

SENT 6-26-2000

ALAMEDA COUNTY
HEALTH CARE SERVICES



AGENCY
DAVID J. KEARS, Agency Director

20468

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

June 23, 2000
StID # 4610

Mr. Rueben Hausauer
6017 E. 14th St.
Oakland CA 94621

**Re: Request for Well Closure at former New Genico Site, 3927 E. 14th St., Oakland,
CA 94601**

Dear Mr. Hausauer:

This letter is to inform you that the Regional Water Quality Control Board has concurred with our office's recommendation for site closure regarding the former 500 gallon underground tank at the above referenced site. Prior to issuing formal closure, you are required to properly close the existing four (4) monitoring wells at this site. You may contact Mr. Frank Codel @ (510) 670-5554 or Mr. Larry Johmann @ (510) 654-6167 at Alameda County Public Works for their office's specific requirements.

Please send our office a copy of the well closure report after this work is completed.

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. Al Martinez, ATC Associates, Inc., 17321 Irvine Blvd., Suite 200, Tustin CA,
92780-3010

W1c13927E14th

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



R0468

August 3, 1999
StID # 4610

Mr. Tommy Conner, Esq.
Conner Bak, LLP
444 De Haro St., Suite 121
San Francisco, CA 94107

ENVIRONMENTAL HEALTH SERVICES

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

Re: New Genico Site, 3927 E. 14th St., Oakland CA 94601

Dear Mr. Conner:

Our office has received and reviewed the two documents; **ASTM Tier 2 RBCA Analysis Amendment and the Second Quarter 1999 Groundwater Monitoring Report** by ATC Associates and Kleinfelder, respectively. This letter serves to comment on both of these reports.

In regards to the RBCA Analysis, our office has the following comments:

- There have been several conversations between our office and ATC regarding the original Tier 1 and subsequent Tier 2 risk assessments. These conversations were between Ms. Dabra Sheldon of ATC and Ms. Madhulla Logan of ACEH. Unfortunately, both these individuals are no longer with these respective companies. In order to complete the RBCA analysis, please provide a revised Tier 1 Analysis. This should reflect the California slope factor for benzene of 0.1 and the acceptable risk of 1×10^{-5} .
- Please clarify your method for estimating the representative benzene concentration in groundwater beneath the site. It appears that this concentration was not estimated as stated in section 2.2 in the RBCA amendment. You may want to incorporate the groundwater data from the latest monitoring event to estimate this concentration.
- Please provide a rose diagram of the historical groundwater flow direction at this site. This will be used to support not evaluating exposure to residential properties.
- Please provide copies of the GSI input and output data sheets for all derived SSTL values.

In regards to the groundwater monitoring report, I have the following comments:

- The site apparently has not seen the expected affect from the injection of ORC (oxygen releasing compound). The dissolved oxygen concentrations and the oxidation-reduction potentials do not reflect the anticipated increase in these parameters. It is interesting that the dissolved oxygen concentration in MW-4 from the Motor Partner's site increased after the ORC injections, while DO in the Hausauer's wells did not change significantly. Is this an indication of a difference in measuring dissolved oxygen by the two consultants? Is there a need to re-inject additional ORC? Please provide a report of the ORC injection including a site map, a description of the boring, the amounts of ORC slurry added, and the calculations documenting the amount of oxygen needed to treat the plume.
- The concentration of TPHg and benzene have at times decreased, however, this may be reflective of groundwater elevation changes rather than bio-remediation.

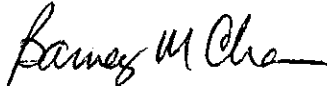
Mr. T. Conner
StID # 4610
Re: 3927 E. 14th St., Oakland 94601
August 3, 1999
Page 2.

- Our office concurs with the amended groundwater monitoring plan for this site. Therefore, HMW-1 will continued to be sampled quarterly, wells HMW-2 and HMW-4 will be monitored semi-annually, and well HMW-3 will be sampled annually. However, please continue to take groundwater elevation, dissolved oxygen and oxidation-reduction potential on all wells on a quarterly basis.

Please provide the requested technical information and reports and comment to the above observations. Please respond **within 30 days or by September 7, 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. R. Hausauer, 6017 E. 14th St., Oakland CA 94621
Mr. W. Theyskins, Kleinfelder, 1362 Ridder Park Drive, San Jose, CA 95131
Mr. Al Martinez, ATC Associates Inc., 6666 Owens Drive, Pleasanton, CA 94588

RBCAmon3927



ENVIRONMENTAL HEALTH SERVICES
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(510) 567-6700
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March 24, 1999
StID # 4610

Mr. Tommy Conner
444 De Haro St., Suite 121
San Francisco, CA 94107

Re: Review of Reports for 3927 E. 14th St., Oakland CA 94601

Dear Mr. Conner:

I have completed my review of the **Errata for Third Quarter 1998 Groundwater Monitoring Report and the Revised Fourth Quarter 1998 Groundwater Monitoring Report** for the above site. It appears that the items mentioned in my prior February 11, 1999 letter to Mr. Hausauer have been addressed, namely:

- The dissolved oxygen readings reflect concentrations in parts per million (ppm)
- A slight sheen was observed on HMW-3 as previously reported, even though, the petroleum concentrations were ND. This is unusual, but apparently indicates the presence of a non-petroleum material.
- The concentration of petroleum contaminants in HMW-1 has decreased since the addition of the Oxygen Releasing Compound even though the dissolved oxygen concentration has not increased significantly. This may be the case that the dissolved oxygen is being consumed in a rate that is comparable to that being released by the ORC.

I would anticipate the need to continue monitor the wells and later provide evidence that the concentration of petroleum has equilibrated or is decreasing. This may be done by plotting the data over time and/or evaluating the data statistically. Our office will entertain your consultant's proposal to do such an evaluation when deemed appropriate.

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

Sincerely,

Barney M. Chan
Hazardous Materials Specialist

C: B. Chan, file

Mr. R. Hausauer, 6017 E. 14th St., Oakland CA 94621

Mr. W. Theyskins, Kleinfelder, 1362 Ridder Park Drive, San Jose, CA 95131

Ms. D. Sheldon, ATC Associates, 6666 Owens Dr., Pleasanton, CA 94566

Updt3927E14th

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



R0# 468

February 11, 1999
StID # 4610

Mr. Reuben Hausauer
6017 E. 14th St.
Oakland CA 94621

ENVIRONMENTAL HEALTH SERVICES
ENVIRONMENTAL PROTECTION (LOP)
1131 Harbor Bay Parkway, Suite 250
Alameda, CA 94502-6577
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Re: Groundwater Monitoring Reports for 3927 E. 14th St., Oakland CA 94601

Dear Mr. Hausauer:

I have reviewed the fourth quarter 1998 groundwater monitoring report for the above site as prepared by your consultant, Kleinfelder. I noticed a few erroneous items and additional items inconsistent with what might be expected. I spoke with Mr. William Theyskens of Kleinfelder and he said a corrected version of the monitoring data would be sent. Apparently the values for dissolved oxygen (DO) were wrong as stated in this report and Mr. Theyskens gave me the correct values in our conversation. Another possible error in the report is the statement, a sheen was noted on HMW-3. The water sample from this well reported ND (non-detect) for all parameters tested.

The unexpected results are the dissolved oxygen and oxidation-reduction potential (ORP) values reported. Since the injection of oxygen releasing compound was done in November 1998, it is assumed that a significant increase in dissolved oxygen and ORP would be expected. Interestingly, monitoring well MW-4, the Motor Partner well next to the ORC injections, did exhibit increased DO and ORP values. One conclusion from the addition of ORC is that it appears to have limited extent of impact.

