



SEW 4-29-05

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

April 28, 2005

Ms. Jennifer C. Sedlachek
ExxonMobil Corporation
4096 Piedmont Ave. #194
Oakland, CA 94611

Re: Fuel Leak Case No. RO0000445 Environmental Investigation at 6301 San Pablo Ave., Oakland CA 94608

Dear Ms. Sedlachek:

It has come to our attention that you and/or your consultant have requested the review of the above subject site for closure. Please be advised that the following State Water Board "low risk" criteria must be met prior to your case being considered for closure. If you feel that your site meets the following state requirements for a "low risk" site, then submit a stand-alone document specified below for our office review.

LOW RISK requirements:

1. Leak stopped, on-going source, including free product removed
2. Site adequately characterized
3. Plume not migrating
4. No sensitive receptors impacted
5. No significant risk to human health
6. No significant risk to environment
7. Water quality objectives to be achieved within a reasonable time frame

Please be advised that a stand-alone document must include a site conceptual model (SCM), which incorporates the following items:

- Summary Figures
 - Site vicinity map showing the site location and identification of any nearby sensitive receptors.
 - Plot plan showing all historical sampling locations. Differentiation between sample types (i.e. excavation soil samples, soil boring locations, monitoring wells, soil vapor sampling points, etc.) is required. This figure also needs to include any former and existing UST system components, delineation of excavation areas, areas targeted by active remediation, building locations, potential preferential pathways such as utilities, property boundaries and public right-of-way locations.

- Depth-specific contaminant isoconcentration maps for soil and groundwater. If active remediation was performed, separate pre-remediation and post-remediation isoconcentration maps are required.
- Summary Tables
 - Table of all historical soil data. Sample ID, date, depth, and results for all analytes are required. Please refer to the Tri-Regional Guidelines to confirm that chemical analysis was performed for all relevant contaminants of concern (CoCs). Pre- and post-remediation concentrations should be clearly identified or presented in separate tables.
 - Table of all historical groundwater data. Chemical concentrations in monitoring well(s) concentrations along with depth to water should be tabulated.
 - The tables need to compare the detected CoC concentrations with the Regional Board's ESLs or other appropriate cleanup levels and to the water quality objectives identified in the Regional Board's Basin Plan.
- Complete set of all boring logs generated during site investigation.
- Geologic cross-sections showing soil borings, monitoring wells with screened intervals, UST locations, any preferential pathways, excavation boundaries, water table elevations (historical and current) and extent of residual contamination.

The above stand-alone document will help to expedite the review of your case. Please contact Amir K. Gholami at 510-567-6876 or amir.gholami@acgov.org to receive document samples to help you prepare the stand-alone document, if you are requesting a closure review.

Sincerely,



Amir K. Gholami, REHS

Hazardous Materials Specialist

C: D. Drogos, A. Gholami

Bryan Campbell, ETIC Engineering Inc., 2285 Morello Ave., Pleasant Hill, CA 94523
Connie & Nathan Lam 200 Dorado Ter, San Francisco, CA 94112-1757

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



12-10-01

December 7, 2001
StID 1683/RO0000445

Mr. Gene Ortega
ExxonMobil Remediation Services
2400 San Ramon Valley Blvd.
San Ramon, CA 94583

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

Re: Former Mobil Station 99-105, 6301 San Pablo Ave., Oakland CA 94608

Dear Mr. Ortega:

Our office has received and reviewed the November 2001 TRC Conceptual Site Model Report for the referenced site. Included in the report is a site description, a summary of site investigations, an evaluation of soil and groundwater findings and a proposal for future work. Based upon the data presented our office does not recommend the installation of the proposed monitoring well. Please prepare a risk-based corrective action (RBCA) evaluation for the site. You should use the City of Oakland Technical Background Document as a guide for determining health risk.

In addition, please provide in a tabular form a list of all soil and groundwater disposed, destroyed or reused from the site, including the date and location of disposal. In the meanwhile, please 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

Ms. Connie Lamb, 200 Dorado Terrace, San Francisco, CA 94112

Mr. J. Scheiner, TRC, 5052 Commercial Circle, Concord, CA 94520

RBCArq6301SanPablo

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



COREN 9-10-01

ENVIRONMENTAL HEALTH SERVICES
ENVIRONMENTAL PROTECTION
1131 Harbor Bay Parkway, Suite 250
Alameda, CA 94502-6577
(510) 567-6700
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September 7, 2001
StID 1683/RO0000445

Mr. Gene Ortega
ExxonMobil Remediation Services
2400 San Ramon Valley Blvd.
San Ramon, CA 94583

Re: Former Mobil Station 99-105, 6301 San Pablo Ave., Oakland CA 94608

Dear Mr. Ortega:

Our office has received and reviewed the Third Quarter 2001 Progress Report for the referenced former Mobil station. At this time, in order to determine if site closure is warranted, our office requests that a Site Conceptual Model (SCM) be performed. This model should include a brief site history, historical site investigation results, monitoring well logs, cross-sectional diagrams, a sensitive receptor and utility survey and provide a work plan to determine the extent of the petroleum hydrocarbon plume. In addition, please include similar time, concentration, groundwater elevation plots for MW-5 for benzene and for gasoline in the existing wells.

