

ALAMEDA COUNTY  
HEALTH CARE SERVICES

AGENCY  
DAVID J. KEARS, Agency Director



12-6-00

20515

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

December 5, 2000

Estate of Jean Josephian c/o  
Mr. Aldo Guidotti, Attorney at Law  
One Bates Boulevard, Suite 300  
Orinda, CA 94563  
STID 1211

RE: Pacific Cryogenic, 2311 Magnolia Street, Oakland, CA 94607

Dear Mr. Guidotti:

This office and the San Francisco Regional Water Quality Control Board have reviewed the case closure summary for the above referenced site. We concur that no further action related to the underground tank release is required at this time. Before a remedial action completion letter is sent, the on-site monitoring well(s) should be decommissioned, if they will no longer be used for monitoring. Please notify this office upon completion of well destruction so a closure letter can be issued.

Well destruction permits may be obtained from Alameda County Public Works. They can be reached at (510) 670-5575 or 670-5248.

If you have any questions, please contact me at (510) 567-6774.

Sincerely,



Larry Seto  
Sr. Hazardous Materials Specialist

Cc: Paul Discoe, O2 Artisans Aggregate, 2500 Kirkham Street, Oakland, CA 94607  
Files

SENT 6-20-2000

ALAMEDA COUNTY  
HEALTH CARE SERVICES



AGENCY  
DAVID J. KEARS, Agency Director

20515

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

June 20, 2000

Mr. Aldo Guidotti  
Attorney At Law  
One Bates Boulevard  
Orinda, CA 94563  
STID 1211

RE: Pacific Cryogenics, 2311 Magnolia Street, Oakland, CA 94607

Dear Mr. Guidotti:

I have reviewed the Workplan for Subsurface Investigation dated June 12, 2000 that was prepared by Hageman-Aguiar, Inc. It is acceptable with the condition that a minimum of one soil, and one water sample be collected from each boring and submitted to the laboratory for analysis. The soil samples collected near the former tank diesel tank should be tested for the presence of TPH(d), TPH(g), BTEX and MTBE. The soil sample collected near the MW-2, MW-3 and pipeline should be tested for the presence of TPH(g), BTEX and MTBE. If greater than 200 ppb of MTBE is detected in the groundwater using EPA method 8020, confirmation should be done using EPA method 8260.

If you have any questions, please contact me at (510) 567-6774.

Sincerely,



Larry Seto  
Sr. Hazardous Materials Specialist

Cc: Gary Aguiar, Hageman-Aguiar, Inc., 11100 San Pablo Ave., Suite 200-A,  
El Cerrito, CA 94530

Files

ALAMEDA COUNTY  
HEALTH CARE SERVICES

AGENCY  
DAVID J. KEARS, Agency Director



SENT 5-15-2000  
mald cc's

20515

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

May 12, 2000

Mr. Also P. Guidotti  
Attorney at Law  
One Bates Boulevard  
Orinda, CA 94563  
STID1211

RE: Pacific Cryogenics, 2311 Magnolia Street, Oakland, CA 94607

Dear Mr. Guidotti:

Thank-you for your letter dated May 10, 2000 and a copy of the completed manifest for the removal and disposal of the three underground tanks.

I look forward to reviewing the workplan that will be submitted by Hageman-Aguiar so that we can move this case to closure.

Sincerely,



Larry Seto  
Sr. Hazardous Materials Specialist

Cc: Gary Aguiar, Hageman-Aguiar Inc., 11100 San Pablo Avenue, Suite 200-A,  
El Cerrito, CA 94530

Files

ALAMEDA COUNTY  
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



SNT 3-15-2000  
mehd cc 15 32

20515

March 15, 2000

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

Mr. Gary Aguiar  
Hageman-Aguiar, Inc.  
11100 San Pablo Avenue  
Suite 200-A  
El Cerrito, CA 94530

RE: Pacific Cryogenic, 2311 Magnolia Street, Oakland, CA 94607

Mr. Aguiar:

I am preparing the case closure summary for the above site. Please submit the following information and documents to me to assist me in my efforts to close this case.

- 1) Copy of the manifest for disposal of the underground tanks removed in June & July 1989
- 2) Copy of the manifest for disposal of the impacted soil
- 3) Copy of the drilling log and well construction for MW-2 and MW-3 installed sometime in 1991
- 4) Copy of Progressive Report dated 11-20-90 from Geo-Environmental
- 5) Copy of all groundwater analytical for VOC's.
- 6) Copy of any groundwater sample taken near and/or downgradient from the former diesel tank location. Benzene was detected in the groundwater at a concentration of 6.3 ppb in a water sample taken during tank removal.

If you have any questions, please contact me at (510) 567-6774.

Sincerely,

  
Larry Seto  
Sr. Hazardous Materials Specialist

Cc: Aldo Guidotti, Guidotti and Lee, One Bates Blvd., Suite 300,  
Orinda, CA 95663

Files

ALAMEDA COUNTY  
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



SENT INCLUD CR'S  
2-28-2000

20515

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

February 28, 2000

Mr. Aldo Guidotti  
Estate of Jean Josephin  
1 Bates Blvd., Suite 300  
Orinda, CA 94563  
STID 1211

RE: Pacific Cryogenic, 2311 Magnolia Street, Oakland, CA 94607

LANDOWNER NOTIFICATION AND PARTICIPATION REQUIREMENTS

Dear Mr. Guidotti:

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

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

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

LANDOWNER NOTIFICATION

Re: Pacific Cryogenic, 2311 Magnolia Street, Oakland, CA 94607

February 28, 2000

Page 2 of 2

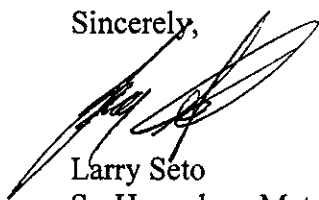
In accordance with Section 25297.15(a) of Ch. 6.7 of the Health & Safety Code, you must certify to the local agency that all current record owners of fee title to the site have been informed of the proposed action before the local agency may do any of the following:

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

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

Please call me at (510) 567-6774 should you have any questions about the content of this letter.

Sincerely,



Larry Seto  
Sr. Hazardous Materials Specialist

Attachments

cc: Chuck Headlee, RWQCB

SAMPLE LETTER (2): LIST OF LANDOWNERS FORM

---

Name of local agency  
Street address  
City

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

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

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

Sincerely,

Signature of primary responsible party

Name of primary responsible party

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

---

Name of local agency  
Street address  
City

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

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

cleanup proposal (corrective action plan)

site closure proposal

local agency intention to make a determination that no further action is required

local agency intention to issue a closure letter

Sincerely,

Signature of primary responsible party

Name of primary responsible party

cc: Names and addresses of all record fee title owners



ALAMEDA COUNTY  
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



SNT. wld/cas  
3-1-2000

20515

February 28, 2000

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

Mr. Aldo Guidotti  
Estate of Jean Josephin  
1 Bates Blvd., Suite 300  
Orinda, CA 94563

INTENT TO MAKE A DETERMINATION THAT NO FURTHER ACTION IS  
REQUIRED OR ISSUE A CLOSURE LETTER FOR PACIFIC CRYOGENIC,  
2311 MAGNOLIA STREET, OAKLAND, CA 94607

Dear Mr. Guidotti:

This letter is to inform you that Alameda County Environmental Health Department, Local Oversight Program (LOP), intends to make a determination that no further action is required at the above site or to issue a closure letter. Please notify this agency of any input and recommendations you may have on these proposed actions within 20 days of the date of this letter.