I mentioned to Mr. Theyskens that it would be nice to have a little more data interpretation in the monitoring reports. In addition to presenting the results and stating the obvious, the trends in concentration of gasoline and BTEX and the bio-parameter values should be plotted against the their respective values in the monitoring wells. A trend to support natural attenuation is the expected result. Please attempt to incorporate this additional interpretation in future monitoring events.

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. Conner Esq., 444 De Haro St., Suite 121, San Francisco, CA 94107
Mr. W. Theyskens, Kleinfelder, 1362 Ridder Park Drive, San Jose, CA 95131
Ms. D. Sheldon, ATC Associates, 6666 Owens Dr., Pleasanton, CA 94566

Mon-3927E.14th

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



R0#468

October 6, 1998
StID #4610

Mr. Ruben Hausauer c/o
Ms. Susan Rader
Law Offices of Tommy Conner, Esq.
444 DeHaro St., Suite 121
San Francisco, CA 94107

ENVIRONMENTAL HEALTH SERVICES
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Re: Status of Technical Reports for New Genico Site, 3927 E. 14th St., Oakland CA 94601

Dear Ms. Rader:

This letter serves to respond your recent inquiries and submissions in response to my September 22, 1998 letter. I would like to provide you the status of those items requested in my letter.

- Our office requested a brief work plan for the installation of borings, which will be filled with oxygen releasing compound (ORC). The July 23, 1998 ATC Corrective Action Plan (CAP) included an extensive description of the ORC addition method and is approved, however, no figure was provided showing the locations of the borings. Please supply such a figure.
- Our office requested copies of the laboratory analytical reports for tank removal samples; NW1, SW1, EW1, WW1 and Tank Pit 1. The analytical results of these samples were provided in Table 2 of ATC's September 19, 1996 Soil and Groundwater Investigation report, however, the analytical reports for the individual samples were not included. These results are used in the risk assessment and need to be verified.
- Our risk assessor requires a copy of the GSI printout for the Tier 2 RBCA.

The other items requested are addressed in your October 5, 1998 letter and included in ATC's October 5, 1998 Proposal for RBCA Amendments.

I hope this clarifies your questions. Please contact me at (510) 567-6765 if you have any additional.

Sincerely,

Barney M. Chan
Hazardous Materials Specialist

C: B. Chan, files

Ms. D. Sheldon, ATC Associates, 6666 Owens Dr., Pleasanton, CA 94588

Mr. G. Rogers, 38053 Davy Ct., Fremont, CA 94536

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ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



RO# 468

ENVIRONMENTAL HEALTH SERVICES
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August 11, 1998
StID # 4610

Mr. Ruben Hausaurer c/o
Mr. Tommy Conner, Esq
444 DeHaro St., Suite 121
San Francisco, CA 94107

Re: Corrective Action Plan for New Genico Site, 3927 E. 14th St., Oakland CA 94601

Dear Mr. Conner:

This letter responds to the July 23, 1998 Corrective Action Plan for the above site as prepared by ATC Associates, Inc. In addition, this letter requests additional information and clarification for the Tier 2 risk based corrective action (RBCA) evaluation previously prepared by your consultant, ATC.

Our office has discussed their concerns on the Tier 2 RBCA in my April 22, 1998 letter and also through discussion with Ms. Madhulla Logan of our office with Ms. Dabra Sheldon of ATC. Although our office received a response from ATC in a 5/12/98 fax, we still have the following concern/requests:

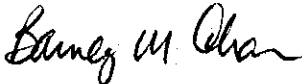
- Please provide copies of the laboratory analytical reports for the soil samples from the tank removal; NW1, SW1, EW1, WW1 and Tank Pit 10'. These results appear in ATC's September 19, 1996 Soil and Groundwater Investigation report, however, no laboratory results were provided.
- Please justify not including an evaluation for residential-indoor air exposure from groundwater volatilization in the Tier 2 RBCA. It appears that the neighboring residential properties may be partially impacted by the petroleum plume.
- As requested by Ms. Logan, please use the appropriate average groundwater concentrations instead of the area-weighted average concentration to calculate indoor and outdoor exposure risk to groundwater volatilization. Please also provide a copy of the GSI printout for the Tier 2 RBCA.

Although the specific site specific target level (SSTL) from the RBCA may change from the prior submitted number, it appears that the site may pose excessive risk to human health, therefore site remediation is necessary. Conditions at the site indicate that aerobic biodegradation would benefit by increasing dissolved oxygen. Having reviewed the July 23, 1998 ATC Corrective Action Plan, our office concurs with the proposed plan to add oxygen releasing material in the form of injection of ORC slurry. This plan is consistent with that proposed for the Motor Partner site across the street. To clarify the specific ORC treatment, please provide the calculation or tables generating the values presented in the table entitled **ORC Slurry Injection**.

Mr. Tommy Conner
August 11, 1998
3927 E. 14th St.
StID # 4610
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. D. Sheldon, ATC Associates Inc., 6666 Owens Drive, Pleasanton, CA 94588

Mr. G. Rogers, 38053 Davy Ct., Fremont, CA 94536

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ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



R0# 468

September 22, 1998
StID # 4610

Mr. Ruben Hausauer c/o
Mr. Tommy Conner, Esq.
444 DeHaro St., Suite 121
San Francisco, CA 94107

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

Re: Request for Technical Reports for New Genico Site, 3927 E.14th St., Oakland CA 94601

Dear Mr. Conner:

Thank you for the letter from ATC Associates clarifying the calculation for the amount of oxygen releasing compound necessary to treat the hydrocarbon plume at the above site. Please provide our office a brief work plan for this work including a map indicating the locations of the borings. Please also inform our office when this work will be done allowing us at least three (3) working days advance notice.

You are also requested to provide the following technical documents requested in my August 11, 1998 letter:

- Copies of the laboratory analytical reports for the initial tank removal soil samples; NW1, SW1, EW1, WW1 and Tank Pit 10'.
- Justification for not evaluating residential-indoor air exposure pathway from groundwater volatilization for this site given the proximity of residential homes.
- Recalculation of risk using the average groundwater concentration rather than the area-weighted concentration.
- Copies of the GSI printout for the Tier 2 RBCA.

Please provide these documents and the referenced work plan within 30 days or by October 23, 1998.

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

Sincerely,

Barney M. Chan
Hazardous Materials Specialist

C: B. Chan, files

Ms. D. Sheldon, ATC Associates, 6666 Owens Drive, Pleasanton, CA 94588

Mr. G. Rogers, 38053 Davy Ct., Fremont, CA 94536

Reprq3927

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



RO# 468

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(510) 567-6700
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May 1, 1998
StID # 4610

Mr. Reuben Hausauer
6017 E. 14th St.
Oakland CA 94621

Re: Request for Revised Risk Assessment, Work Plan and Corrective
Action Plan for 3927 E. 14th St., Oakland CA 94601

Dear Mr. Hausauer:

Our office has received by fax, written comment from Mr. Tommy Conner in response to my April 22, 1998 letter. This letter requested a revised risk assessment, a work plan for investigation of utilities and a Corrective Action Plan (CAP) for the referenced site by May 25, 1998. Mr. Conner's fax requests the following changes:

- The submission of the revised work plan by May 11,
- The preparation of a cross-section of all existing wells, utility trenches and conduits and the preparation of a CAP to be submitted by July 11, 1998.

Although our office feels that this amount of time is excessive, since no additional field work is proposed, our office agrees with this extension. However, please include a work plan to sample and investigate all potential conduits for preferential pathways.

Mr. Conner also points out that there is apparently a localized release from the former underground on your property. However, because of the agreement made by Mr. William Nagle, contamination on each side of the center of 40th Ave. shall be the responsibility of that party located on that side of the street. Our office is requesting similar investigation and remediation for both sites which should be the most cost effective way to oversee them.