Please submit your SCM to our office within 45 days or no later than October 25, 2001.

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. Connie Lamb, 200 Dorado Terrace, San Francisco, CA 94112
Mr. J. Scheiner, TRC, 5052 Commercial Circle, Concord, CA 94520

SCM6301SanPablo

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



SENT 6-19-2000

20445

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

June 16, 2000
StID # 1683

Ms. Connie Lamb
200 Dorado Terrace
San Francisco, CA 94112

**Re: Work Plan for Monitoring Well Rehabilitation and Installation at 6301 San Pablo Ave.,
Oakland CA 94608**

Dear Ms. Lamb:

Our office has received and reviewed the work plan for the June 9, 2000 work plan referenced above as prepared by Alisto Engineering Group. As you are aware, the work plan calls for the rehabilitation of wells MW-2 and MW-3 damaged during the construction of your project, and the replacement of MW-4, destroyed during the same project. These wells will then be surveyed and ExxonMobil will continue these monitoring of the wells. Soil samples from the boring for MW-4 will be sampled. All boring samples should be field screened and a minimum of one soil sample should be retained for chemical analysis, either the highest field screen sample or the sample at the capillary fringe.

Our office approves of the work plan with the condition that the location of MW-4 be moved, if possible, approximately 10' further south of the proposed location. This location is in the historic down-gradient direction relative to former well MW-4. Please proceed with work as soon as possible.

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. B. Nagle, Alisto Engineering Group, 1575 Treat Blvd., Suite 201, Walnut Creek,
CA, 94598

Mr. B. Ledesma, ExxonMobil Corp. Remediation Services, 3700 W. 190th St., TPT 2,
Torrance, CA 90509-2929

Mr. T. Seeliger, TRC Alton Geoscience, 5052 Commercial Circle, Concord, CA 94520

Wpap6301SP

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



SENT 5-3-2000
mcd. ce's

20445

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

May 3, 2000
StID # 1683

Ms. Connie Lam
200 Dorado Terrace
San Francisco, CA 94112

Re: Work Plan for Monitoring Well Replacement, 6301 San Pablo Ave., Oakland CA 94608

Dear Ms. Lamb:

Our office has received and reviewed the **April 11, 2000 Supplemental Site Assessment Report** for the above site prepared by TRC Alton Geoscience. This report gives the results of soil and groundwater samples taken from boring HA-1, to further characterize the petroleum release near the former product lines and near former monitoring well, MW-4. No petroleum contaminants were detected in either soil or groundwater sample, therefore, active remediation will not be required by our office.

Our office concurs with your consultant's recommendation for the installation of three replacement wells. This is necessary since it appears that none of the damaged wells can be repaired. I have previously made comments and recommendations on the location of the replacement wells. **Please submit a brief work plan indicating the location of these wells. Your work plan should be submitted within 30 days or no later than June 5, 2000 and their installation should be done within 30 days of County approval.**

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. B. Nagle, Alisto Engineering, 1575 Treat Blvd., Suite 201, Walnut Creek, CA 94598

Mr. B. Ledesma, ExxonMobil Corp. Remediation Services, 3700 W. 190th St., TPT 2,
Torrance, CA 90509-2929

Mr. T. Seeliger, TRC Alton Geoscience, 5052 Commercial Circle, Concord, CA 94520

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ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



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3-3-2000

20445

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

March 3, 2000
SHD # 1683

Ms. Connie Lam
200 Dorado Terrace
San Francisco, CA 94112

**Re: Work Plan for Monitoring Well Destruction and/or Replacement, 6301 San Pablo Ave.,
Oakland CA 94608**

Dear Ms. Lamb:

This letter serves to comment on the February 28, 2000 work plan referenced above and also on past activities at this site. As you are aware, this work plan responds to the County's request to repair or reinstall monitoring wells. It is unclear whether any of the former wells can be repaired, therefore, the number of new wells may vary from one to three. Our office concurs that former well MW-1 will not require replacement.

Our office, however, requests that the location(s) of the monitoring wells be reconsidered based on past and current information. Previous and new soil and groundwater information near former well MW4 indicates that the petroleum contamination has been defined east of this well, therefore, the replacement well should be located to the west of MW-4, as close to the new building as possible. In addition, if MW-2 is not able to be repaired, a better location for this well would be the west of the new MW-4 location, as close to the property boundary as possible. The location proposed for the replacement well for MW-3 is appropriate. Please have your consultant comment on these observations prior to scheduling this work.

Our office has received the re-analysis of the accumulated water within the garage bay and concur that this water can be used on-site for watering or dust control.