In accordance with section 25297.15 of Ch. 6.7 of the Health & Safety Code, you must provide certification to the local agency that all of the current record fee title owners have been informed of the proposed action. Please provide this certification to this office within 20 days of the date of this letter.

If you have any questions about these proposed actions, please contact Larry Seto at (510) 567-6774.

Sincerely,

A handwritten signature in black ink, appearing to read "Thomas Peacock".

Thomas Peacock  
Manager, LOP

cc: Chuck Headlee, RWQCB  
Leroy Griffin, City of Oakland Fire Department, 1605 Martin Luther King,  
Oakland, CA 94612  
Larry Seto, Alameda County Environmental Health  
Files

ALAMEDA COUNTY  
HEALTH CARE SERVICES



AGENCY

DAVID J. KEARS, Agency Director

RO# 515

December 16, 1996

STID 1211

page 1 of 2

Aldo Guidotti  
Estate of Jean Josephine  
1 Bates Blvd., #300  
Orinda CA 94536

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

RE: Pacific Cryogenic, 2311 Magnolia St., Oakland CA 94607

Dear Mr. Guidotti,

Since my last letter to you, dated 8/23/95, I have received the following documents:

- 1) 9/6/95 "Quarterly Groundwater Sampling Report," prepared by Hageman-Aguiar;
- 2) 6/7/96 "Quarterly Groundwater Sampling Report," prepared by Hageman-Aguiar;
- 3) 11/21/96 "Quarterly Groundwater Sampling Report," prepared by Hageman-Aguiar; and
- 4) your letter dated 12/5/96.

Groundwater was reportedly sampled on 8/23/95, 5/8/96 and 11/15/96. This represents the 3rd, 2nd and 4th quarters, respectively. I understand that the 3rd quarter 1995 sampling was already being conducted when I wrote my last letter. As per my last letter, you were requested to sample (all of) the wells in the "spring quarter." Please note that this means the 1st quarter, during the hydrogeologic high cycle, between January 1st and March 31st. To reiterate, **MW1 and MW2 should be sampled annually, in the first quarter. It would be acceptable to reduce the sampling frequency of wells MW3 and MW4 from quarterly to semi-annually (first and third quarters).** It would also be acceptable to reduce the frequency of groundwater elevation (GWE) measurements to semi-annual. Reports may be submitted semi-annually. A copy of my last letter is enclosed for your reference.

The accumulating purge water must be properly disposed. You are requested to periodically check the condition of the drums and to periodically dispose of the purge water. The drums should be in good condition, labeled, and sealed. Disposal documentation must be submitted to this office. This information will be utilized when this case reaches closure.

December 16, 1996  
STID 1211  
page 2 of 2  
Aldo Guidotti

Your request for case closure, dated 12/5/96, has been received. "Residual" soil and groundwater contamination remains onsite. In particular, the pipeline excavation did not remove all the contaminated soil. In addition, ongoing groundwater sampling indicates continued contamination. When residual soil and/or groundwater concentrations remain onsite, the threat to human health and the environment must be evaluated in order to close the case. This could be done quantitatively via a risk evaluation or risk assessment. In the past year, new guidance pertaining to fuel sites has been received from the Regional Water Quality Control Board (RWQCB). For your reference, I have enclosed a copy of the RWQCB's "Supplemental Instructions," dated 1/5/96. This document refers to risk assessments in item #5 under "low risk soils case" section and in the third question on the Fact Sheet.

You basically have two options for proceeding with this case. You may either continue groundwater sampling on the reduced frequency schedule for an undetermined length of time ("long term monitoring"), OR you may submit a risk evaluation. The risk evaluation must be prepared by a professional environmental company, under signature and seal of a P.E., R.G., or C.E.G. This risk assessor should contact me prior to preparing the risk assessment to discuss the parameters. One such parameter is the projected property use. If the property is only zoned for commercial/industrial use, it would be acceptable to use the commercial/industrial scenario, as opposed to the residential scenario. However, in that case, the final closure letter would indicate that if a change in land use is proposed, this agency must be contacted by the property owner. Further risk assessment may be warranted in such a case.

Computer software is available for the ASTM risk assessment, referred to in the RWQCB guidance. Most of the work is in selecting the correct parameters; inputting the data into the software is relatively straightforward. Although this ASTM guidance is fairly new, many environmental consultants now utilize the ASTM software.

If you have any questions, please contact me at 510-567-6700, ext 6761.

Sincerely,



Jennifer Eberle  
Hazardous Materials Specialist

cc: Gary Aguiar, 3732 Mt. Diablo Blvd., suite 372, Lafayette CA 94549  
J. Eberle/file

je.1211-A  
enclosure



August 23, 1995  
STID 1211

Aldo Guidotti  
Estate of Jean Josephine  
1 Bates Blvd., #300  
Orinda CA 94536

DEPARTMENT OF ENVIRONMENTAL HEALTH  
Environmental Protection Division  
1131 Harbor Bay Parkway, #250  
Alameda, CA 94502-6577  
(510) 567-6700

RE: Pacific Cryogenic, 2311 Magnolia St., Oakland CA 94607

Dear Mr. Guidotti,


Since my last letter to you, dated 3/23/94, I have received the following documents:

- 1) 5/9/94 "Report of Quarterly Groundwater Sampling," prepared by Hageman-Aguiar
- 2) 9/14/94 "Report of Quarterly Groundwater Sampling," prepared by Hageman-Aguiar
- 3) 11/15/94 "Report of Quarterly Groundwater Sampling," prepared by Hageman-Aguiar
- 4) 4/6/95 "Report of Quarterly Groundwater Sampling," prepared by Hageman-Aguiar

Based on a review of these documents, it appears that some changes can be made in the sampling matrix. Since MW2 has been cross-gradient and ND for TPH-gasoline and BTEX for the past 13 quarters, it would be acceptable to reduce the sampling frequency from quarterly to annually. Since MW1 has been upgradient and ND for TPH-gasoline and BTEX for the past 4 quarters, it would be acceptable to reduce the sampling frequency from quarterly to annually. These wells should be sampled in the spring quarter. The extractable analyses (TPH-kerosene, -diesel, -mineral spirits, and -motor oil) may be deleted entirely from all four wells. Quarterly monitoring should continue in order to determine flow direction.

If you have any questions, please contact me at 510-567-6700, ext 6761; our fax number is 510-337-9335. You are encouraged to submit reports on double-sided paper in order to save trees.

Sincerely,

  
Jennifer Eberle  
Hazardous Materials Specialist

cc: Gary Aguiar, 3732 Mt. Diablo Blvd., suite 372, Lafayette CA 94549  
Leroy Todd/file

je.1211

ALAMEDA COUNTY  
HEALTH CARE SERVICES  
AGENCY

DAVID J. KEARS, Agency Director



R0515

RAFAT A. SHAHID, ASST. AGENCY DIRECTOR

March 23, 1994  
STID 1211

Aldo Guidotti  
Estate of Jean Josephine  
1 Bates Blvd., #300  
Orinda CA 94536

RE: Pacific Cryogenic  
2311 Magnolia St.  
Oakland CA 94607

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

Dear Mr. Guidotti,

We are in receipt of the "Quarterly Groundwater Sampling Report and Report of Subsurface Investigation," prepared by Hageman-Aguiar Inc., dated 12/8/93. This report documents the "hydropunch" sampling conducted in November 1993.