Because of the likelihood of using enhanced bioremediation at the site, our office recommends that the introduction of oxygen and any other supplements be done as soon as possible.

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

Mr. Reuben Hausauer
StID #4610
3927 E. 14th St.
May 1, 1998
Page 2.

Sincerely,



Barney M. Chan
Hazardous Materials Specialist

C: B. Chan, files

Mr. William Theyskens, Groundworks Environmental, Inc., 1900
Lafayette St., Suite 209, Santa Clara, CA 95050-3946

Mr. Tommy Conner, Esq., 444 De Haro St., Suite 121, S.F., CA 94107

Mr. Bill Owens, 2221 Olympic Blvd., Walnut Creek, CA 94595

Mr. Gary Rogers, 38053 Davy Ct., Fremont, CA 94536

Ext3927

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



RO# 468

April 22, 1998
StID # 4610

Mr. Reuben Hausauer
6017 E. 14th St.
Oakland CA 94621

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

Re: Risk Assessment and On-going Subsurface Investigation at 3927 E. 14th St., Oakland CA, 94601, New Genico Site

Dear Mr. Hausauer:

Our office has recently completed our review of the **First Quarter 1998 Groundwater Monitoring Report and the Well Survey, Conduit Study and ASTM Tier 2 RBCA Analysis** for the above site prepared by Groundworks Environmental, Inc. and ATC Associates Inc., respectively. This letter requests clarification in regards to these reports and also requests the provision of a Corrective Action Plan (CAP) for the site.

In regards to the **Well Survey, Conduit Study and RBCA Analysis** please address the following:

- On page 9 of this report both soil and groundwater RBSL values are given. Please be aware that it appears that your consultant has used RBSL values which do not incorporate the California EPA slope factor for benzene; 0.1. This has the effect of reducing the RBSL values by 0.29. In addition, please evaluate soil and groundwater volatilization to both outdoor and indoor air scenarios. Typical acceptable risk levels are 10E-5 for commercial and 10E-6 for residential exposure.
- The area weighted average concentration for groundwater was calculated for the site and found to be 0.25 mg/l. Please provide the calculations for this determination.
- Please incorporate the California EPA slope factor when determining the SSTL (Site Specific Target Levels) and attach a complete copy of the GSI printout.
- Based on the highest depth to water value to date, this report concludes that the backfill of the sanitary and storm sewers may be acting as preferential pathways for groundwater migration. Because of this, you should provide a work plan to sample along these utilities to see if this is occurring.

Mr. Reuben Hausauer
StID # 4610
3927 E. 14th St.
April 22, 1998
Page 2.

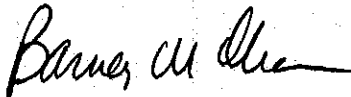
- It was noted that MTBE was once again detected in well, HMW-1, at 1200 ppb. Please confirm elevated MTBE concentrations such as this using EPA method 8260. Even though past confirmation sampling may have not detected MTBE using EPS 8260, you cannot assume that this will always be the case.

Based upon the preliminary results of this report and the results of the recent first quarter 1998 monitoring report, it appears that remedial action is necessary. The monitoring report indicates that there are low levels of dissolved oxygen and reducing conditions in the groundwater. These conditions are not conducive for natural aerobic bio-degradation. At a minimum, your corrective action plan should consider enhanced bioremediation ie adding oxygen and other supplements.

Please provide a response to the above items, a work plan and a Corrective Action Plan (CAP) to our office **within 30 days or by May 25, 1998.**

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

Sincerely,



Barney M. Chan
Hazardous Materials Specialist

C: B. Chan, files

Mr. William Theyskens, Groundworks Environmental, Inc., 1900
Lafayette St., Suite 209, Santa Clara, CA 95050-3946

Mr. Tommy Conner, Esq., 444 De Haro St., Suite 121, S.F., CA 94107

Mr. Bill Owens, 2221 Olympic Blvd., Walnut Creek, CA 94595

Mr. Gary Rogers, 2657 Bailey Ct., Fremont, CA 94536

Cap3927

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



RO#468

August 4, 1997
StID # 4610

Mr. Ruben Hausauer
6017 E. 14th St.
Oakland CA 94601

ENVIRONMENTAL HEALTH SERVICES
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Alameda, CA 94502-6577
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FAX (510) 337-9335

**Re: Subsurface Investigation at 3927 E. 14th St.,
Oakland CA 94601, New Genico Site**

Dear Mr. Hausauer:

Our office has received and reviewed the information requested in my May 12, 1997 letter. Upon consideration, I accept the proposal to install the offsite one inch well in lieu of a conventional diameter well. Please perform this field work **within 30 days or by September 5, 1997 or provide an acceptable schedule for this well installation.** Our office also requests that the other requirements mentioned in my prior letter be addressed ie

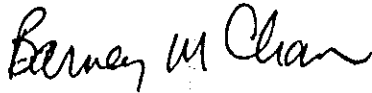
1. Please add to the original proposed tests the following additional indicators of intrinsic bioremediation: dissolved oxygen, oxygen-reduction potential, sulfate, nitrate and iron +2.
2. Please prepare a Tier 1 or Tier 2 Human Health Risk Assessment (HHRA) for this site as previously discussed in the offices of Mr. Nagle. Should a Tier 2 risk assessment be considered, you may want to analyze for total organic carbon (TOC), % moisture and soil bulk density. Please include the date by which your HHRA will be submitted.
3. Please contact our office at least **72 working hours prior** the field work so I may arrange to be present some time during the activities.

By way of copy, Mr. Bill Owens should also provide an appropriate work plan for the similar activities on the neighboring site, 1234 40th Ave. Recall, at during the meeting at Mr. Nagle's office, it was agreed that each site would perform additional site investigation and a site specific HHRA. Mr. Owens, please submit a work plan and a schedule for the Tier 1 or 2 HHRA **within 30 days or by September 5, 1997.**

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

Mr. Rueben Hausauer
3927 E. 14th St.
StID # 4610
August 4, 1997
Page 2.

Sincerely,



Barney M. Chan
Hazardous Materials Specialist

c: Mr. Bill Owens, 2221 Olympic Blvd., Walnut Creek, CA 94595
Mr. Tommy Conner, Esq., 444 De Haro St., Suite 121, San
Francisco, CA 94107
Mr. William Nagle, Esq., 345 Lorton Ave., Suite 204,
Burlingame, CA 94010
Mr. James Mayol, Esq., P.O. Box 3049, Modesto CA 95353
Mr. A. Nick Shamiyeh, Esq., 2221 Olympic Blvd. #100,
Walnut Creek, CA 94595-0308
Mr. Brian Kelleher, P.O. Box 850, Cupertino CA 95014
Mr. William Theyskens, ATC Enviromental Inc., 2380 Qume Drive,
Suite C, San Jose, CA 95131
Mr. T. Fortner, Artesian Environmental, 229 Tewksbury Ave.,
Point Richmond, CA 94801
Mr. Gary Rogers, 2657 Bailey Ct., Fremont CA 94536
B. Chan, files
3-3927

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



✓ RO# 469 (3927 E. 14th St)

RO# 104 (1234 40th Ave.)

August 14, 1997
StID # 4610

Mr. Ruben Hausauer
6017 E. 14th St.
Oakland CA 94601

ENVIRONMENTAL HEALTH SERVICES
ENVIRONMENTAL PROTECTION (LOP)
1131 Harbor Bay Parkway, Suite 250
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Re: Subsurface Investigation at 3927 E. 14th St. and 1234 40th Ave., Oakland CA 94601, New Genico & Motor Partners Sites

Dear Mr. Hausauer:

This letter serves to comment and clarify our office's requirements for the above sites. It seems there were questions raised by Mr. Tommy Conner in regards to my August 4, 1997 letter.