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. B. Nagle, Alisto Engineering, 1575 Treat Blvd., Suite 201, Walnut Creek, CA 94598
Mr. B. Ledesma, ExxonMobil Corp. Remediation Services, 3700 W. 190th St., TPT 2,
Torrance, CA 90509-2929

Mr. T. Seeliger, TRC Alton Geoscience, 5052 Commercial Circle, Concord, CA 94520

Wells6301SP

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



Sent 1/26/00
Including cc's

20445

January 25, 2000
StID # 1683

Ms. Cherine Foutch
Mobil Oil Co.
2063 Main St.
Oakley, CA 95641

Ms. Connie Lamb
200 Dorado Terrace
San Francisco, CA 94112

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

Re: Activities and Site Investigation at 6301 San Pablo Ave., Oakland CA 94608

Dear Ms. Foutch and Ms. Lamb:

Our office has been made aware of recent activities at the above site, which our office should have but was not informed as they were happening. As you are aware, the construction of the oil change facility has caused some concern. This project was initiated without any concern of its environmental or public health consequence. Neither our office nor Mobil Oil was made aware of this activity. During the initial work, two monitoring wells were destroyed, of which have yet to be replaced. Over 200 cubic yards of potentially contaminated soil was excavated without any precaution taken to monitor petroleum concentrations. When our office finally was informed of these activities, our request for a soil and groundwater management plan, a health and safety plan for construction workers, the proper closure of monitoring wells and a health risk assessment was, as we now know, not adequately addressed.

It was believed that all excavation activities had been concluded in mid 1999, therefore, a health risk evaluation for construction workers was not necessary. However, our office learned from an outside party, additional construction activities including the removal of hydraulic lift reservoir and piping recently occurred. During this time, apparent hydraulic oil contaminated soil was encountered. What happened to this material? Was any sampling or testing done?

Our office was again informed that the remaining two monitoring wells had been damaged or destroyed without permit, permission and without using proper abandonment procedures. It appears that all wells at the site are no longer viable. The monitoring wells should be properly abandoned according to Alameda County Public Works guidelines. What will be done to locate and close the formerly remaining wells? In addition, you must replace a minimum of three wells at this site, one of which has been previously approved by our office. **Please submit your well replacement work plan within 30 days, or no later than February 28, 2000.**

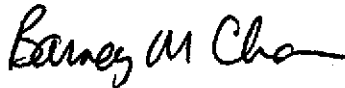
We were also notified that a great deal of water, either groundwater and/or rainwater had entered the sump within the new oil change building. There appeared to be an attempt to dispose of this water improperly. Be aware, this water must be properly characterized and disposed with documentation. It cannot be directly discharged to the storm or sanitary sewers without the appropriate permit.

Ms. Foutch and Ms. Lamb
6301 San Pablo Ave., Oakland 94608
StID #1683
January 25, 2000
Page 2.

It would appear that construction activities require additional supervision and regulatory agency notification to avoid these situations. Please have an environmental consultant oversee all future construction activities and notify our office of future activities.

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. T. Seeliger, TRC Alton Geoscience, 5052 Commercial Circle, Concord CA 94520
Mr. B. Nagle, Alisto Engineering, 1575 Treat Blvd., Suite 201, Walnut Creek, CA 94598
Mr. H. Gomez, City of Oakland OES, 1605 Martin Luther King Dr., Oakland CA 94612

constr6301San Pablo

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



Sent 11-8-99
Including cc's

20445

November 8, 1999
StID # 1683

Ms. Cherine Foutch
Mobil Oil Co.
2063 Main St.
Oakley, CA 95641

Ms. Connie Lamb
200 Dorado Terrace
San Francisco, CA 94112

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

Re: Work Plan for Soil Boring at 6301 San Pablo Ave., Oakland CA 94608

Dear Ms. Foutch and Ms. Lamb:

Our office has received and reviewed the November 3, 1999 Progress Report and Work Plan for the Installation of One Soil Boring for the above site as prepared by TRC Alton Geoscience. This report responds in part to items in my July 16, 1999 letter. This work plan addresses my request for a grab groundwater sample to the east of former monitoring well MW-4. As you may recall, MW-4 had detected free product off and on, therefore, our office requested the determination of the extent of free product. In addition, during the installation of MW-4, a soil sample from this boring exhibited 1.2 ppm benzene. Because of the presence of the newly constructed building above this area, data regarding the presence of free product and benzene contamination in this area is needed to evaluate human health risk.

This work plan proposes the advancement of one boring just to the east of the location of MW-4. This location was chosen since it is near a potential source, the former fuel lines. The boring will be advanced using a direct-push rig to a depth of approximately 2' below groundwater. A groundwater sample will be analyzed for TPH-G, BTEX and MTBE. Our office approves this work plan with the following conditions:

- Please install a slotted casing in the bore hole and allow adequate time prior to sampling the groundwater.
- Please verify any detectable MTBE using EPA Method 8260.
- Please screen the soil boring and analyze the soil interval exhibiting the highest PID reading. If no sample exhibits PID levels, please analyze a soil sample just above groundwater. This change is requested since soil data exists down-gradient but not up-gradient of MW-4.

You are reminded that our office still requires a replacement well for MW-4 and is waiting for a work plan for its installation. You may contact me at (510) 567-6765 if you have any questions.