We are also in receipt of the "Report of Quarterly Groundwater Sampling," prepared by Hageman-Aguiar Inc., dated 2/3/94. Both of these reports document the generation of wastewater from such activities as well purging. Apparently, this wastewater has been accumulating at your facility. The Hageman-Aguiar reports state that this wastewater should be transported as a hazardous liquid waste under proper manifest. Hazardous wastes cannot be stored onsite for more than 90 days without a storage permit, as per 22 CCR Section 66262.34. Therefore, we request that you properly dispose of the wastewater, as well as any waste soils, and provide us with legible disposal documentation within 45 days, or by May 9, 1994.

If you have any questions, please contact me at 510-271-4530.

Sincerely,

A handwritten signature in cursive script, appearing to read 'J Eberle'.

Jennifer Eberle  
Hazardous Materials Specialist

cc: Gary Aguiar, Hageman-Aguiar, Inc., 3732 Mt. Diablo Blvd.  
Suite 372, Lafayette CA 94549  
Ed Howell/file

je

ALAMEDA COUNTY  
HEALTH CARE SERVICES  
AGENCY

DAVID J. KEARS, Agency Director



R0515

RAFAT A. SHAHID, ASST. AGENCY DIRECTOR

November 2, 1993  
STID 1211

Aldo Guidotti  
Estate of Jean Josephine  
1 Bates Blvd., #300  
Orinda CA 94536

RE: Pacific Cryogenic  
2311 Magnolia St.  
Oakland CA 94607

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

Dear Mr. Guidotti,

We are in receipt of the "Proposed Workplan for Subsurface Investigation," prepared by Hageman-Aguiar Inc., dated 10/8/93. As you know, this workplan involves a number of hydropunch locations for the purpose of defining the lateral extent of groundwater contamination. The results of this investigation will be the basis for future groundwater monitoring wells, if so needed.

This workplan is found acceptable; implementation may begin immediately. If you have any questions, please contact me at 510-271-4530.

Sincerely,

Jennifer Eberle  
Hazardous Materials Specialist

cc: Gary Aguiar, Hageman-Aguiar, Inc., 3732 Mt. Diablo Blvd.  
Suite 372, Lafayette CA 94549  
Ed Howell/file

je

ALAMEDA COUNTY  
HEALTH CARE SERVICES  
AGENCY



DAVID J. KEARS, Agency Director

RAFAT A. SHAHID, ASST. AGENCY DIRECTOR

August 23, 1993  
STID 1211

DEPARTMENT OF ENVIRONMENTAL HEALTH  
State Water Resources Control Board  
Division of Clean Water Programs  
UST Local Oversight Program

Aldo Guidotti  
Estate of Jean Josephine  
1 Bates Blvd., #300  
Orinda CA 94536

RE: Pacific Cryogenic  
2311 Magnolia St.  
Oakland CA 94607

80 Swan Way, Rm 200  
Oakland, CA 94621  
(510) 271-4530

Dear Mr. Guidotti,

We are in receipt of quarterly reports prepared by Hageman-Aguiar Inc., dated 8/2/93, 5/24/93, 3/8/93, and 10/15/92. Concentrations of petroleum hydrocarbons in MW-3 continue to be elevated, even after removal of contaminated soil in the vicinity of the piping in November 1992. It is likely that the groundwater plume is migrating downgradient, and even possibly offsite. Therefore, we request that you submit a workplan for an additional groundwater investigation to determine the extent of contamination **within 45 days or by October 8, 1993**. Please include a proposal for disposal of the stockpiled soils, along with any laboratory reports for verification sampling which may have been conducted.

In addition, please dispose of purge water from quarterly sampling, and submit documentation of such disposal (i.e. manifests) **within 45 days or by October 8, 1993**.

All work should adhere to a) the Tri-Regional Board Staff Recommendations for Preliminary Evaluation and Investigation of Underground Tank Sites, dated 8/10/90; and b) Article 11 of Title 23, California Code of Regulations. Reports and proposals must be submitted **under seal** of a California-Registered Geologist, -Certified Engineering Geologist, or -Registered Civil Engineer.

Please note that reports and documents no longer need to be copied to the Regional Water Quality Control Board. Kindly submit a cover letter with your consultant's reports. If you have any questions, please contact me at 510-271-4530.

Sincerely,

Jennifer Eberle  
Hazardous Materials Specialist

cc: Gary Aguiar, Hageman-Aguiar, Inc., 3732 Mt. Diablo Blvd.  
Suite 372, Lafayette CA 94549  
Ed Howell/file

je

ALAMEDA COUNTY  
HEALTH CARE SERVICES  
AGENCY

DAVID J. KEARS, Agency Director



R0515

RAFAT A. SHAHID, ASST. AGENCY DIRECTOR

September 10, 1992

STID 1211

Aldo Guidotti  
Estate of Jean Josephine  
1 Bates Blvd., #300  
Orinda CA 94536

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: Pacific Cryogenic  
2311 Magnolia St.  
Oakland CA 94607

Dear Mr. Guidotti,

We have received a faxed letter from your consultant, Hageman-Aguiar, Inc. (HAI), dated 9/8/92. This letter responds to the eight items outlined in a letter from us dated 7/22/92. The 9/8/92 letter from HAI is satisfactory in general. There still remains a few items needing clarification:

Item #3: Since you propose to dispose purge water in the sanitary sewer, you must obtain a permit from EBMUD for this purpose. Please provide us with a copy of the permit.

Item #4: We again request boring logs for MW-2 and MW-3, and a more legible copy of the boring log for MW-1 **within 30 days or by October 10, 1992.**

Item #8: You indicated that the piping removal should begin by September 22, 1992. Please give us three working days advance notice so that a representative from this office can be present for the excavation and sampling.

If you have any questions, please contact Jennifer Eberle at 510-271-4320.

Sincerely,

Susan Hugo  
Senior Hazardous Materials Specialist

cc: Gary Aguiar, Hageman-Aguiar Inc., 3732 Mt. Diablo Blvd.,  
Suite 372, Lafayette CA 94549  
Rich Hiett, RWQCB  
Ed Howell/File

je 1211-A



ALAMEDA COUNTY  
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



State Water Resources Control Board  
Division of Clean Water Programs  
UST Local Oversight Program

R0515

RAFAT A. SHAHID, Assistant Agency Director

July 22, 1992

Certified Mailer # P 113 815 245

STID #1211

Aldo Guidotti  
Estate of Jean Josephine  
1 Bates Blvd., #300  
Orinda CA 94536

RE: Pacific Cryogenic  
2311 Magnolia St.  
Oakland CA 94607

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

Dear Mr. Guidotti,

We are in receipt of the "Groundwater Sampling Report," prepared by Hageman-Aguiar, Inc., dated 4/13/92, under your cover letter dated 7/9/92. We are also in receipt of the "Report of Quarterly Groundwater Sampling," prepared by Hageman-Aguiar, Inc., dated 6/23/92, under your cover letter dated 7/14/92. A number of issues were raised upon review of these reports:

1. The site maps for both reports do not indicate the location of **all three tanks**. Please indicate these locations, as well as dispenser and piping locations on a site map. Please also indicate Magnolia St.
2. Groundwater elevations in the 6/23/92 report were incorrectly copied onto Figure 3, the contour map. Please resubmit a corrected version of this map, and restate the groundwater flow direction accordingly.
3. Please submit the results from the purge water sampling **within 45 days** from the date of this letter, or **by September 7, 1992**. You stated on page 5 of the 6/23/92 report that "the disposal of wastewater is the responsibility of the property owner. . ." Please submit documentation of disposal of the purge water. Be advised that hazardous substances may not be stored onsite for longer than 90 days without a storage permit.
4. When were the three monitoring wells installed? Please provide information regarding the installation of MW-2 and MW-3, as well as a more legible copy of the boring log for MW-1, **within 45 days** from the date of this letter, or **by September 7, 1992**.

