

Wickham, Jerry, Env. Health

Subject: RO0429 Desert Petroleum, 4035 Park Blvd., Oakland
Status: Not Started
Percent Complete: 0%
Total Work: 0 hours
Actual Work: 0 hours
Owner: Wickham, Jerry, Env. Health

10/14/2005. George Converse 530-668-5300 called. Has an SCM and RBCA2 evaluation dated March 8, 2005. Needs feedback for recommendations. I told him I would get to it within the next month.

2/1/2006 George Converse called to ask for an extension. We agreed upon 30 days.

9/6/2006. George Converse called at 2:10 pm. Has not been able to get a contractor on board. Will have to split the work for excavation and utility work for two separate contractors. Told him I would extend the schedule by e-mail.

12/19/2006. Jason Siu, real estate agent, called with general inquiry about 4035 Park Blvd. He has a client who wants to purchase the site. I informed him that soil excavation was required at the site and that groundwater contamination had affected adjacent properities. I could not give him an estimate of when remediation would be complete. Gave him Roseanna's contact information to arrange a file review.

4/20/2007. George Converse called to let me know that electronic report for 4thQ QMR would be uploaded and he has three bids for excavation.

Drogos, Donna, Env. Health

Subject: RO429 - 4035 Park Blvd
Entry Type: Phone call

Start: Fri 5/20/2005 12:00 PM
End: Fri 5/20/2005 12:00 PM
Duration: 0 hours

RO429 - 4035 Park Blvd

5/19/05, 1030a, alex peterson, dela fuente office, city of oakland, prk blvd, 4035 park blvd, mr. lim owner, it's a blight, still vacant, he is waiting on county to remove soil, some doc w/county, waiting for us to approve, few differ, eager to have county approve this, build single family homes there

238-6126

11a, lft msg

05/20/05, 1111a, alex peterson, 238-6126

1112a, lft msg

12p, discuss site, explain contamination, FP in sewer lat, FP in 01/05 on parcel 3 over from brighten
Cw discussed ramifications of buying property & residential plans for site with Li's prior to their buying property
Li's did work w/out permits on site, we were contacted & OFD/City of Oak placed in OAK permit tracking system

Discussed history of site use & RPs, proposed use of site as gas station subsequent denial by city, lawsuit - referred him to city for more background

Expalined Desret Petro is primary RP, hired consultatnt is is doing work, Li's performing work. I am not aware of a soil removal plan from the Li's. ACEH directive ltr of 10/04, report due 01/05, new reports of FP 01/05, do not see SWI report requested in file

He stresses De La Fuente's office is about development and rapidly as possible, when are we going to approve.

Expalined ACEH role of protecting human health & safety & cannot just approve for development.

He is aware of brownfiled dev in the city with these type of properties developed intop residentil all the time.

We discussed examples of this, ie H for Humanity site in fruitvale w/at grade parking & living space above & (design mitigates any residual contamination) this site wants single family w/backyards... most restrictive use.

He wants to call deserty petro to encourage them to submit report.

He will get back to me if further ?'s

Schultz, Robert, Env. Health

Subject: Bill Thompson 150-429
Entry Type: Phone call
Company: Desert Petroleum
Start: Wed 2/2/2005 9:49 AM
End: Wed 2/2/2005 9:49 AM
Duration: 0 hours

.....spoke with Ana McCowen to request status of investigation and SCM
WEGE is taking care of the work, George Converse is taking lead, Ana requested that I call consultant
during last discussion with consultant, george had stated that work was on hold pending agreement between prop owner
and Desert Petroleum for responsibility for costs of investigation
Ana stated that an agreement is in place (MOU), I suggested that she fwd a copy of the MOU if it would be helpful to us in
understanding who is going to do what

George Converse:
small amt of toluene, see's no further action necessary unless conditions change
strong hydrogensulfide odor, may be related to adjacent sewer
will send extension request for investigation (schedule in QMR)
SCM and workplan will provide further recommendations on toluene, compare detection of toluene to ratio of B/T/E/X in
most proximal monitoring well

Drogos, Donna, Env. Health

Subject: RO429 - 4035 Park Blvd
Entry Type: Phone call
Start: Wed 1/5/2005 2:31 PM
End: Wed 1/5/2005 2:31 PM
Duration: 0 hours

Call john rutherford, not in
Leave msg w/Anna mccowen
(805)644-6784 x211

Petroleum in sump at 3976 Greenwood need to visit site & look/sample sump
John Rutherford not RP for site appropriate Desert Petro RP is William Thompson

She requested I also call George Converse @ Western Geo Engineers, he is authorized to perform work at site

George Converse, Western Geo Engineers, 530-668-5300
He just completed field work at site & is writing report of results

Gave him the following info:

- Karen Eng, 832-5200, 3976 greenwood, 3 parcels west of Greenwood/Brighton intersection
- Reports petroleum product in her sump pump
- Occurrence over the past 2-3 years
- Contractor replaced sump pump 3 times due to black oily sludge mat'l clogging sump & burning out motor
- Sump last replaced Oct 3, 2004
- Greenwood property downhill & sewer lateral downhill of recovery system extends behind greenwood property, 3976 greenwood has manhole for sewer in backyard
- Sump located in driveway on greenwood

George going to visit site on 01/06/05, gave him Karen's phone #, he will contact her & he will view sump & collect sample if product present.