Sincerely,

Barney M. Chan
Hazardous Materials Specialist

C: B. Chan, files

Mr. T. Seeliger, Alton Geoscience, 5052 Commercial Circle, Concord, CA 94520

Mr. B. Nagle, Alisto Engineering, 1575 Treat Blvd., Suite 201, Walnut Creek, CA 94598

Wpap6301

SENT including CTS
10-29-99

ALAMEDA COUNTY
HEALTH CARE SERVICES



AGENCY
DAVID J. KEARS, Agency Director

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

October 28, 1999
StID # 1683

Ms. Cherine Foutch
Mobil Oil Co.
2063 Main St.
Oakley, CA 95641

Ms. Connie Lamb
200 Dorado Terrace
San Francisco, CA 94112

Re: Request for Technical Report for 6301 San Pablo Ave., Oakland CA 94608

Dear Ms. Foutch and Ms. Lamb:

Our office has received and reviewed the **October 20, 1999 Third Quarter 1999 Progress Report** for the above site prepared by TRC Alton Geoscience. Please be aware that I, not Ms. Susan Hugo, am your contact for oversight of this site. This report gives some indication of the subsurface conditions, however, as you are aware, our office is still waiting for a work plan for the installation of replacement wells for those destroyed during the recent development of the site.

In addition, my prior July 9, 1999 letter requested additional soil and groundwater sampling near the location of well MW-4. Such information would be used to estimate human health risk through a risk-based corrective action (RBCA) evaluation. A subsequent conversation with your consultant, provided evidence that soil contamination was not significant, therefore, only groundwater samples would be necessary. Please resolve the need to obtain this groundwater sampling.

Please update our office on the construction of the proposed building. Were all the excavated soils reused? What type of vapor barrier was installed during the construction?

Please provide your work plan and response to this letter **within 30 days or no later than November 29, 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

Mr. T. Seeliger, TRC Alton Geoscience, 5052 Commercial Circle, Concord, CA 94520
Mr. B. Nagle, Alisto Engineering, 1575 Treat Blvd, Suite 201, Walnut Creek, CA 94598

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



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ENVIRONMENTAL HEALTH SERVICES

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

July 16, 1999
StID # 1683

Ms. Cherine Foutch
Mobil Oil Co.
2063 Main St.
Oakley, CA 95641

Ms. Connie Lamb
200 Dorado Terrace
San Francisco, CA 94112

Re: Subsurface Investigation at 6301 San Pablo Ave., Oakland CA 94608

Dear Ms. Foutch and Ms. Lamb:

This letter is to update you on the responses received to my July 9, 1999 letter from your consultants. As you are aware, most of the items requested by our office have been met as outlined in my prior letter. These items were necessary for either health and safety or site investigation reasons. It will be up to you to determine who is responsible for the remaining items requested.

Our office is still in need of the following:

- A plot plan with the newly proposed building outline overlaid on existing data points
- A work plan for the installation of a replacement well for MW-4
- A work plan for the sampling of one grab groundwater sample, just east of MW-4. Please note that this item is requested in lieu of the previously request for two vadose soil and two grab groundwater samples, which are now considered unnecessary due to existing data. This new data will be used to determine the extent of free product and determine if any active remediation is necessary.

Please provide the above items as soon as possible.

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. T. Seeliger, Alton Geoscience, 5052 Commercial Circle, Concord CA 94520

Mr. B. Nagle, Alisto Engineering, 1575 Treat Boulevard, Suite 201, Walnut Creek, CA 94598
Stat6301

ALAMEDA COUNTY
HEALTH CARE SERVICES



AGENCY
DAVID J. KEARS, Agency Director

R0445

ENVIRONMENTAL HEALTH SERVICES

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

July 9, 1999
StID # 1683

Ms. Cherine Foutch
Mobil Oil Co.
2063 Main St.
Oakley, CA 95641

Ms. Connie Lamb
200 Dorado Terrace
San Francisco, CA 94112

Re: Health and Safety Plan for Field Activities at 6301 San Pablo Ave., Oakland CA 94608

Dear Ms. Foutch and Ms. Lamb:

Our office has received and reviewed the June 28, 1999 report submitted by Alisto Engineering Group in your behalf responding to my May 5, 1999 letter, which requested an appropriate Risk Management Plan prior to continuing development at the above referenced site. I have also spoke with Mr. Brady Nagle of Alisto.

My letter was primarily concerned with providing a health and safety plan for the construction workers, providing a soil and groundwater management plan and the proper closure of monitoring wells. It was agreed that a health risk evaluation would not be required at this time and would be more appropriate in the later stage of investigation. The report received included a health and safety plan, documentation of proper closure of MW-1 and reference to the sampling of the soil stockpiles. Additional clarification was provided on the sampling of the stockpiled soils, which verify that it is okay to reuse onsite. Because no further excavation is anticipated, a specific soil and management plan is not necessary for further construction.