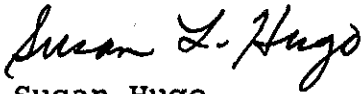
Aldo Guidotti  
STID 1211  
Page 2 of 3  
July 22, 1992

5. We are concerned with the statement in Attachment D of the 4/13/92 report, that "wells MW-2 and MW-3 are not set in surface boxes, and surface water was flowing into the space around the casing of MW-3." Therefore, we request that traffic-rated boxes be installed around these wells to prevent surface water infiltration. Please submit documentation of such activity **within 30 days** of the date of this letter, or **by August 22, 1992.**
6. All three wells had high turbidity levels, as per the 6/23/92 report. MW-2 and MW-3 had high turbidity levels during the 4/3/92 sampling. The 3/20/92 report by Bernabe and Brinker, compiled as Attachment D in the 4/13/92 report, states that "MW-2 and MW-3 had to be cleaned of bentonite and other debris before they could be sampled." Since these wells have a history of turbidity and other debris, we request that you redevelop all three wells prior to the next round of sampling. We request sampling on a quarterly basis, and submission of quarterly reports to Jennifer Eberle of this office.
7. There was no **seal or signature** by a recognized professional in the "Results of Groundwater Sampling and Analyses," report, prepared by Bernabe and Brinker, Inc., dated 3/20/92, which was added as Attachment D in the 4/13/92 report by Hageman-Aguiar, Inc. A recognized professional includes a California-Registered Geologist, -Certified Engineering Geologist, or -Registered Civil Engineer. Your current consultant, Hageman-Aguiar, Inc., sealed their reports by a California-Registered Professional Engineer, and appears to be properly qualified.
8. We agree with the conclusion in the 4/13/92 report to remove the existing underground piping along with any contaminated soil. Soil beneath the piping and dispenser must be sampled at the rate of one sample per 20 linear feet. Soil beneath the dispenser must also be sampled. We request that you arrange to perform this activity **within 45 days** from the date of this letter, or **by September 7, 1992.** Please notify Jennifer Eberle, or myself as an alternate, of this office three working days in advance of this field activity.

Aldo Guidotti  
STID 1211  
Page 3 of 3  
July 22, 1992

If you have any questions, please contact Jennifer Eberle at 510-271-4320.

Sincerely,



Susan Hugo  
Senior Hazardous Materials Specialist

cc: Gary Aguiar, Hageman-Aguiar, 3732 Mt. Diablo Blvd., Suite  
372, Lafayette, CA 94549  
Rich Hiatt, RWQCB  
File

je

ALAMEDA COUNTY  
HEALTH CARE SERVICES



AGENCY

DAVID J. KEARS, Agency Director

R0515

RAFAT A. SHAHID, Assistant Agency Director

Certified Mailer # P113 815 114

July 13, 1992

STID #1211

Aldo Guidotti  
Estate of Jean Josephine  
1 Bates Blvd., #300  
Orinda CA 94536

RE: Pacific Cryogenic  
2311 Magnolia St.  
Oakland CA 94607

Dear Mr. Guidotti,

The case file for the above referenced site has been reassigned to Jennifer Eberle, Hazardous Materials Specialist. Please forward future correspondence to her attention.

We are in receipt of the report entitled "Removal of Underground Storage Tanks," prepared by Geo-Environmental Technology, dated 11/29/89. The first page of this report states that "the tanks were backfilled with sandy soils." Does this mean that the tanks were found to contain soil upon removal? Or does this mean that the tank excavations were backfilled with soil, and, if so, clean, imported soil, or the stockpile? Page 2 of this report states that "GET field personnel observed no free product. . . in any of the tank excavations." Our inspector's field report of 6/30/89 states that "some product was observed on water surface" in the diesel tank excavation. Subsequent sampling of this pit water indicated 6.3 ppb benzene. Page 3 refers to six soil samples taken from below the waste oil tank. Our documents indicate that only one soil sample was taken from below the waste oil tank (GWO-1); another soil sample was taken from between the waste oil and gasoline tanks (GTP-3). We request a clarification of the above issues.

In addition, we agree with the conclusion for a groundwater investigation. Such an investigation usually entails the installation of three groundwater monitoring wells in a triangular fashion to both delineate groundwater gradient, and to sample the required analytes. Groundwater analytes must include TPH-g, TPH-d, BTEX, Oil & Grease, Cd, Cr, Pb, Zn, Ni, chlorinated hydrocarbons, and EPA Method 8270 analytes.

Up to 270 ppm TPH-d and several semi-volatile organic compounds were detected in soils sampled beneath the waste oil tank. We would normally require overexcavation of the soil in the waste oil pit. However, since it has been nearly 3 years since the

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

Aldo Guidotti  
STID 1211  
July 13, 1992  
Page 2 of 2

tanks were removed, it is uncertain whether the same concentrations remain the soil at the waste oil pit. Soil borings could determine the present level of contamination at the waste oil pit.

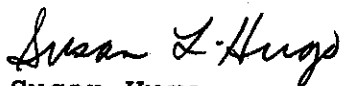
Therefore, we request that you submit a workplan for delineation of soil contamination, as well as a written response to the issues raised in the second paragraph **within 45 days** from the date of this letter, or by **August 28, 1992**.

All reports and proposals must be submitted **under seal** of a California-Registered Geologist, -Certified Engineering Geologist, or -Registered Civil Engineer. All proposals, reports, and analytical results pertaining to this investigation and remediation must be sent both to our office and to:

Rich Hiett  
RWQCB, San Francisco Bay Region  
2101 Webster St., Suite 500  
Oakland CA 94612

If you have any questions, please contact Jennifer Eberle at 510-271-4320.

Sincerely,



Susan Hugo  
Senior Hazardous Materials Specialist

cc: Stuart Solomon, Geo-Environmental Technology, 1936 Camden  
Av., Ste #1, San Jose, CA 95124  
Rich Hiett, RWQCB  
File

je

ALAMEDA COUNTY  
HEALTH CARE SERVICES

AGENCY

DAVID J. EBERLE, Agency Director



R0515

RAFAEL A. SHARAD, Assistant Agency Director

May 26, 1992

STID #1211

Aldo Guidotti  
Estate of Jean Josephine  
1 Bates Blvd., #300  
Orinda CA 94536

RE: Pacific Cryogenic  
2311 Magnolia St.  
Oakland CA 94607

DEPARTMENT OF ENVIRONMENTAL HEALTH  
Hazardous Materials Division  
30 Swan Hall, Rm. 201  
Oakland, CA 94612  
(510) 271-4000

Dear Mr. Guidotti,

The case file for the above referenced site has recently been reviewed by our staff. The case has been reassigned to Jennifer Eberle, Hazardous Materials Specialist. Please mail future correspondence to her attention.

