334

October 14, 1998
StID # 6070

Ms. Donna Proffitt
B of A Environmental Services
560 Davis St., 2nd Floor
San Francisco, CA 94111

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

Re: Status Report and Schedule for 630 29th Ave., Oakland CA 94601

Dear Ms. Proffitt:

Our office had received and reviewed the October 6, 1998 letter report which responds to my August 31, 1998 letter. In my letter, I requested a site update and a schedule for the previously proposed and approved work plan for the advancement of seven borings around the former underground tank pit. My response to the work plan was conditional approval subject to converting of three of the borings into permanent monitoring wells. The October 6, 1998 letter requests that monitoring wells not be installed within the borings. Monitoring wells would be recommended later, after the results of the samples from the borings have been reviewed and after the extent of the contamination has been determined.

Our office, however, again requests that a minimum of three monitoring wells be installed at the site. It is believed that these wells can be located within three of the seven proposed boring locations. This recommendation is based upon the following assumptions:

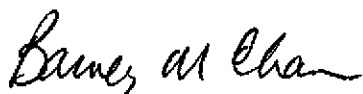
- An up-gradient well is often necessary to determine if any other sources of contamination exist.
- There is a need to determine groundwater concentration near the former underground tank in addition to determining the extent of contamination. This information is necessary to evaluate human health risk, required for site closure.
- In the event that contamination extends beyond the original location of monitoring wells, the initial wells may serve to measure the conditions near the heart of the plume ie natural bio-remediation parameters.
- Groundwater samples from temporary borings are often not representative of actual groundwater conditions and may be used only for qualitative purposes.

Based on this rationale, our office requests that the condition for the converting of three of the seven borings into monitoring wells be retained. Please inform our office if the proposed work schedule (8-10 weeks for submittal of report) is still obtainable.

You should also inform me 72 working hours prior to this work so I may arrange to be on-site during these activities. If you have any comments or questions, I may be reached at (510) 567-6765.

Ms. Donna Proffitt
630 29th Ave.
StID # 6070
October 14, 1998
Page 2.

Sincerely,



Barney M. Chan
Hazardous Materials Specialist

C: B. Chan, files
Mr. Jon Rosso, Clayton Environmental, 1252 Quarry Lane, P.O. Box 9019, Pleasanton,
CA, 94566

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ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



R0#334

ENVIRONMENTAL HEALTH SERVICES
ENVIRONMENTAL PROTECTION (LOP)
1131 Harbor Bay Parkway, Suite 250
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August 31, 1998
StID # 6070

Ms. Donna Proffitt
B of A Environmental Services
560 Davis St., 2nd Floor
San Francisco, CA 94111

Re: Request for Update on Subsurface Investigation for 630 29th Ave., Oakland CA 94601

Dear Ms. Proffitt:

Our office last wrote to you in my May 1, 1998 letter. That letter commented on the April 1998 subsurface investigation report for the above referenced site performed by Clayton Environmental. Recall, this report showed that the groundwater contamination release from the former underground gasoline tank had migrated beyond the limits of the initial borings. The report proposed the advancement of a total of seven additional borings both up and down-gradient of the former tank pit. Our office approved of this proposal with the condition that three of the borings be converted into shallow monitoring wells. The groundwater and/or soil samples were to be analyzed for TPHg, BTEX and chlorinated solvents.

Unfortunately, your consultant did not provide a time schedule for this work. However, our office requested the submission of quarterly reports to provide an update on the status of the work plan.

Please provide a quarterly report giving our office a status of the approved work plan. This should include a tentative schedule for the work and any reason(s) for the apparent delay. Please provide a report **within 30 days or by September 30, 1998**. You should also inform me **72 working hours prior** to this work so I may arrange to be on-site during these activities. I may be reached at (510) 567-6765.