Thank you for the notification of upcoming monitoring well installation and Risk Assessment submittal. We look forward to witnessing this field work and reviewing the report. As pointed out in Mr. Conner's August 12, 1997 letter, it appears that Motor Partner's has failed to add the chemical MTBE in their monitoring well analysis. By way of copy of this letter, Mr. Owens is requested to add this analyte in all future groundwater monitoring events. Our office also agrees that future groundwater elevation information should use common survey data. We ask that you make the referenced Kier & Wright survey data available to Mr. Gary Rogers.

Lastly, as clarification of the last paragraph in my August 4 letter, Mr. Owens is to provide a work plan for offsite well installation and a date for the provision of his Human Health Risk Assessment by September 5, 1997.

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

Sincerely,

Barney M. Chan
Hazardous Materials Specialist

c: Mr. Bill Owens, 2221 Olympic Blvd., Walnut Creek, CA 94595
Mr. Tommy Conner, Esq., 444 De Haro St., Suite 121, San Francisco, CA 94107
Mr. William Nagle, Esq., 345 Lorton Ave., Suite 204, Burlingame, CA 94010

Mr. R. Hausauer
StID # 4610
3927 E. 14th St.
August 14, 1997
Page 2.

Mr. James Mayol, Esq., P.O. Box 3049, Modesto CA 95353
Mr. A. Nick Shamiyeh, Esq., 2221 Olympic Blvd. #100,
Walnut Creek, CA 94595-0308
Mr. Brian Kelleher, P.O. Box 850, Cupertino CA 95014
Mr. William Theyskens, ATC Enviromental Inc., 2380 Qume Drive,
Suite C, San Jose, CA 95131
Mr. T. Fortner, Artesian Environmental, 229 Tewksbury Ave.,
Point Richmond, CA 94801
Mr. Gary Rogers, 2657 Bailey Ct., Fremont CA 94536
B. Chan, files
4-3927

ALAMEDA COUNTY
HEALTH CARE SERVICES



AGENCY
DAVID J. KEARS, Agency Director

Ro# 468

May 12, 1997
StID # 4610

ENVIRONMENTAL HEALTH SERVICES

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(510) 337-9335 (FAX)

Mr. Ruben Hausauer
6017 E. 14th St.
Oakland CA 94601

Re: **Subsurface Investigation at 3927 E. 14th St.,
Oakland CA 94601, New Genico Site**

Dear Mr. Hausauer:

Our office has received and reviewed the April 8, 1997 **Groundwater Sampling Point Installation and Remediation Workplan** prepared by Artesian Environmental. This work plan contains most of the elements previously discussed in the scoping sessions at the offices of Mr. William Nagle. I understand that the work plan has been sent to the Cleanup Fund for their pre-approval. Although I agree in general to the contents of the work plan, please note the following comments and additions:

1. Please have your consultant provide our office reports which indicate the correlation of analytical results from groundwater sampling points and the standard 2" monitoring well. Our office will also consider the recommendations of the SFRWQCB and the Cleanup Fund in accepting this sampling approach. Please submit a map indicating the location of the proposed sampling point.
2. Please add to the original proposed tests the following additional indicators of intrinsic bioremediation: dissolved oxygen, oxygen-reduction potential, sulfate, nitrate and iron +2.
3. Please prepare a Tier 1 Human Health Risk Assessment for this site as previously discussed.
4. Please continue to monitor the wells at this site on a quarterly basis concurrent with those on the Owens site. Our office is missing your latest sampling result for 1997.
5. Please contact our office at least 72 working hours prior the field work so I may arrange to be present some time during the activities, particularly when confirmatory samples are taken.

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

Mr. R. Hausauer
StID # 4610
3927 E. 14th St.
May 12, 1997
Page 2.

Sincerely,



Barney M. Chan
Hazardous Materials Specialist

- c: Mr. Tommy Conner, Esq., 444 De Haro St., Suite 121, San Francisco, CA 94107
- Mr. William Nagle, Esq., 345 Lorton Ave., Suite 204, Burlingame, CA 94010
- Mr. James Mayol, Esq., P.O. Box 3049, Modesto CA 95353
- Mr. A. Nick Shamiyeh, Esq., 2221 Olympic Blvd. #100, Walnut Creek, CA 94595-0308
- Mr. Brian Kelleher, P.O. Box 850, Cupertino CA 95014
- Mr. William Theyskens, ATC Enviromental Inc., 2380 Qume Drive, Suite C, San Jose, CA 95131
- Mr. Gary Rogers, 2657 Bailey Ct., Fremont CA 94536

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



20468

January 3, 1997
StID # 4610

Mr. Ruben Hausauer
6017 E. 14th St.
Oakland CA 94601

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

**Re: Subsurface Investigation at 3927 E. 14th St.,
Oakland CA 94601, New Genico Site**

Dear Mr. Hausauer:

Our office has spoken with Mr. Bill Theyskens of ATC Environmental Inc. and has received a verbal update of the status of the investigation at the above referenced site. I have also received a copy of the October 1, 1996 "scoping session" notes drafted by Mr. Brian Kelleher, court consultant.

This letter serves to comment on the session notes and to provide guidance as to subsequent requirements. It also incorporates the comments of Mr. Theyskens from the mentioned conversation.

I understand that because of an administrative problem, ATC Environmental was not able to monitor the wells on this site when the wells on the Owens site (1234 40th Ave.) were monitored on 11/21/96. Hopefully, this problem has been resolved and concurrent groundwater monitoring can be done during the next monitoring event in February 1997. Please coordinate with Mr. Gary Rogers, Mr. Owens consultant. TPH as motor oil should be added to the groundwater analytes mentioned in the session notes; TPHg/BTEX, MTBE and TPHD. Note that quarterly groundwater monitoring should continue at your site until a change in monitoring frequency has been approved by this office or the RWQCB.

Because of the missed quarterly monitoring event, please wait until after your next monitoring event to provide the exact location of the additional required monitoring well on your site, however, the proposal to install this well may be included in your work plan to overexcavate the former tank pit. Our office agrees with Mr. Theyskens that overexcavation to approximately 12' below ground surface (bgs) is sufficient, rather than to 18'bgs as mentioned in the scoping session notes. Although, not in the scoping session notes, our office agreed during the meeting that the removal of groundwater from the overexcavated pit would be beneficial in removing dissolved petroleum contamination. Please incorporate this option in your work plan. This work plan should be provided as soon as possible, to allow for this work to occur as soon as the wet season is over.

Mr. Ruben Hausauer
StID # 4610
3927 E. 14th St.
January 3, 1997
Page 2.

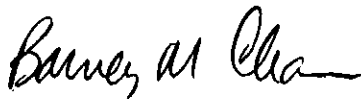
Although mentioned in the scoping session, a vapor extraction test (VET) will not be necessary for your site. Rogers Environmental has recently completed their VET and concludes that this technique is not applicable at the Owens site. It can be assumed that it is also not applicable at your site.

Lastly, each site was to have prepared a Tier 1 risk assessment consistent with the ASTM RBCA document. It would be more appropriate to prepare this assessment after the overexcavation and additional groundwater sampling has occurred. More reasonable soil and groundwater data will be available at that time.

Assuming no human health risk exists from either a the Tier 1 or higher Tier risk assessment, our office agrees that passive natural bioremediation is appropriate and groundwater monitoring should then be used to verify this remedial approach.