We are in receipt of the report entitled "Removal of Underground Storage Tanks," prepared by Geo-Environmental Technology, dated 11/29/89. The first page of this report states that "the tanks were backfilled with sandy soils." Does this mean that the **tanks** were found to contain soil upon removal? Or does this mean that the tank **excavations** were backfilled with soil, and, if so, **clean, imported soil, or the stockpile?** Page 2 of this report states that "GET field personnel observed no free product. . . in any of the tank excavations." Our inspector's inspection report of 6/30/89 states that "some product was observed on water surface" in the diesel tank excavation. Subsequent sampling of this pit water indicated 6.3 ppb benzene. Page 3 refers to **six soil samples** taken from below the waste oil tank. Our documents indicate that only **one soil sample** was taken from below the waste oil tank (GWO-1); another soil sample was taken from between the waste oil and gasoline tanks (GTP-3). We request a clarification of the above issues.

In addition, we agree with the conclusion for a groundwater investigation. Such an investigation usually entails the installation of three monitoring wells in a triangular fashion to both delineate groundwater gradient, and to sample the required analytes. If you opt to only install one monitoring well, it must be located within 10 feet in the **verified downgradient** direction from the waste oil pit. You must demonstrate to us the gradient prior to well installation. Analytes must include TPH-g, TPH-d, BTEX, Oil and Grease, Cd, Cr, Pb, Zn, Ni, chlorinated hydrocarbons, and EPA Method 8270 analytes.

Aldo Guidotti  
STID #1211  
Page 2 of 2  
May 26, 1992

We would normally require overexcavation of the soil in the waste oil pit, assuming this soil was the original stockpile. However, since it has been nearly 3 years since the tanks were originally excavated, it is uncertain whether the same concentrations remain in the soil at the waste oil pit. Soil borings could determine the present level of contamination at the waste oil pit.

Therefore, we request that you submit a workplan for soil borings as well as a written response to the issues raised in the second paragraph **within 45 days** from the date of this letter, or **by July 11, 1992**. All proposal, reports, and analytical results pertaining to this investigation and remediation must be sent to our office and to:

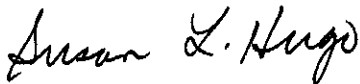
Rich Hiett  
RWQCB, San Francisco Bay Region  
2101 Webster St., Suite 500  
Oakland CA 94612

All work must be performed according to the Leaking Underground Fuel Tank Field Manual, (LUFT Manual), revised 10/89, and the Tri-Regional Board Staff Recommendations for Preliminary Evaluation and Investigation of Underground Storage Tank Sites, revised 8/10/90, as summarized in Appendix A.

Copies of these documents can be obtained by calling the SFRWQCB data management group at 510-464-1269.

If you have any questions, please phone Jennifer Eberle at 510-271-4320.

Sincerely,



Susan Hugo  
Senior Hazardous Materials Specialist

cc: Stuart Solomon, Geo-Environmental Technology, 1936 Camden Av.,  
Ste #1, San Jose, CA 95124  
Rich Hiett, RWQCB  
File

je

ALAMEDA COUNTY  
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



R0515

Certified Mailer #P 833 981 384

April 7, 1989

DEPARTMENT OF ENVIRONMENTAL HEALTH  
Hazardous Materials Program  
80 Swan Way, Rm. 200  
Oakland, CA 94621  
(415) 271-4320

Thomas M. Jackal, Associate Counsel  
Amerigas  
P.O. Box 965  
Valley Forge, PA 19482

Re: 2311 Magnolia St.  
Oakland, CA 94607  
(AKA 2210 Union St., Pacific Oxygen Sales Co.)

SECOND NOTICE OF VIOLATION

Dear Mr. Jackal:

This notice is written in reference to your letter (Plan of Correction) of October 27, 1988 concerning the above named facility. In #3 of that letter you mention that the drums would be analyzed and appropriately disposed of within 30 days. You also mentioned that you would keep this office informed of additional information. To date this office has not received any documentation of the contents of the drums or manifests of their disposal. As this is basically a closed facility, there might not be individuals available on site to inform inspectors of this information. You are directed to provide this office with the information on those drums of waste as soon as possible.

If you have any questions concerning this matter, please contact Thomas Peacock, Sr. Hazardous Material Specialist, at 271-4320.

Sincerely,

Rafat A. Shahid, Chief  
Hazardous Materials Division

RAS:tfp

cc: Howard Hatayama, DOHS  
Larry Blaser, Alameda County District Attorney, Consumer &  
Environmental Protection



ALAMEDA COUNTY  
HEALTH CARE SERVICES

AGENCY  
DAVID J. KEARS, Director



Department of Environmental Health  
Hazardous Materials Division  
80 Swan Way, Room 200  
Oakland, CA 94621

R0515

November 16, 1988

Telephone Number: (415) 271-4320

Thomas M. Jackal, Associate Counsel  
Amerigas  
P.O. Box 965  
Valley Forge, PA 19482

Dear Mr. Jackal:

This letter is in response to your letter dated October 27, 1988 concerning the Amerigas facility which was located at 2311 Magnolia St. in Oakland, CA. We are in receipt of your plan of correction and consider that your company is proceeding in the proper direction to correct the violations noted in our letter dated September 28, 1988. Note that we presently hold Amerigas as responsible for the drums of waste that were left in the lot across the street and subsequently moved to your old facility for storage, sampling, identification, and disposal. Absent other information all of our evidence points to Amerigas as the operator of the site during the period when the waste was accumulated. Your company is the one identified as the responsible party by facility personnel and you have taken over control of the drums.

We are presently processing the underground tank applications which you sent us.

We hope that this matter will be resolved expeditiously. Proper laboratory analysis of the waste, and California hazardous waste manifests must be presented to this office as evidence of proper disposal.

If you have any questions regarding this matter, please contact Thomas Peacock, Senior Hazardous Material Specialist, at (415) 271-4320.

Sincerely,

*Rafat A. Shahid*  
Rafat A. Shahid, Chief  
Hazardous Materials Division

RAS:tfp

cc: Dwight Hoenig, CA Department of Health Services  
Gil Jensen, Alameda County District Attorney, Consumer and  
Environmental Protection Division

ALAMEDA COUNTY  
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



RAFAT A. SHAHID, Assistant Agency Director

May 26, 1992

STID #1211

Aldo Guidotti  
Estate of Jean Josephine  
1 Bates Blvd., #300  
Orinda CA 94536

RE: Pacific Cryogenic  
2311 Magnolia St.  
Oakland CA 94607

Dear Mr. Guidotti,

The case file for the above referenced site has recently been reviewed by our staff. The case has been reassigned to Jennifer Eberle, Hazardous Materials Specialist. Please mail future correspondence to her attention.

We are in receipt of the report entitled "Removal of Underground Storage Tanks," prepared by Geo-Environmental Technology, dated 11/29/89. The first page of this report states that "the tanks were backfilled with sandy soils." Does this mean that the **tanks** were found to contain soil upon removal? Or does this mean that the tank **excavations** were backfilled with soil, and, if so, **clean, imported soil, or the stockpile?** Page 2 of this report states that "GET field personnel observed no free product. . .in any of the tank excavations." Our inspector's inspection report of 6/30/89 states that "some product was observed on water surface" in the diesel tank excavation. Subsequent sampling of this pit water indicated 6.3 ppb benzene. Page 3 refers to **six soil samples** taken from below the waste oil tank. Our documents indicate that only **one soil sample** was taken from below the waste oil tank (GWO-1); another soil sample was taken from between the waste oil and gasoline tanks (GTP-3). We request a clarification of the above issues.