I requested that a plot plan be submitted that showed the original site overlaid by that of the newly proposed building. Please also indicate the depth of the current construction. I was also informed that during excavation, monitoring well MW-4 was buried and thus lost. Please be aware that if this well cannot be located and properly closed, its location must be included in your deed notice. In addition, future site investigation will require the replacement of all wells needed to properly characterize the site.

Before additional construction continues, you will need to obtain at a minimum, two vadose soil and two groundwater samples in the general location of former product lines (near MW-4) and near the fore dispenser areas. These locations are within the proposed mezzanine and may be within a gasoline plume. It is then recommended that a Tier 1 or Tier 2 risk-based corrective action (RBCA) evaluation be done to estimate human health risk. The need for future remediation in this area will be determined by the results of the RBCA evaluation. You may want to collect geotechnical data from additional borings outside this area to use in your RBCA.

To expedite the proposed construction, please provide the plot plan and a work plan for the requested soil and groundwater sampling as soon as possible. You should also propose the installation of your replacement wells.

Ms. Foutch and Ms. Lamb
6301 San Pablo Ave., Oakland 94608
StID #1683
July 9, 1999
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. B. Nagle, Alisto Engineering, 1575 Treat Boulevard, Suite 201, Walnut Creek, CA 94598
Mr. T. Seeliger, Alton Geoscience, 30A Lindbergh Ave., Livermore, CA 94550-9503

Rmp6301SPAve

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



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ENVIRONMENTAL HEALTH SERVICES

1131 Harbor Bay Parkway, Suite 250
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(510) 567-6700
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June 17, 1999
StID # 1683

Ms. Cherine Foutch
Mobil Oil Co.
2063 Main St.
Oakley, CA 95641

Re: Interim Remedial Action Report for Former Mobil Station 99-105, 6301 San Pablo Ave., Oakland CA 94608

Dear Ms. Foutch:

Our office has received and reviewed the May 18, 1999 **Interim Remedial Action Report** from Alton Geoscience detailing the results of the November 1998 Dual Phase Vapor Extraction test at the above referenced site. As you may recall, this work involved the use of a mobile treatment unit to perform dual phase extraction from monitoring wells MW3 and MW4. Five one inch well points were installed at varying distances from these wells and soil samples analyzed from each of these well points. This was done to determine the extent of soil contamination as well as determine the radius of influence of the extraction wells. It appears that this test had mixed results. Although an estimated 20 pounds of hydrocarbon was removed from the extraction wells, very little influence was observed in the well points. As stated in this report, it appears that a large portion of the contamination is located in the smear zone, that area between the vadose zone and groundwater. It is, therefore, surmised that vapor extraction may not be the appropriate remedial approach. The groundwater monitoring event immediately after this test showed a slight decrease in dissolved and free product.

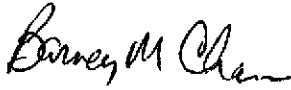
At this time, you should rethink your remedial action plan for this site. Importance should be given to remove free product as much as possible and in the absence of active remediation, determine if natural bio-degradation is occurring. Please discuss a new or revised remedial approach in your next groundwater monitoring report.

In regards to the development, which is currently being done at this site, you are aware that our office has requested that a Risk Management Plan (RMP) be submitted to our office prior to continuing this work. This RMP is primarily for the protection of the construction workers and to maintain control over the environmental investigation. Please keep in mind the effect on the site investigation of the destruction of any monitoring wells. I understand that Alisto Engineering is providing the requested RMP from Ms. Connie Lamb.

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

Ms. C. Foutch
StID # 1683
6301 San Pablo Ave., Oakland 94608
June 17, 1999
Page 2.

Sincerely,



Barney M. Chan
Hazardous Materials Specialist

C: B. Chan, files
Mr. T. Seeliger, Alton Geoscience, 30A Lindbergh Ave., Livermore, CA 94550
Ms. Connie Lamb, 200 Dorado Terrace, San Francisco, CA 94112

RAP6301

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



ROAS

ENVIRONMENTAL HEALTH SERVICES
ENVIRONMENTAL PROTECTION (LOP)
1131 Harbor Bay Parkway, Suite 250
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May 5, 1999
StID # 1683

Ms. Cherine Foutch
Mobil Oil Co.
2063 Main St.
Oakley, CA 95641

Ms. Connie Lamb
200 Dorado Terrace
San Francisco, CA 94112

Re: Remediation and Potential Development for 6301 San Pablo Ave., Oakland CA 94608

Dear Ms. Foutch and Ms. Lamb:

Our office has received and reviewed the April 15, 1999 First Quarter 1999 groundwater monitoring report for the above site as prepared by Alton Geoscience. I have also spoke with Mr. Tom Seeliger of Alton and received an update on the status of the site. At this time, it may be too early to evaluate the effect of the dual phase extraction pilot test performed in November of 1998. Additional groundwater monitoring is needed before you can determine the true impact of this remediation. Mr. Seeliger stated that although an estimated 26 pounds of hydrocarbon was removed, there appeared to be little influence on wells adjacent to the pumping well. Therefore, only an isolated portion of the contamination was affected.