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

Sincerely,



Barney M. Chan
Hazardous Materials Specialist

c: Mr. Tommy Conner, Esq., 444 De Haro St., Suite 121, San Francisco, CA 94107
Mr. William Nagle, Esq., 345 Lorton Ave., Suite 204, Burlingame, CA 94010
Mr. James Mayol, Esq., P.O. Box 3049, Modesto CA 95353
Mr. A. Nick Shamiyeh, Esq., 2221 Olympic Blvd. #100, Walnut Creek, CA 94595-0308
Mr. Brian Kelleher, P.O. Box 850, Cupertino CA 95014
Mr. William Theyskens, ATC Enviromental Inc., 2380 Qume Drive, Suite C, San Jose, CA 95131
Mr. Gary Rogers, 2657 Bailey Ct., Fremont CA 94536

3927updt

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



RO# 468

December 13, 1996
StID # 4610

Mr. Ruben Hausauer
6017 E. 14th St.
Oakland CA 94601

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 of Subsurface Investigation at 3927 E. 14th St.,
Oakland CA 94601, New Genico Site**

Dear Mr. Hausauer:

During the October 1, 1996 scoping meeting at the offices of Mr. William Nagle, a number of actions were discussed and proposed for the continued subsurface investigation at the New Genico site and Owens site located at 1234 40th Ave.

The results of the ATC Environmental investigation and the SEMCO tank removal were discussed. These results indicated that tank at the New Genico site was a source of petroleum contamination and that fuel (presumably gasoline) had been dispensed from this tank at one time. Both oil and fuel contaminants were detected in soil samples beneath the former waste oil tank. Free product removed from the tank was analyzed and again both heavy (oil range) hydrocarbons and lighter (gasoline range) hydrocarbons were detected.

Based on these results, Mr. Kelleher concluded, with general agreement, that:

1. Two petroleum releases had occurred and that the responsibility for site work would be divided down the middle of 40th Ave.
2. Additional monitoring wells would be required, the exact number was to be determined after an additional monitoring event occurred. The monitoring of wells at both sites should be done concurrently to get a better picture of groundwater gradient in this area.

Mr. Tommy Conner proposed that the soils within and beneath the former waste oil tank pit be removed as they posed a source of continual groundwater contamination. Also, a baseline risk assessment (Tier 1) consistent with the ASTM Risk Based Corrective Action (RBCA) should be done for both sites. A vapor extraction test would also be done on both sites.

The Pre-Trial Order No. 5 from the offices of Mr. William Nagle specified that by October 22, 1996 you would prepare and submit a work plan to all parties. Also, Mr. Kelleher was to have prepared and submitted the Scoping Session minutes by the same

Mr. Ruben Hausauer
StID # 4610
3927 E. 14th St.
December 13, 1996
Page 2.


date. A status conference was also scheduled for January 15, 1997.

Our office has received the fourth quarter 1996 monitoring report for 1234 40th Ave. from Mr. Gary Rogers. I was informed by Mr. Rogers that concurrent groundwater monitoring on the New Genico site did not occur. Has quarterly monitoring at the New Genico site occurred since the recent well installations? What is the status of the previously mentioned work plan and baseline risk assessment?

Please provide a written update on your site's status in regards to the above items within 30 days or by January 14, 1996.

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

Sincerely,



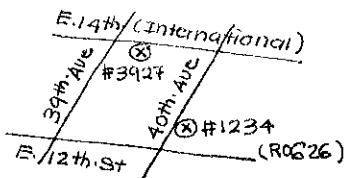
Barney M. Chan
Hazardous Materials Specialist

- c: Mr. Tommy Conner, Esq., 444 De Haro St., Suite 121, San Francisco, CA 94107
- Mr. William Nagle, Esq., 345 Lorton Ave., Suite 204, Burlingame, CA 94010
- Mr. James Mayol, Esq., P.O. Box 3049, Modesto CA 95353
- Mr. A. Nick Shamiyeh, Esq., 2221 Olympic Blvd. #100, Walnut Creek, CA 94595-0308
- Mr. Brian Kelleher, P.O. Box 850, Cupertino CA 95014
- Mr. William Theyskens, ATC Enviromental Inc., 2380 Qume Drive, Suite C, San Jose, CA 95131
- Mr. Gary Rogers, 2657 Bailey Ct., Fremont CA 94536

3927stat

ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY

DAVID J. KEARS, Agency Director



STID: 3682
R0626 (1234 40th Ave)

STID: 4610

20 468

August 8, 1996
StID # 4610 & 3682

Mr. Ruben Hausauer
6017 E. 14th St.
Oakland CA 94601

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

Re: 3927 E. 14th St., Oakland CA 94601 (R0468)

Dear Mr. Hausauer:

Our office has received and reviewed the August 6, 1996 ATC Environmental's work plan for sampling beneath the former underground tank, the installation of temporarily-cased borings (TCB) and the installation of two to three monitoring wells. This work plan is acceptable and I understand this work will be performed on August 10, 1996 during the removal of the former closed-in-place tank at this site.

Please be aware that the groundwater threshold concentration of 50 ppb mentioned in the work plan is not firm. More importantly you should show that groundwater concentration has equilibrated or is attenuating. For a commercial setting 10^{-5} is an acceptable risk which equates to approximately 210 ppb benzene in groundwater using a commercial setting and vapor intrusion from groundwater to building as the exposure pathway.

It is also agreed that further evaluation will wait until the results of this investigation are available. You may contact me at (510) 567-6765 if you have any questions.

Sincerely,

Barney M. Chan
Hazardous Materials Specialist

- c: Mr. T. Conner, 444 De Haro St., Suite 121, San Francisco, CA 94107
- Mr. J. Mayol, Mayol & Barringer, P.O. Box 3049, Modesto, CA 95353
- W. Nagle, Special Master, 345 Lorton Ave., Burlingame, CA 94010
- A. Nick Shamiyeh, 2221 Olympic Blvd., Suite 100, Walnut Creek CA 94594
- Mr. B. Kelleher, P.O. Box 850, Cupertino, CA 95014
- Mr. G. Rogers, 2657 Bailey Ct., Fremont, CA 94536
- Mr. W. Theyskens, ATC Environmental, 2380 Qume Dr., Suite C, San Jose, CA 95131
- G. Coleman, files wpap3927

ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY

DAVID J. KEARS, Agency Director



✓ STID # 4610 : RO# 468

STID # 3682 : RO# 104
S (1234 40th AVE, OAKLAND)

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

June 21, 1996
StID # 4610 & 3682

Mr. Ruben Hausauer
6017 E. 14th St.
Oakland CA 94601

Re: 3927 E. 14th St., Oakland CA 94601

Dear Mr. Hausauer:

Our office has received correspondence from Mr. Tommy Conner requesting comment on the proposal to remove the formerly closed-in-place tank at the above referenced site. Soil samples would be taken beneath the tank on the sidewalls, if possible. Although the removal of this tank is not required by our office, there is the possibility that the additional information obtained from both observations and soil sample results may clarify the uncertainty as to whether the petroleum release from this tank was significant or not. Therefore, in addition to the previously proposed borings and monitoring wells, you may proceed to remove this tank.

Please submit your tank closure plan to our office as soon as possible should you decide to remove the tank. Please advise if your prior work plan is valid or if a revised version will be submitted.