Sincerely,

Barney M. Chan
Hazardous Materials Specialist

C: B. Chan, files

Mr. Richard Day, Clayton Environmental, 1252 Quarry Lane, P.O. Box 9019, Pleasanton,
CA, 94566

ALAMEDA COUNTY
HEALTH CARE SERVICES



AGENCY
DAVID J. KEARS, Agency Director

R0# 334

May 1, 1998
StID #6070

Ms. Donna Proffitt
B of A Environmental Services
560 Davis St., 2nd Floor
San Francisco, CA 94111

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

Re: **Limited Subsurface Investigation Report for 630 29th Ave.,
Oakland CA, 94601**

Dear Ms. Proffitt:

Our office has received and reviewed the **April 1998 Limited Subsurface Investigation** for the above referenced site as performed by Clayton Environmental Consultants (Clayton). This report details the results of soil Geoprobe borings placed around the former gasoline tank and its dispenser. This work was done in August and September 1997. Please insure that future reports are provided to our office in a more timely manner.

The results of this investigation indicate that although soil contamination may be limited in extent, groundwater contamination from the gasoline tank release has not been defined. The analytical results of the groundwater samples from temporary wells placed in the borings indicate high gasoline and BTEX concentrations. Because of these results, Clayton Environmental proposes the advancement of seven additional borings and once the extent of contamination is defined, they propose to install three shallow monitoring wells.

Our office agrees that additional investigation is warranted, however, please adhere to the following conditions:

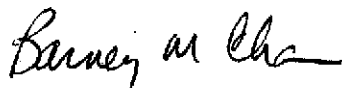
- Please install three monitoring wells within three of the proposed borings. I recommend one up-gradient and two down-gradient wells. Although no scale appears on Figure 5, you may advance these borings on up to 30' centers.
- Please field screen soil samples within these borings. No analysis of soil is necessary if field data indicates no contamination.
- Please analyze all samples for TPHg, BTEX and chlorinated solvents (8010).

Until site closure has occurred please adhere to quarterly reporting to update our office as to the status of this investigation in accordance with Title 23, Division 3, Chapter 16, Section 2652 (d).

Ms. D. Proffitt
StID # 6070
630 29th Ave.
May 1, 1998
Page 2.

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. Richard Day, Clayton Environmental, 1252 Quarry Lane,
P.O. Box 9019, Pleasanton, CA 94566

wpap630

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



RO# 334

August 5, 1997
StID # 6070

Mr. Stafford Hemmer
Bank of America Properties Inc.
560 Davis St.
San Francisco CA 94111

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

NOTICE OF VIOLATION

Re: Subsurface Investigation at 630 29th Ave., Lemoine Cold Storage

Dear Mr. Hemmer:

Our office wrote to you in my January 17, 1997 letter approving of the January 10, 1997 work plan for further investigation at the above referenced site. This work plan proposed to delineate the extent of petroleum contamination by advancing approximately eight Geoprobe borings around the former underground tank pit and analyzing both soil and grab groundwater samples. These samples were to be analyzed for Total Petroleum Hydrocarbons as gasoline (TPHg) and BTEX (benzene, toluene, ethylbenzene and xylenes).

To date, our office has not been informed that this work has occurred as required in my approval letter. Therefore, you are requested to schedule the aforementioned field work **within 30 days or by September 5, 1997**. If this work has already been performed, please provide a written report **within 14 days or by August 21, 1997**.

In addition, please provide the following previously requested information:

* Please verify the capping or filling with inert material of all underground piping not removed at this site.

* Please provide copies of receipts documenting the disposal of the stockpiled soil generated from the tank removal.

You are reminded to notify our office **72 working hours prior to your field work** so I may arrange to be present, if possible.

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

Mr. Stafford Hemmer
630 29th Ave.
StID # 6070
August 5, 1997
Page 2.