Please submit your report on the extraction pilot test **within 15 days or by May 21, 1999**. In your report, please include conclusions and recommendations for future remediation.

Our office was also informed that excavation has occurred on this site in preparation of the construction of an auto oil change facility. A large amount of soil has been excavated and one or more of the monitoring wells at this site may have been destroyed. Note that any destroyed wells may need to be replaced. **This work should be put on hold until an acceptable Risk Management Plan (RMP) is submitted to our office.** You should be aware that a RMP is necessary to protect the health and safety of construction workers and future building occupants, to properly handle and contaminated soil or groundwater, to prevent the further migration of contamination and to insure that the public is protected from undue health risks. Your RMP plan should:

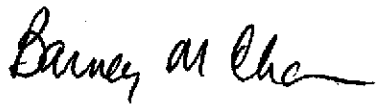
- prevent the creation of vertical conduits which could cause contamination to deeper groundwater,
- include a health and safety plan for construction workers
- provide a soil and groundwater management plan for proper storage and disposal
- include the proper closure of any affected monitoring wells and
- include a health risk evaluation for current and future exposed populations.

Please provide your RMP to our office as soon as possible. Please also include a blueprint indicating the location of the future building(s) and the anticipated depth of excavation.

Ms. Foutch and Ms. Lamb
6301 San Pablo Ave., Oakland 94608
StID # 1683
May 5, 1999
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. T. Seeliger, Alton Geoscience, 30A Lindbergh Ave., Livermore, CA 94550
RMP6301 SanPablo

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



RO#445

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

November 9, 1998
StID #1683

Ms. Cherine Foutch
Mobil Oil Co.
2063 Main St.
Oakley, CA 95641

Re: Remedial Investigation Workplan for 6301 San Pablo Ave., Oakland CA 94608

Dear Ms. Foutch:

Thank you for the submission of the November 6, 1998 Remedial Investigation Work Plan for the above site. Our office has reviewed the work plan and previously discussed it with Alton Geoscience and, therefore, approves of this remedial pilot test. The use of dual phase vacuum extraction combined with air sparging should be effective at this site. The injection of air will also serve to stimulate bio-remediation. It is hoped that the pilot test will prove effective in its ability to treat the contaminant plume and to reduce petroleum mass and free product. Ultimately, it may be necessary to modify the number and locations of the wells being vacuum extracted.

Field vapor testing is proposed for soil samples collected from both the air sparge points and the monitoring points. Selected soil samples will be analyzed in the laboratory. Please analyze those soil samples for MTBE and TPH as diesel in addition to TPH as gasoline and BTEX.

Please contact me 72 working hours prior to the actual pilot test. I may be reached at (510) 567-6765 if you have any questions.

Sincerely,

Barney M. Chan
Hazardous Materials Specialist

C: B. Chan, files

Ms. Connie Lamb, 200 Dorado Terrace, San Francisco, CA 94112
Ms. K. Racke, Alton Geoscience, 30A Lindbergh Ave., Livermore, CA 94550-9503

Wpap6301SP

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



RO# 445

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

November 5, 1998
StID # 1683

Ms. Cherine Foutch
Mobil Oil Corp.
2063 Main St.
Oakley, CA 95641

Re: Former Mobil Station 99-105, 6301 San Pablo Ave., Oakland CA 94608

Dear Ms. Foutch:

Due to recent changes in County staffing the oversight of the above referenced site has been transferred to me. I have recently reviewed the file and spoken with your consultant, Ms. Kathleen Racke, of Alton Geoscience. She updated me on the status of the most recent supplemental site assessment work plan. This work plan proposes to install two additional monitoring wells at the site, one up-gradient and one down-gradient, both in the City of Oakland property. She stated that Alton Geoscience was still waiting for the permit for encroachment from the City.

During our discussion, she mentioned that Alton Geoscience had given you a draft work plan for the use of a mobile treatment unit for dual phase extraction at this site. She discussed the merits of this remedial method and our office agrees that this approach is quite reasonable for a site like this ie one with a localized contaminant plume in shallow impermeable soils. We further agreed that the implementation of this remediation work plan is a higher priority than the installation of the off-site wells. Therefore, you may put the installation of the off-site wells on hold while expediting the pilot test of the dual phase treatment unit.

Please submit the aforementioned work plan or an equivalent remedial work plan to our office within 30 days or by December 7, 1998. If possible, please provide a tentative schedule for the implementation of the work plan.

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. Connie Lamb, 200 Dorado Terrace, San Francisco, CA 94112

Ms. K. Racke, Alton Geoscience, 30A Lindbergh Ave., Livermore, CA 94550-9503

Remwp6301SP

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



RO#445

ENVIRONMENTAL HEALTH SERVICES

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

January 29, 1998

STID# 1683

Mr. Ken Evans
ECRU, Incorporated
1611 S. Airport,
Stockton, CA 95206

Mr. Dan On
200 Dorado Ter.
San Francisco, CA
94112

Ms. Cherine Foutch
Mobil Oil Corp.
2063 Main St.,
Oakley, Ca 95641

**Subject: Former "Cars Rent a Car", 6301 San Pablo Ave.,
Oakland Ca 94608**

To Whom It May Concern:

This office has received "Site Assessment Work Plan" dated November 10, 1998, submitted by Alton Geoscience, your consultant of record. Thank you for sending the document in a timely manner.