In addition, we agree with the conclusion for a groundwater investigation. Such an investigation usually entails the installation of three monitoring wells in a triangular fashion to both delineate groundwater gradient, and to sample the required analytes. If you opt to only install one monitoring well, it must be located within 10 feet in **the verified downgradient** direction from the waste oil pit. You must demonstrate to us the gradient prior to well installation. Analytes must include TPH-g, TPH-d, BTEX, Oil and Grease, Cd, Cr, Pb, Zn, Ni, chlorinated hydrocarbons, and EPA Method 8270 analytes.

DEPARTMENT OF ENVIRONMENTAL HEALTH  
Hazardous Materials Division  
30 Swan Way, Rm. 200  
Oakland, CA 94621  
(510) 271-4020

Aldo Guidotti  
STID #1211  
Page 2 of 2  
May 26, 1992

We would normally require overexcavation of the soil in the waste oil pit, assuming this soil was the original stockpile. However, since it has been nearly 3 years since the tanks were originally excavated, it is uncertain whether the same concentrations remain in the soil at the waste oil pit. Soil borings could determine the present level of contamination at the waste oil pit.

Therefore, we request that you submit a workplan for soil borings as well as a written response to the issues raised in the second paragraph **within 45 days** from the date of this letter, or **by July 11, 1992**. All proposal, reports, and analytical results pertaining to this investigation and remediation must be sent to our office and to:

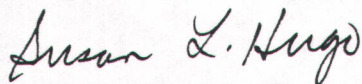
Rich Hiatt  
RWQCB, San Francisco Bay Region  
2101 Webster St., Suite 500  
Oakland CA 94612

All work must be performed according to the Leaking Underground Fuel Tank Field Manual, (LUFT Manual), revised 10/89, and the Tri-Regional Board Staff Recommendations for Preliminary Evaluation and Investigation of Underground Storage Tank Sites, revised 8/10/90, as summarized in Appendix A.

Copies of these documents can be obtained by calling the SFRWQCB data management group at 510-464-1269.

If you have any questions, please phone Jennifer Eberle at 510-271-4320.

Sincerely,



Susan Hugo  
Senior Hazardous Materials Specialist

cc: Stuart Solomon, Geo-Environmental Technology, 1936 Camden Av.,  
Ste #1, San Jose, CA 95124  
Rich Hiatt, RWQCB  
File

je

ALAMEDA COUNTY  
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



RAFAT A. SHAHID, Assistant Agency Director

Certified Mailer # P113 815 114

July 13, 1992

STID #1211

Aldo Guidotti  
Estate of Jean Josephine  
1 Bates Blvd., #300  
Orinda CA 94536

RE: Pacific Cryogenic  
2311 Magnolia St.  
Oakland CA 94607

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

Dear Mr. Guidotti,

The case file for the above referenced site has been reassigned to Jennifer Eberle, Hazardous Materials Specialist. Please forward future correspondence to her attention.

We are in receipt of the report entitled "Removal of Underground Storage Tanks," prepared by Geo-Environmental Technology, dated 11/29/89. The first page of this report states that "the tanks were backfilled with sandy soils." Does this mean that the **tanks** were found to contain soil upon removal? Or does this mean that the tank **excavations** were backfilled with soil, and, if so, **clean, imported soil, or the stockpile?** Page 2 of this report states that "GET field personnel observed no free product. . . in any of the tank excavations." Our inspector's field report of 6/30/89 states that "some product was observed on water surface" in the diesel tank excavation. Subsequent sampling of this pit water indicated 6.3 ppb benzene. Page 3 refers to **six soil samples** taken from below the waste oil tank. Our documents indicate that only **one soil sample** was taken from below the waste oil tank (GWO-1); another soil sample was taken from between the waste oil and gasoline tanks (GTP-3). We request a clarification of the above issues.

In addition, we agree with the conclusion for a groundwater investigation. Such an investigation usually entails the installation of three groundwater monitoring wells in a triangular fashion to both delineate groundwater gradient, and to sample the required analytes. Groundwater analytes must include TPH-g, TPH-d, BTEX, Oil & Grease, Cd, Cr, Pb, Zn, Ni, chlorinated hydrocarbons, and EPA Method 8270 analytes.

Up to 270 ppm TPH-d and several semi-volatile organic compounds were detected in soils sampled beneath the waste oil tank. We would normally require overexcavation of the soil in the waste oil pit. However, since it has been nearly 3 years since the

Aldo Guidotti  
STID 1211  
July 13, 1992  
Page 2 of 2

tanks were removed, it is uncertain whether the same concentrations remain the soil at the waste oil pit. Soil borings could determine the present level of contamination at the waste oil pit.

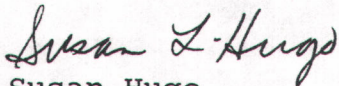
Therefore, we request that you submit a workplan for delineation of soil contamination, as well as a written response to the issues raised in the second paragraph **within 45 days** from the date of this letter, or **by August 28, 1992**.

All reports and proposals must be submitted **under seal** of a California-Registered Geologist, -Certified Engineering Geologist, or -Registered Civil Engineer. All proposals, reports, and analytical results pertaining to this investigation and remediation must be sent both to our office and to:

Rich Hiett  
RWQCB, San Francisco Bay Region  
2101 Webster St., Suite 500  
Oakland CA 94612

If you have any questions, please contact Jennifer Eberle at 510-271-4320.

Sincerely,



Susan Hugo  
Senior Hazardous Materials Specialist

cc: Stuart Solomon, Geo-Environmental Technology, 1936 Camden  
Av., Ste #1, San Jose, CA 95124

Rich Hiett, RWQCB

**File**

je

Is your RETURN ADDRESS completed on the reverse side?

- SENDER:**
- Complete items 1 and/or 2 for additional services.
  - Complete items 3, and 4a & b.
  - Print your name and address on the reverse of this form so that we can return this card to you.
  - Attach this form to the front of the mailpiece, or on the back if space does not permit.
  - Write "Return Receipt Requested" on the mailpiece below the article number.
  - The Return Receipt will show to whom the article was delivered and the date delivered.

I also wish to receive the following services (for an extra fee):

- Addressee's Address
- Restricted Delivery

Consult postmaster for fee.

3. Article Addressed to: (JE) #1211

Estate of Jean Josephine  
 Attn: Aldo Guidotti  
 1 Bates Blvd., #300  
 Orinda, CA 94536

4a. Article Number  
 P 113 815 114

4b. Service Type  
 Registered     Insured  
 Certified     COD  
 Express Mail     Return Receipt for Merchandise

7. Date of Delivery  
 7/21/92

5. Signature (Addressee)

8. Addressee's Address (Only if requested and fee is paid)

6. Signature (Agent)  
*Aldo Guidotti*

PS Form 3811, December 1991 ☆ U.S.G.P.O. : 1992-307-530 **DOMESTIC RETURN RECEIPT**

UNITED STATES POSTAL SERVICE



Official Business

PENALTY FOR PRIVATE USE TO AVOID PAYMENT OF POSTAGE, \$300



Print your name, address and ZIP Code here

DEPARTMENT OF ENVIRONMENTAL HEALTH  
 HAZARDOUS MATERIALS DIVISION  
 80 SWAN WAY, SUITE 200  
 OAKLAND, CA 94621  
 430 - 4530

P 113 815 114  
**Receipt for Certified Mail**  
 No Insurance Coverage Provided  
 Do not use for International Mail  
 (See Reverse)