Sincerely,



Barney M. Chan
Hazardous Materials Specialist

c: Mr. and Mrs. Chuck Lemoine, 1367 52nd Ave., Oakland CA 94601
Mr. D. Edward MacDaniel, Clayton Environmental Consultants,
1252 Quarry Lane, P.O. Box 9019, Pleasanton, CA 94566
B. Chan, files

nov630

ALAMEDA COUNTY
HEALTH CARE SERVICES



AGENCY
DAVID J. KEARS, Agency Director

20334

January 17, 1997
StID # 6070

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

Mr. Stafford Hemmer
Bank of America Properties Inc.
560 Davis St.
San Francisco CA 94111

**Re: Work Plan for Subsurface Investigation at 630 29th Ave.,
Lemoine Cold Storage**

Dear Mr. Hemmer:

Our office has received and reviewed the January 10, 1997 work plan for subsurface investigation at the above referenced site as prepared by Clayton Environmental Consultants. This work plan is in response to my December 9, 1996 letter. It proposes to delineate the extent of petroleum contamination by advancing approximately eight Geoprobe borings around the former underground tank pit and analyzing both soil and grab groundwater samples. These samples will be analyzed for Total Petroleum Hydrocarbons as gasoline (TPHg) and BTEX (benzene, toluene, ethylbenzene and xylenes). Note that organic lead need not be analyzed as proposed.

This work plan is accepted, however, our office has the following additional comments:

1. Please cap and fill with inert material all underground piping not removed at this site.
2. Please provide copies of receipts documenting the disposal of the stockpiled soil generated from the tank removal.
3. Please notify our office 72 working hours prior to your field work so I may arrange to be present, if possible. You may contact me at (510) 567-6765 if you have any questions.

Sincerely,

Barney M. Chan
Hazardous Materials Specialist

c: Mr. and Mrs. Chuck Lemoine, 1367 52nd Ave., Oakland CA 94601
Mr. D. Edward MacDaniel, Clayton Environmental Consultants,
1252 Quarry Lane, P.O. Box 9019, Pleasanton, CA 94566
B. Chan, files

wpap630

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



RO# 334

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

December 9, 1996
StID # 6070

Mr. Stafford Hemmer
Bank of America Properties Inc.
560 Davis St.
San Francisco CA 94111

**Re: Work Plan for Subsurface Investigation at 630 29th Ave.,
Lemoine Cold Storage**

Dear Mr. Hemmer:

Our office has received and reviewed analytical results of soil samples taken from the underground tank removal at the above referenced site. These results were sent to us by Mr. Edward MacDaniel of Clayton Environmental Consultants. Based upon these results, it appears that a release of petroleum hydrocarbon has occurred at this site, the extent of which must be determined and potentially remediated in both soil and groundwater.

You are required to submit an Unauthorized Release (Leak) Report for this site **within 10 days of receipt of this letter or by December 20, 1996**. Through conversation with Mr. MacDaniel, he has offered to complete this report on your behalf. Please verify that he has done so.

This site will be transferred to the Local Oversight Program (LOP) within Alameda County Environmental Health. The LOP, under contract with the State Water Resources Control Board and through delegation from the the Regional Water Quality Control Board (RWQCB), oversees the investigation, cleanup and closure of sites which have experienced releases of petroleum hydrocarbon from underground storage tanks within the City of Oakland. A notice explaining the consequences of this transfer will be sent to you under a separate cover letter. I will remain your contact for this site.

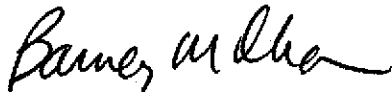
As the initial step of the subsurface investigation, please submit a workplan to determine the extent of petroleum contamination within soil and groundwater. You may also include the evaluation of the results of this investigation and propose the next step of the investigation. A health based risk assessment and limited excavation are among your options.

Please submit your workplan to our office **within 30 days or by January 10, 1997**.

Mr. Stafford Hemmer
StID # 6070
630 29th Ave.
December 9, 1996
Page 2.

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

Sincerely,



Barney M. Chan
Hazardous Materials Specialist

c: Mr. and Mrs. Chuck Lemoine, 1367 52nd Ave., Oakland CA 94601
Mr. D. Edward MacDaniel, Clayton Environmental Consultants,
1252 Quarry Lane, P.O. Box 9019, Pleasanton, CA 94566
B. Chan, files

wpreq630