Upon review of the report as submitted, this office concurs with the plan to characterize the lateral extent of hydrocarbon affected soil and groundwater at the site. "Free product" has also been encountered in monitoring well #4. Efforts should be undertaken to remove said petroleum hydrocarbons whenever feasible.

You may commence work at the site as soon as possible following the obtainment of the appropriate encroachment permits for any work off site. Further, please contact this office 48 hours prior to undertaking any work at the site.

If you have any questions please contact this office at (510) 567-6737.

Sincerely,

Brian P. Oliva, REHS, REA
Hazardous Material Specialist,

c: Ron Scheele, Alton Geoscience

**ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY**

DAVID J. KEARS, Agency Director



R0445

RAFAT A. SHAHID, DIRECTOR

November 29, 1995
STID# 1683

Mr. Ken Evans
ECRU Incorporation
1611 S. Airport Way
Stockton, California 95206

Ms. Cherine Foutch
Mobil Oil Corporation
3225 Gallows Road
Fairfax, Virginia 22037-0001

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

**RE: Work Plan for Additional Tank Closure Activities And
Preliminary Site Investigation - Former Mobil Oil Station
6301 San Pablo Avenue, Oakland CA 94608**

Dear Mr. Evans and Ms. Foutch:

This office has completed review of the Work Plan for Additional Tank Closure Activities and Preliminary Site Investigation dated October 5, 1995, prepared and submitted by Alisto Engineering Group for the referenced site.

The basic elements of the proposed work plan will be performed in two parts and include the following:

Part I

- additional soil sampling in the area of the former gasoline tank and waste oil tank;
- removal of the product lines and soil sampling
- stockpile soil characterization
- backfilling of the excavation

Part II

- drilling four soil borings for conversion into groundwater monitoring wells
- sampling and analysis of soil and groundwater

Based on this review, the work plan is acceptable to this office provided the following issues are addressed:

- 1) Methyl tertiary butyl ether (MTBE) must be included as a target analyte.
- 2) Submit a copy of the site map which should include the location of the four USTs and associated pipings, the soil sampling points, four monitoring well points and well construction diagram.
- 3) Submit a copy of the implementation schedule for each task.

Mr. Evans and Ms. Foutch
RE: 6301 San Pablo avenue, Oakland, CA 94608
November 29, 1995
Page 2 of 3

- 4) The four groundwater monitoring wells must be sampled every quarter for target compounds and groundwater flow direction must be established at the site.

Issues #2 and #3 must be provided to this agency prior to implementation of the work plan.

As you are aware, the tank removal activities were conducted on August 5, 1994 and since then, no work has been done at the site. The work plan must be implemented in a timely manner no later than December 29, 1995. The vertical and lateral extent of the soil and groundwater contamination related to the former tanks must be determined.

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.

A report must be submitted to this agency within 45 days after completion of the work at the site.

Until cleanup is complete, you will need to submit quarterly reports to this office and the following items must be incorporated in your future reports or work plans:

- 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 work plan
- 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. Evans and Ms. Foutch
RE: 6301 San Pablo avenue, Oakland, CA 94608
November 29, 1995
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.

Please contact me at (510) 567-6780 if you have any questions concerning this letter.

Sincerely,



Susan L. Hugo
Senior Hazardous Materials Specialist

KSP
c: Jun Makishima, Interim Director, Environmental Health
Gordon Coleman, Acting Chief, Environmental Protection / file
Kevin Graves, San Francisco Bay RWQCB
Ken Simas, Alisto Engineering, 1575 Treat Blvd., Suite 201,
Walnut Creek, CA 94598

ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY



R0445

DAVID J. KEARS, Agency Director

RAFAT A. SHAHID, ASST. AGENCY DIRECTOR

August 9, 1995
STID# 1683

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. Ken Evans
ECRU Incorporated
1611 S. Airport Way
Stockton, California 95206

Ms. DaMonica Pierson
Mobil Oil Corporation
3225 Gallows Road
Fairfax, Virginia 22037-0001

**RE: NOTICE OF VIOLATION - Former Cars Rent A Car
6301 San Pablo Avenue, Oakland, California 94608**

Dear Mr. Evans and Ms. Pierson:

This office has recently reviewed the case file regarding the five underground storage tanks removed on August 5, 1994 at the referenced site. Soil samples collected beneath the tanks at 11 feet depth showed petroleum hydrocarbon as high as 540 ppm TPH gasoline, 0.18 ppm benzene, 4.1 ppm toluene, 24 ppm ethyl benzene, and 72 ppm xylene. Groundwater with free product (separate phase) was present in the former tanks' excavation.