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

Sincerely,

Barney M. Chan
Hazardous Materials Specialist

c: Mr. T. Conner, 444 De Haro St., Suite 121, San Francisco, CA
94107
Mr. J. Mayol, Mayol & Barringer, P.O. Box 3049, Modesto, CA
95353
W. Nagle, Special Master, 345 Lorton Ave., Burlingame, CA
94010
A. Nick Shamiyeh, 2221 Olympic Blvd., Suite 100, Walnut Creek
CA 94594
Mr. B. Kelleher, P.O. Box 850, Cupertino, CA 95014
Mr. G. Rogers, 2657 Bailey Ct., Fremont, CA 94536
G. Coleman, files
UST-3927

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



RO# 468

RAFAT A. SHAHID, DIRECTOR

March 21, 1996
StID # 4610

DEPARTMENT OF ENVIRONMENTAL HEALTH
1131 Harbor Bay Parkway
Alameda, CA 94502-6577
(510)567-6700

Mr. Reuben Hausauer
6017 E. 14th St.
Oakland CA 94601

**Re: Evaluation of March 17, 1996 Proposal for 3927 E. 14th St.,
Oakland CA**

Dear Mr. Hausauer:

Our office has received and reviewed the above referenced work plan for additional site characterization as provided by Mr. John Cummings of JPCA. This proposal calls for advancing eight (8) hydropunch borings on the sidewalks of 40th and 39th Ave. and within the 3927 E. 14th building. The exact locations are shown on Fig. 2 of the Site Area Map enclosed within the proposal. Both soil and grab groundwater samples will be collected for chemical analysis. This investigation will provide clarification regarding the origin of fuel contaminants being detected in MW-1. Our office conditionally approves of this proposal with the following conditions:

1. The location of the soil samples should be just above the first encountered groundwater.
2. The analysis for the metals: cadmium, chromium, lead, nickel and zinc may be omitted. The current levels of these analytes in MW-1 do not warrant further delineation. TPHg, TPHd, TPHmo and BTEX should be tested for in the soil and groundwater samples.
3. You may forego analysis of the borings on 39th Ave. if the borings within the building indicate little to no hydrocarbon impact.
4. Please contact me at least 72 hours prior to your field work.

I may be reached at (510) 567-6765 if you have any questions.

Sincerely,

Barney M. Chan
Hazardous Materials Specialist

c: Mr. J. Cummings, P.O. Box 2847, Fremont CA 94536-2847
Mr. Bill Owens, 2221 Olympic Blvd., Walnut Creek, CA 94595
G. Coleman, files
wpap3927

ALAMEDA COUNTY
HEALTH CARE SERVICES



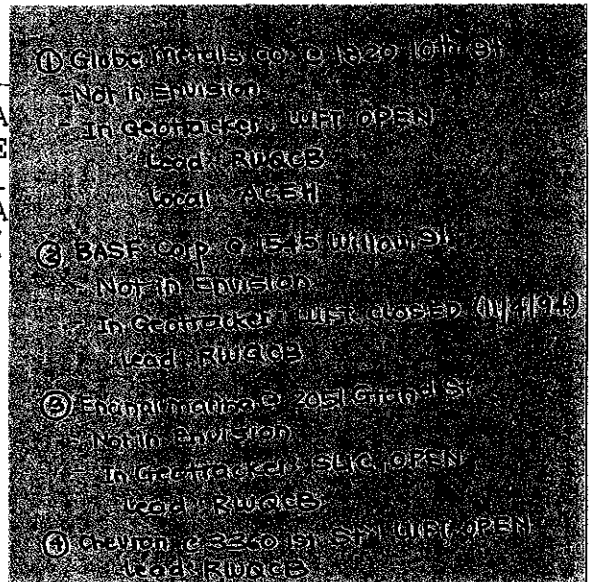
AGENCY

DAVID J. KEARS, Agency Director

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November 29, 1995

Mr. Thomas A. Geisler
California R.W.Q.C.B.
2101 Webster St., Ste. 500
Oakland CA 94612

Re: Alameda County Health Agency Sites with Lead Agency as "LI" (Inactive).

⑤ East Bay Bmw
3830 Old Santa Rita Rd
LUFT. OPEN
Lead: RW&CB
Local: ACEH

Dear Mr. Geisler:

OAKLAND

- (R0553) 7-Eleven Auto Service Station 22350 Harrison St.
- (R0650) BART 9000 14th St. E.
- (R0306) Cal East Foods 3924 Martin Luther King
- (R0604) Pressure Cast Co. 505 Cedar St.
- (R0847) Soc. of St. Vincent De Paul 4201 14th St. E.
- Unknown 9235 San Leandro St.
- (R0298) Unocal 1549 40th Ave.
- BASF Corp. 3070 Fruitvale Ave.
- (R0116) Bramalea Pacific 1545 Willow St.
- (R0991) Kelley Auto Parts 1111 Broadway
- R.D. Miner Co. 4400 Telegraph Ave.
- (R0585) Huntington Labs 750 37th St.
- Globe Metals Co. 700 Kevin St.
- (R01060) Schaffer's Meat Co. 1820 10th St.
- (R0405) Chevron 1110 98th Ave.
- (R0612) Right Parking 3530 MacArthur Blvd.
- (R010) Port of Oakland Bldg. C-01 1225 Webster St.
- (R0145) Auto Tech West 2277 7th St.
- (R033) Port of Oakland trans Bay IT 2703 Martin Luther King
- (R0468) New Genico 707 Ferry St.
- 3927 14th St. E.

- Not LOP
- #3232 (EC)
- #406 (EC)
- #3971 (SH)
- #101 (BC)
- #4306 (EC)
- Not LOP/No SLIC
- Not LOP/Mod. closed
- Not LOP, SLIC case, clsd 11/29/94
- #3664
- Not LOP. Removal ust
- Not LOP/No SLIC
- #4418 (CL)
- Not LOP/SLIC case open
- #3957 (EC)
- #1042 (ML)
- #5284 (JE)
- #3899 (JE)
- #454 (JE)
- #3982 (JE)
- #4610 (BC)

ALAMEDA

Encinal Marina 2051 Grand St. Not LOP

DUBLIN

(R01069) Agorra Building Supply 5965 Dougherty Rd. #4107 (EC)

LIVERMORE

Sweetwater Forest Fire Sta. 47405 Mines Rd.
Chevron 3360 1st St.
(R0436) Unocal 1771 1st St. N.

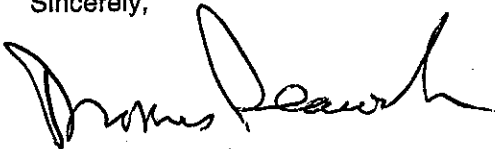
Not LOP. Depref case open
Not LOP. SLIC case open
Not LOP. Ust removal open

PLEASANTON

East Bay BMW 3830 Old Santa Rita Rd. Not LOP/No SLIC

Last column are site id numbers for LOP cases. These are not inactive. Please correct your records.
Thank you.

Sincerely,



Thomas Peacock
LOP Manager

TP/na

C: John Kaiser, R.W.Q.C.B.