Sent to <b>Aldo Guidotti</b>	
Street and No. <b>1 Bates Blvd., #300</b>	
P.O., State and ZIP Code <b>Orinda, CA 94536</b>	
Postage	\$
Certified Fee	
Special Delivery Fee	
Restricted Delivery Fee	
Return Receipt Showing to Whom & Date Delivered	
Return Receipt Showing to Whom, Date, and Addressee's Address	
TOTAL Postage & Fees	\$
Postmark or Date	

(JE)

PS Form 3800, June 1991

ALAMEDA COUNTY  
HEALTH CARE SERVICES

AGENCY  
DAVID J. KEARS, Agency Director



State Water Resources Control Board  
Division of Clean Water Programs  
UST Local Oversight Program

RAFAT A. SHAHID, Assistant Agency Director

July 22, 1992

Certified Mailer # P 113 815 245

STID #1211

Aldo Guidotti  
Estate of Jean Josephine  
1 Bates Blvd., #300  
Orinda CA 94536

RE: Pacific Cryogenic  
2311 Magnolia St.  
Oakland CA 94607

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

Dear Mr. Guidotti,

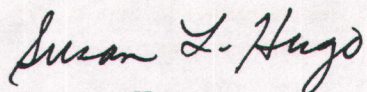
We are in receipt of the "Groundwater Sampling Report," prepared by Hageman-Aguiar, Inc., dated 4/13/92, under your cover letter dated 7/9/92. We are also in receipt of the "Report of Quarterly Groundwater Sampling," prepared by Hageman-Aguiar, Inc., dated 6/23/92, under your cover letter dated 7/14/92. A number of issues were raised upon review of these reports:

1. The site maps for both reports do not indicate the location of **all three tanks**. Please indicate these locations, as well as dispenser and piping locations on a site map. Please also indicate Magnolia St.
2. Groundwater elevations in the 6/23/92 report were incorrectly copied onto Figure 3, the contour map. Please resubmit a corrected version of this map, and restate the groundwater flow direction accordingly.
3. Please submit the results from the purge water sampling **within 45 days** from the date of this letter, or **by September 7, 1992**. You stated on page 5 of the 6/23/92 report that "the disposal of wastewater is the responsibility of the property owner. . . ." Please submit documentation of disposal of the purge water. Be advised that hazardous substances may not be stored onsite for longer than 90 days without a storage permit.
4. When were the three monitoring wells installed? Please provide information regarding the installation of MW-2 and MW-3, as well as a more legible copy of the boring log for MW-1, **within 45 days** from the date of this letter, or **by September 7, 1992**.

Aldo Guidotti  
STID 1211  
Page 3 of 3  
July 22, 1992

If you have any questions, please contact Jennifer Eberle at 510-271-4320.

Sincerely,



Susan Hugo  
Senior Hazardous Materials Specialist

cc: Gary Aguiar, Hageman-Aguiar, 3732 Mt. Diablo Blvd., Suite  
372, Lafayette, CA 94549  
Rich Hiatt, RWQCB  
File

je



Aldo Guidotti  
STID 1211  
Page 2 of 3  
July 22, 1992

5. We are concerned with the statement in Attachment D of the 4/13/92 report, that "wells MW-2 and MW-3 are not set in surface boxes, and surface water was flowing into the space around the casing of MW-3." Therefore, we request that traffic-rated boxes be installed around these wells to prevent surface water infiltration. Please submit documentation of such activity within 30 days of the date of this letter, or by August 22, 1992.
6. All three wells had high turbidity levels, as per the 6/23/92 report. MW-2 and MW-3 had high turbidity levels during the 4/3/92 sampling. The 3/20/92 report by Bernabe and Brinker, compiled as Attachment D in the 4/13/92 report, states that "MW-2 and MW-3 had to be cleaned of bentonite and other debris before they could be sampled." Since these wells have a history of turbidity and other debris, we request that you redevelop all three wells prior to the next round of sampling. We request sampling on a quarterly basis, and submission of quarterly reports to Jennifer Eberle of this office.
7. There was no seal or signature by a recognized professional in the "Results of Groundwater Sampling and Analyses," report, prepared by Bernabe and Brinker, Inc., dated 3/20/92, which was added as Attachment D in the 4/13/92 report by Hageman-Aguiar, Inc. A recognized professional includes a California-Registered Geologist, -Certified Engineering Geologist, or -Registered Civil Engineer. Your current consultant, Hageman-Aguiar, Inc., sealed their reports by a California-Registered Professional Engineer, and appears to be properly qualified.
8. We agree with the conclusion in the 4/13/92 report to remove the existing underground piping along with any contaminated soil. Soil beneath the piping and dispenser must be sampled at the rate of one sample per 20 linear feet. Soil beneath the dispenser must also be sampled. We request that you arrange to perform this activity within 45 days from the date of this letter, or by September 7, 1992. Please notify Jennifer Eberle, or myself as an alternate, of this office three working days in advance of this field activity.

**SENDER:** Complete items 1 and 2 when additional services are desired, and complete items 3 and 4.  
 Put your address in the "RETURN TO" Space on the reverse side. Failure to do this will prevent this card from being returned to you. The return receipt fee will provide you the name of the person delivered to and the date of delivery. For additional fees the following services are available. Consult postmaster for fees and check box(es) for additional service(s) requested.

1.  Show to whom delivered, date, and addressee's address. (Extra charge)  
 2.  Restricted Delivery (Extra charge)

3. Article Addressed to:  (JE) #1211  Estate of Jean Josephine Attn: Aldo Guidotti 1 Bates Blvd., #300 Orinda, CA 94536	4. Article Number P 113 815 245 Type of Service: <input type="checkbox"/> Registered <input type="checkbox"/> Insured <input checked="" type="checkbox"/> Certified <input type="checkbox"/> COD <input type="checkbox"/> Express Mail <input type="checkbox"/> Return Receipt for Merchandise
5. Signature - Address X	Always obtain signature of addressee or agent and DATE DELIVERED.
6. Signature - Agent X <i>P. Andrus</i>	8. Addressee's Address (ONLY if requested and fee paid)
7. Date of Delivery <i>7/27/92</i>	


PS Form 3811, Mar. 1988 \* U.S.G.P.O. 1988-212-865 DOMESTIC RETURN RECEIPT

UNITED STATES POSTAL SERVICE  
OFFICIAL BUSINESS

**SENDER INSTRUCTIONS**

Print your name, address and ZIP Code in the space below.

- Complete items 1, 2, 3, and 4 on the reverse.
- Attach to front of article if space permits, otherwise affix to back of article.
- Endorse article "Return Receipt Requested" adjacent to number.


  
 PENALTY FOR PRIVATE USE, \$300

52 JUL 28 PM 12:48

Print Sender's name, address, and ZIP Code in the space below.