On November 21, 1994, this agency requested (by way of a letter addressed to Mr. Evans) that a work plan be submitted to determine the vertical and lateral extent of the soil and groundwater contamination at the site. Request for a 30 days extension (by February 28, 1995) of the work plan submittal was granted verbally to Mr. Evans on January 19, 1995.

This office is in receipt of the three bids from the following consultants: Accutite, Pacific Environmental Group, Inc., and All West Environmental, Inc. However, to date, no work plan has been submitted to delineate the extent of the soil and groundwater contamination at the subject site. Additionally, the disposal records of the stockpiled soil generated during the tanks removal has not been received by this office. This stockpiled soil may not be used to backfill the excavation without authorization from this agency.

The vertical and lateral extent of the contamination related to the former leaking underground storage tanks must be determined. Your work plan must be submitted to this office **no later than September 9, 1995.**

Failure to comply with the submittal of the work plan and the required soil and groundwater investigation may result in the case being referred to the Alameda County District Attorney's Office for enforcement actions.

Mr. Ken Evans and Ms. DaMonica Pierson
RE: 6301 San Pablo Avenue, Oakland, California 94608
August 9, 1995
Page 2 of 2

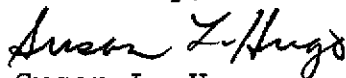
Until cleanup is complete, you will need to submit reports to this office every three months (or at a more frequent interval, if specified at any time by this agency). In addition, the following items must be incorporated in your future reports or workplans:

- 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.

Please contact me at (510) 567-6780 if you have any questions concerning this letter.

Sincerely,



Susan L. Hugo
Senior Hazardous Materials Specialist

cc: Rafat A. Shahid, Director, Environmental Health
Gil Jensen, Alameda County District Attorney's Office
Thomas Peacock, Acting Chief, Environmental Protection
Division / files
Kevin Graves, San Francisco Bay RWQCB

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



R0445

RAFAT A. SHAHID, Assistant Agency Director

November 21, 1994
STID# 1683

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

Mr. Ken Evans
ECRU, Inc.
1161 South Airport Way
Stockton, California 95206

**RE: Underground Storage Tanks Removal at the Former Cars Rent A
Car - 6301 San Pablo Avenue, Oakland, California 94608**

Dear Mr. Evans:

The Alameda County Department of Environmental Health, Environmental Protection Division has recently reviewed the analytical report submitted by Tank Protect Engineering concerning the removal of five underground storage tanks (4 - 2000 gallon gasoline and 1 - 350 gallon waste oil) on August 5, 1994 at the referenced site.

Soil samples collected beneath the tanks at eleven feet depth showed petroleum hydrocarbon as high as 540 ppm TPH gasoline, 0.18 ppm benzene, 4.1 ppm toluene, 24 ppm ethyl benzene and 72 ppm xylene. Groundwater with free product (separate phase) was present in the fuel tanks' excavation pit. Additionally, two of the former tanks had holes. Because of the degree of contamination found at the site and the apparent condition of the former tanks, further environmental assessment is required.

This office will be the lead agency overseeing the environmental investigation and cleanup activities at the site. A preliminary assessment should be conducted to determine the extent of soil and/or groundwater contamination that has resulted from the former leaking tanks. 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, which is based on the RWQCB's guidelines. You should be prepared to install at a minimum, three monitoring wells to establish gradient direction of the groundwater at the site. One of the wells should be installed within 10 feet in the verified downgradient location of the former tank excavation. Quarterly monitoring must be performed to determine extent of the groundwater contamination. Groundwater monitoring wells must be sampled and analyzed for the following target compounds: TPH gasoline, TPH diesel, benzene, toluene, ethyl benzene, xylene, lead, oil and grease. Groundwater elevation readings must be incorporated in the quarterly sampling.

Mr. Ken Evans
RE: 6301 San Pablo Avenue, Oakland, CA 94608
November 21, 1994
Page 2 of 2

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). This reports must include information pertaining to further investigative results; the methods of cleanup actions implemented to date; and the method and disposal of any contaminated material. Copies of manifests for such disposal must be sent to this office. Stockpiled soil from the pit may not be used to backfill these holes without authorization from this office. Only clean fill can be used to backfill the excavation pit. Please provide our office with documentations of the disposal of the stockpiled soil and the tanks manifest.

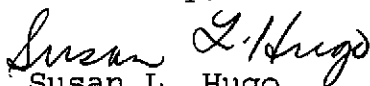
Your work plan must be submitted to this office no later than **January 9, 1995**. All reports and proposals must be submitted under seal of a California Registered Geologist or Registered Civil Engineer with a statement of qualifications for each lead professionals involved with the project.

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.

Enclosed is a copy of Appendix A (Workplan for Initial Subsurface Investigation (August 20, 1991) for your reference.

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

Sincerely,



Susan L. Hugo
Senior Hazardous Materials Specialist

Enclosure

cc: Rafat A. Shahid, Director, Department of Environmental Health
Kevin Graves, San Francisco Bay RWQCB
Gil Jensen, Alameda County District Attorney's Office
Edgar B. Howell, Chief, Environmental Protection Div. / file