ALAMEDA COUNTY
HEALTH CARE SERVICES



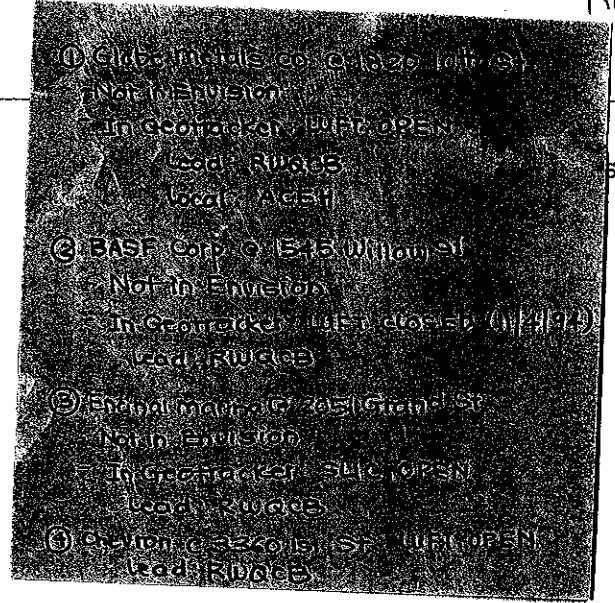
AGENCY

DAVID J. KEARS, Agency Director

R0468

(18)

ision
250



November 29, 1995

Mr. Thomas A. Geisler
California R.W.Q.C.B.
2101 Webster St., Ste. 500
Oakland CA 94612

Re: Alameda County Health Agency Sites with Lead Agency as "LI" (Inactive). **⑤ East Bay Bmw**
3830 Old Santa Rita Rd

Dear Mr. Geisler:

LUFT. OPEN

Lead: RW&CB

Local: ACEH

OAKLAND

	7-Eleven	22350 Harrison St.	Not LOP
(R0553)	Auto Service Station	9000 14th St. E.	#3232 (EC)
(R0650)	BART	3924 Martin Luther King	#406 (EC)
(R0306)	Cal East Foods	505 Cedar St.	#3971 (SH)
(R0604)	Pressure Cast Co.	4201 14th St. E.	#101 (BC)
(R0847)	Soc. of St. Vincent De Paul	9235 San Leandro St.	#4306 (EC)
	Unknown	1549 40th Ave.	Not LOP/No SLIC
(R0298)	Unocal	3070 Fruitvale Ave.	Not LOP/Mod. closed
	BASF Corp.	1545 Willow St.	Not LOP, SLIC case, clsd 11/29/94
(R0116)	Bramalea Pacific	1111 Broadway	#3664
(R0881)	Kelley Auto Parts	4400 Telegraph Ave.	Not LOP. Removal ust
	R.D. Miner Co.	750 37th St.	Not LOP/No SLIC
(R0585)	Huntington Labs	700 Kevin St.	#4418 (CL)
	Globe Metals Co.	1820 10th St.	Not LOP/SLIC case open
(R01060)	Schaffer's Meat Co.	1110 98th Ave.	#3957 (EC)
(R0405)	Chevron	3530 MacArthur Blvd.	#1042 (ML)
(R0612)	Right Parking	1225 Webster St.	#5284 (JE)
(R010)	Port of Oakland Bldg. C-01	2277 7th St.	#3899 (JE)
(R0145)	Auto Tech West	2703 Martin Luther King	#454 (JE)
(R033)	Port-of Oakland trans Bay IT	707 Ferry St.	#3982 (JE)
(R0468)	New Genico	3927 14th St. E.	#4610 (BC)

ALAMEDA

Encinal Marina 2051 Grand St. Not LOP

DUBLIN

(R01069) Agorra Building Supply 5965 Dougherty Rd. #4107 (EC)

LIVERMORE

(R0436)	Sweetwater Forest Fire Sta.	47405 Mines Rd.	Not LOP. Depref case open
	Chevron	3360 1st St.	Not LOP. SLIC case open
	Unocal	1771 1st St. N.	Not LOP. Ust removal open

PLEASANTON

East Bay BMW	3830 Old Santa Rita Rd.	Not LOP/No SLIC
--------------	-------------------------	-----------------

Last column are site id numbers for LOP cases. These are not inactive. Please correct your records.
Thank you.

Sincerely,



Thomas Peacock
LOP Manager

TP/na

C: John Kaiser, R.W.Q.C.B.

ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY

DAVID J. KEARS, Agency Director



R0468

RAFAT A. SHAHID, ASST. AGENCY DIRECTOR

February 22, 1995
StID # 4610

Mr. Reuben Hausauer
2672 Warwick Place
Hayward CA 94542

DEPARTMENT OF ENVIRONMENTAL HEALTH
ALAMEDA COUNTY-ENV. HEALTH DEPT.
ENVIRONMENTAL PROTECTION DIV.
1131 HARBOR BAY PKWY., #250
ALAMEDA CA 94502-6577
(510)567-6700

NOTICE OF VIOLATION

Re: Request for Quarterly Monitoring Reports for 3927 E. 14th
St., Oakland CA 94601

Dear Mr. Hausauer:

Please be aware that you are delinquent in the sampling and reporting of groundwater monitoring for the well at the above referenced site. I refer you to my April 27, 1994 letter which, although put on hold your need to perform additional site assessment, did require you to continue monitoring the existing well at the above site on a quarterly basis. A monitoring report should be sent to our office **within 30 days** of the monitoring event. It appears that the last monitoring event occurred in June of 1994.

You are required to re-institute quarterly groundwater monitoring immediately. Your quarterly report is due **within 30 days or by March 24, 1995**. Please keep in mind that you must remain in compliance with all applicable requirements (ie report submittal) as one condition of eligibility for the SWRCB Clean-up Fund.

In another matter, I have spoken with Mr. John Cummings who informed me of another PRP (potential responsible party) exists for your site. Please provide documentation and justification for adding such an individual if this is the case. At this time, no other RPs are formerly listed for this site.

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

Sincerely,

Barney M. Chan
Hazardous Materials Specialist

cc: Mr. J. Cummings, P.O. Box 2847, Fremont CA 94536-2847
Mr. Art Fisher, King, Shapiro, Mittleman & Buchman, Attorneys
At Law, Lake Merritt Plaza, Suite 1600, 1999
Harrison St., Oakland CA 94612
Mr. Bill Owens, 2221 Olympic Blvd., Walnut Creek, CA 94595
Ms. C. Gordon, SWRCB Cleanup Fund, P.O. Box 944212,
Sacramento, CA 94244-2120
E. Howell, files nov3927

ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY

DAVID J. KEARS, Agency Director



R0468

RAFAT A. SHAHID, ASST. AGENCY DIRECTOR

April 27, 1994
StID # 4610

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. Reuben Hausauer
2672 Warwick Place
Hayward CA 94542

**Re: Comment on April 8, 1994 Report on Monitoring Well
Installation at 3927 E. 14th St., Oakland CA 94601**

Dear Mr. Hausauer:

Our office has received and reviewed the above referenced report detailing the installation of a boring and a monitoring well at the above site. The additional boring in the sidewalk direction was not able to be installed due to blockage of this area.

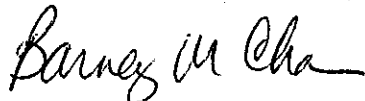
It appears that significant gasoline contamination exists beneath and within the immediate proximity of your site. Soil and groundwater contamination was found in borings and in monitoring well MW-1. Typically, upon review of analytical data of with these concentrations, additional site assessment would be required. It is acknowledged, however, that the full extent of petroleum contamination from the former underground storage tanks at 1234 40th Ave. has not been determined and from observation, it appeared that there may have been a significant fuel release from that site which may have impacted yours. With this in mind, our office is willing to put on hold the request for a supplemental work plan assuming that the 1234 40th Ave. site will be characterized shortly. You should be aware that the work plan for 1234 40th Ave., Mr. Bill Owens site, has been approved by our office and we have requested its implementation by July 1994.

In any event, you should be aware that until further notice, you are required to monitor and sample your well on a quarterly basis and send a copy of this report to our office. You are also encouraged to work with Mr. Owens, to share information and share in the investigation of both sites. Please include any update on current developments in your quarterly monitoring report.

You may contact me at (510) 271-4530 if you have any questions.

Mr. R. Hausauer
StID # 4610
3927 E. 14th St.
April 27, 1994
Page 2.