Bob Schultz will followup next week

I leave msg for Karen Eng that George will be visiting her property tomorrow & will be contacting her

Drogos, Donna, Env. Health

Subject: RO429 - 4035 Park
Entry Type: Phone call
Start: Tue 1/4/2005 10:30 AM
End: Tue 1/4/2005 10:30 AM
Duration: 0 hours

RO429 - 4035 Park
12/31/04, 1143a, Karen Eng, lara bice referred her,
Live downhill frm site
Significant oil runoff on property

01/03/04, 1012a, Karen Eng, lara bice referred her,
832-5200

01/04/05, 1030a, lft msg

3976 greenwood

- Karen Eng, 832-5200, 3976 greenwood, 3 parcels west of Greenwood/Brighton intersection
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- Greenwood property downhill & sewer lateral downhill of recovey system extends behind greenwood property, 3976 greenwood has manhole for sewer in backyard
- Sump located in driveway on greenwood
- Lots of drainage issues, installed french drains on 3 sides of her property

I will have Bob Schultz followup with her re: site & contact RP

Schultz, Robert, Env. Health

Subject: John Rutherford, RO-429
Entry Type: Phone call
Company: Desrt Petroleum

Start: Thu 9/2/2004 9:12 AM
End: Thu 9/2/2004 9:12 AM
Duration: 0 hours

Called and left message and my phone number with Ana
Requested status of: 1) 2nd Qtr 2004 monitoring report, and 2) soil and water investigation report
Ana stated that she will contact Western Geo Engineers and get back to me

Schultz, Robert, Env. Health

Subject: De La Fuente, RO-429
Entry Type: Phone call
Company: City of Oakland

Start: Thu 8/26/2004 8:40 AM
End: Thu 8/26/2004 8:40 AM
Duration: 0 hours

4035 Park Blvd.

Want to know if owner has gotten back to us on cleanup
6/8 ACEH letter approving workplan

according to voicemail, there was a 7/2 phone call from de la fuente's office requesting status

de la fuente's aide's phone number:
238-6126

9/2/04 I returned call to let them know that we are waiting on a status update from Desert Petroleum, and I will call them as soon as I know when we might expect the reports.

Drogos, Donna, Env. Health

Subject: Heather Lee, City of Oakland attorney
Entry Type: Phone call

Start: Tue 9/3/2002 9:30 AM
End: Tue 9/3/2002 9:30 AM
Duration: 0 hours

Re: 4035 Park Blvd, Oakland

510-238-3838

Discussed site conditions, referred her to caseworker S. Seery for data from latest reports.

She had questions re: requirements for site to be inoperable while remediation occurring. Explained that sites can be remediated while property is being used. No requirement to idle site during cleanup activities, many in-situ methods available for cleanup & that is what is happening at site.

She wondered about differentiating between new & old releases, i.e., if cleanup of an old release is occurring & a new release happens from a station operating at the site. I told her all the contamination would have to be cleaned up in that instance. Re: differentiation between releases; that would be a civil matter for cost allocation between the responsible parties as to the portions each would pay for cleanup. As that is a civil matter ACEH would not be involved in it as our agency oversees the delineation and remediation of the contamination (technical issues).

Re: site use ACEH would not have a say in land use unless the site is going to a more restrictive use. e.g., a contaminated industrial site is redeveloped to a single family residence with a backyard, day care center, etc., where the risk of volatilization of chemicals directly below these type of facilities could be a concern. The RP would then evaluate the risk from the site, perform additional work, propose a different cleanup strategy etc., to potentially allow that site use.

She had questions re: enforcement. I told her site is currently in compliance, submitting reports etc. If a fuel leak site stops/refuses to perform work ACEH has options for enforcement including referral to the County DA or RWQCB.

Desert Petro
4035 Park
Oakland

8-7-02

MEMO to file:

Mrs. Self, David Self's wife, called yesterday. She indicated her husband had been very ill recently, and that Alireza Shirazian was currently out of the country. This is why Mr. Shirazian's copy of the May 6, 2002 letter, reissued 6-24-02, had been returned "undeliverable".

505

12-6-89

Fred Riddles of Walben Engineering called and asked Larry Seto to contact Oakland Fire to inform them he was present during the pressure test at 4035 Park St. Oakland, and the tank passed. ~~They~~ He also told Larry he had approved their plan. Larry did not recall seeing or approving ~~any~~ the plan, or going to the site. Fred was asked to fax to our office a copy of all his permits from the fire department and our office. Maria could not locate a deposit, refund fee from this site in her records.