Sincerely,



Barney M. Chan
Hazardous Materials Specialist

cc: J. P. Cummings & Associates, Mr. J. Cummings, P.O. Box 2847,
Fremont, CA 94536-2847
Mr. Art Fisher, King, Shapiro, Mittelman & Buchman, Attorneys
At Law, Lake Merritt Plaza, Suite 1600, 1999
Harrison St., Oakland CA 94612
Mr. Bill Owens, 2221 Olympic Blvd., Walnut Creek, CA 94595
E. Howell, files

3-3927E14

ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY

DAVID J. KEARS, Agency Director



R0468

RAFAT A. SHAHID, ASST. AGENCY DIRECTOR

December 9, 1993
StID # 4610

Mr. Ruben Hausauer
6017 14th St.
Oakland CA 94601

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

**Re: Comment on November 15, 1993 Proposal for Monitoring Well
Installation at 3927 E. 14th St., Oakland CA 94601**

Dear Mr. Hausauer:

Our office has received and reviewed the above referenced work plan for the installation of one monitoring well at the above site. Recall, this work plan responds to my previous request for further subsurface investigation due to the evidence of a petroleum hydrocarbon release from the underground tank at this site. Please be aware that the installation of one monitoring well should be considered only the first step of your investigation. It does not constitute a **complete** characterization of this site for **all potential soil and groundwater** contamination. In fact, the previous borings identified elevated levels of gasoline and oil and grease. Generally, our office encourages soil and groundwater contaminant delineation to non-detectable or low concentrations. To this end, additional borings will be required around the tank. In addition, you are reminded that unless you provide gradient information which verifies the groundwater gradient at this site, a minimum of three monitoring wells will be required. Please provide your supporting data which verifies this site's assumed gradient.

Our office recognizes that you may want to perform a phased approach to your investigation, therefore, as long as you recognize that the above additional work is required, you may proceed with the installation of the lone well with the following conditions:

1. Please run Total Oil and Grease via the GC FID method, (TPH as motor oil). You should also perform a soluble metals analysis via the WET method for all total metals samples which exceed ten times their STLC (Soluble Threshold Limit Concentration).
2. Please provide a time schedule stating when a work plan addendum will be submitted for the additional work mentioned above.
3. Please notify our office at least 48 working hours prior to performing your field activities so I may witness these activities if possible.

Mr. R. Hausauer
StID # 4610
December 9, 1993
Page 2.

You may contact me at (510) 271-4530 if you have any questions.

Sincerely,



Barney M. Chan
Hazardous Materials Specialist

cc: J. P. Cummings & Associates, Mr. J. Cummings, P.O. Box 2847,
Fremont, CA 94536-2847
King, Shapiro, Mittelman & Buchman, Attorneys At Law, Mr.
Arthur Fisher, Lake Merritt Plaza, Suite 1600, 1999
Harrison St., Oakland CA 94612
E. Howell, files

2wp3927

ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY

DAVID J. KEARS, Agency Director



R0468

RAFAT A. SHAHID, ASST. AGENCY DIRECTOR

November 2, 1993
StID # 4610

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. Ruben Hausauer
6017 14th St.
Oakland CA 94601

**Re: Request for Work Plan for Further Subsurface Investigation
at 3927 E. 14th St., Oakland CA 94601**

Dear Mr. Hausauer:

Our office has received and reviewed the September 30, 1993 report from John P. Cummings & Associates detailing the results of two soil borings advanced at the ends of a 550 gallon underground storage tank (UST) at the above address. Recall, on September 9, 1993 two borings, B-1 and B-2, were advanced at each end of the previously closed tank. Four samples were analyzed for a variety of chemical parameters. As mentioned in this report, both soil samples from the 6 foot depth exhibited strong hydrocarbon odor. Analytical results of these samples report 180 and 360 parts per million (ppm) Total Petroleum Hydrocarbons as gasoline (TPHg), as well as Total Oil and Grease as high as 220 ppm. Elevated levels of lead was found in sample B-2-2 which may also indicate that a release had occurred. Because of these results, you are required to perform an investigation to determine the extent of and potentially remediate the hydrocarbon contamination.

Please be aware that our office has been delegated the authority, from the Regional Water Quality Control Board (RWQCB), to oversee the remediation of sites having experienced unauthorized releases of petroleum hydrocarbons. In addition, our office has a contract with the State Water Resources Control Board (SWRCB) to oversee these cases through our Local Oversight Program (LOP). You have been made aware of this through the **Notice of Requirement to Reimburse** letter recently sent to your attention.

Enclosed please find the document Appendix A, Workplan for Initial Subsurface Investigation. This may be used as a reference to illustrate the common elements of a work plan. Your work plan should propose actions to determine the extent of soil and groundwater contamination. Unless groundwater gradient has been previously determined for this site, a minimum of three monitoring wells will be required. Depending on the results of your investigation, you may need to consider excavation of the tank pit area and the removal of the previously closed tank.

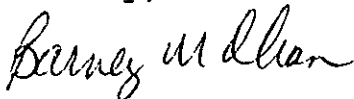
Mr. Ruben Hausauer
StID # 4610
3927 E. 14th St.
November 2, 1993
Page 2.

It is noted in the referenced report that a proposal for the installation of one monitoring well will be sent to you. Please provide our office with a copy of this and all future work plans for our review and comment. Please provide your work plan for additional subsurface investigation to our office **within 45 days or by December 20, 1993.**

You should consider this a formal request for technical reports pursuant to the California Water Code Section 13267 (b). Failure to submit the requested reports may subject you to civil liability. Please note that you need not submit any reports to the RWQCB since all files will be kept at our office.

You may contact me at (510) 271-4530 if you have any questions.

Sincerely,



Barney M. Chan
Hazardous Materials Specialist

enclosures (Mr. Hausauer)

cc: J. P. Cummings & Associates, Mr. J. Cummings, P.O. Box 2847,
Fremont, CA 94536-2847
King, Shapiro, Mittelman & Buchman, Attorneys At Law, Mr.
Arthur Fisher, Lake Merritt Plaza, Suite 1600, 1999
Harrison St., Oakland, CA 94612
E. Howell, files

wp-3927E14

Plaza, Suite 1600, 1999 Harrison St., Oakland

ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY



DAVID J. KEARS, Agency Director

RAFAT A. SHAHID, ASST. AGENCY DIRECTOR

R0468

January 7, 1993
StID # 4610

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. Ruben Hausauer
2672 Warwick Place
Hayward CA 94542

**Re: Comment on November 15, 1993 Proposal for Monitoring Well
Installation at 3927 E. 14th St., Oakland CA 94601**

Dear Mr. Hausauer:

Our office has received and reviewed the above referenced work plan for the installation of one monitoring well at the above site. Recall, this work plan responds to my previous request for further subsurface investigation due to the evidence of a petroleum hydrocarbon release from the underground tank at this site. Please be aware that the installation of one monitoring well should be considered only the first step of your investigation. It does not constitute a **complete** characterization of this site for **all potential soil and groundwater** contamination. In fact, the previous borings identified elevated levels of gasoline and oil and grease. Generally, our office encourages soil and groundwater contaminant delineation to non-detectable or low concentrations. To this end, additional borings will be required around the tank. In addition, you are reminded that unless you provide gradient information which verifies the groundwater gradient at this site, a minimum of three monitoring wells will be required. Please provide your supporting data which verifies this site's assumed gradient.

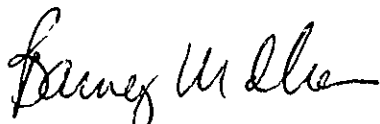
Our office recognizes that you may want to perform a phased approach to your investigation, therefore, as long as you recognize that the above additional work is required, you may proceed with the installation of the lone well with the following conditions:

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2. Please provide a time schedule stating when a work plan addendum will be submitted for the additional work mentioned above.
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Mr. R. Hausauer
StID # 4610
January 7, 1993
Page 2.

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Sincerely,



Barney M. Chan
Hazardous Materials Specialist

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