---

**DEPARTMENT OF ENVIRONMENTAL HEALTH**  
**HAZARDOUS MATERIALS DIVISION**  
 80 SWAN WAY, SUITE 200  
 OAKLAND, CA 94621  
 430 - 4530

P 113 815 245  
  
**Receipt for Certified Mail**  
 No Insurance Coverage Provided  
 Do not use for International Mail (See Reverse)

(JE) #1211

Sent to <b>Aldo Guidotti</b>	
Street and No. <b>1 Bates Blvd., #300</b>	
P.O., State and ZIP Code <b>Orinda, CA 94536</b>	
Postage	\$
Certified Fee	
Special Delivery Fee	
Restricted Delivery Fee	
Return Receipt Showing to Whom & Date Delivered	
Return Receipt Showing to Whom, Date, and Addressee's Address	
TOTAL Postage & Fees	\$
Postmark or Date	

PS Form 3800, June 1991

ALAMEDA COUNTY  
HEALTH CARE SERVICES  
AGENCY

DAVID J. KEARS, Agency Director



RAFAT A. SHAHID, ASST. AGENCY DIRECTOR

September 10, 1992

STID 1211

Aldo Guidotti  
Estate of Jean Josephine  
1 Bates Blvd., #300  
Orinda CA 94536

RE: Pacific Cryogenic  
2311 Magnolia St.  
Oakland CA 94607

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

Dear Mr. Guidotti,

We have received a faxed letter from your consultant, Hageman-Aguiar, Inc. (HAI), dated 9/8/92. This letter responds to the eight items outlined in a letter from us dated 7/22/92. The 9/8/92 letter from HAI is satisfactory in general. There still remains a few items needing clarification:

Item #3: Since you propose to dispose purge water in the sanitary sewer, you must obtain a permit from EBMUD for this purpose. Please provide us with a copy of the permit.

Item #4: We again request boring logs for MW-2 and MW-3, and a more legible copy of the boring log for MW-1 **within 30 days or by October 10, 1992.**

Item #8: You indicated that the piping removal should begin by September 22, 1992. Please give us three working days advance notice so that a representative from this office can be present for the excavation and sampling.

If you have any questions, please contact Jennifer Eberle at 510-271-4320.

Sincerely,

Susan Hugo  
Senior Hazardous Materials Specialist

cc: Gary Aguiar, Hageman-Aguiar Inc., 3732 Mt. Diablo Blvd.,  
Suite 372, Lafayette CA 94549  
Rich Hiatt, RWQCB  
Ed Howell/File

je 1211-A

ALAMEDA COUNTY  
HEALTH CARE SERVICES  
AGENCY

DAVID J. KEARS, Agency Director



RAFAT A. SHAHID, ASST. AGENCY DIRECTOR

August 23, 1993  
STID 1211

DEPARTMENT OF ENVIRONMENTAL HEALTH  
State Water Resources Control Board  
Division of Clean Water Programs  
UST Local Oversight Program

Aldo Guidotti  
Estate of Jean Josephine  
1 Bates Blvd., #300  
Orinda CA 94536

RE: Pacific Cryogenic  
2311 Magnolia St.  
Oakland CA 94607  
80 Swan Way, Rm 200  
Oakland, CA 94621  
(510) 271-4530

Dear Mr. Guidotti,

We are in receipt of quarterly reports prepared by Hageman-Aguiar Inc., dated 8/2/93, 5/24/93, 3/8/93, and 10/15/92. Concentrations of petroleum hydrocarbons in MW-3 continue to be elevated, even after removal of contaminated soil in the vicinity of the piping in November 1992. It is likely that the groundwater plume is migrating downgradient, and even possibly offsite. Therefore, we request that you submit a workplan for an additional groundwater investigation to determine the extent of contamination **within 45 days or by October 8, 1993**. Please include a proposal for disposal of the stockpiled soils, along with any laboratory reports for verification sampling which may have been conducted.

In addition, please dispose of purge water from quarterly sampling, and submit documentation of such disposal (i.e. manifests) **within 45 days or by October 8, 1993**.

All work should adhere to a) the Tri-Regional Board Staff Recommendations for Preliminary Evaluation and Investigation of Underground Tank Sites, dated 8/10/90; and b) Article 11 of Title 23, California Code of Regulations. Reports and proposals must be submitted **under seal** of a California-Registered Geologist, -Certified Engineering Geologist, or -Registered Civil Engineer.

Please note that reports and documents no longer need to be copied to the Regional Water Quality Control Board. Kindly submit a cover letter with your consultant's reports. If you have any questions, please contact me at 510-271-4530.

Sincerely,

Jennifer Eberle  
Hazardous Materials Specialist

cc: Gary Aguiar, Hageman-Aguiar, Inc., 3732 Mt. Diablo Blvd.  
Suite 372, Lafayette CA 94549  
Ed Howell/file

je

ALAMEDA COUNTY  
HEALTH CARE SERVICES  
AGENCY

DAVID J. KEARS, Agency Director



RAFAT A. SHAHID, ASST. AGENCY DIRECTOR

November 2, 1993  
STID 1211

Aldo Guidotti  
Estate of Jean Josephine  
1 Bates Blvd., #300  
Orinda CA 94536

RE: Pacific Cryogenic  
2311 Magnolia St.  
Oakland CA 94607

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

Dear Mr. Guidotti,

We are in receipt of the "Proposed Workplan for Subsurface Investigation," prepared by Hageman-Aguiar Inc., dated 10/8/93. As you know, this workplan involves a number of hydropunch locations for the purpose of defining the lateral extent of groundwater contamination. The results of this investigation will be the basis for future groundwater monitoring wells, if so needed.

This workplan is found acceptable; implementation may begin immediately. If you have any questions, please contact me at 510-271-4530.

Sincerely,

Jennifer Eberle  
Hazardous Materials Specialist

cc: Gary Aguiar, Hageman-Aguiar, Inc., 3732 Mt. Diablo Blvd.  
Suite 372, Lafayette CA 94549  
Ed Howell/file

je

11-2-93

Post-It™ brand fax transmittal memo 7671 # of pages ▶ 1

To	Gary Aguiar	From	J. Eberle
Co.		Co.	
Dept.		Phone #	
Fax #		Fax #	

ALAMEDA COUNTY  
HEALTH CARE SERVICES  
AGENCY

DAVID J. KEARS, Agency Director



RAFAT A. SHAHID, ASST. AGENCY DIRECTOR

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

March 23, 1994  
STID 1211

Aldo Guidotti  
Estate of Jean Josephine  
1 Bates Blvd., #300  
Orinda CA 94536

RE: Pacific Cryogenic  
2311 Magnolia St.  
Oakland CA 94607

Dear Mr. Guidotti,

We are in receipt of the "Quarterly Groundwater Sampling Report and Report of Subsurface Investigation," prepared by Hageman-Aguiar Inc., dated 12/8/93. This report documents the "hydropunch" sampling conducted in November 1993.

We are also in receipt of the "Report of Quarterly Groundwater Sampling," prepared by Hageman-Aguiar Inc., dated 2/3/94. Both of these reports document the generation of wastewater from such activities as well purging. Apparently, this wastewater has been accumulating at your facility. The Hageman-Aguiar reports state that this wastewater should be transported as a hazardous liquid waste under proper manifest. Hazardous wastes cannot be stored onsite for more than 90 days without a storage permit, as per 22 CCR Section 66262.34. Therefore, we request that you properly dispose of the wastewater, as well as any waste soils, and provide us with legible disposal documentation within 45 days, or by May 9, 1994.

If you have any questions, please contact me at 510-271-4530.

Sincerely,

A handwritten signature in cursive script, appearing to read 'J Eberle'.

Jennifer Eberle  
Hazardous Materials Specialist

cc: Gary Aguiar, Hageman-Aguiar, Inc., 3732 Mt. Diablo Blvd.  
Suite 372, Lafayette CA 94549  
Ed Howell/file

je

ALAMEDA COUNTY  
HEALTH CARE SERVICES  
AGENCY

DAVID J. KEARS, Agency Director



RAFAT A. SHAHID, Director

August 23, 1995  
STID 1211

Aldo Guidotti  
Estate of Jean Josephine  
1 Bates Blvd., #300  
Orinda CA 94536

DEPARTMENT OF ENVIRONMENTAL HEALTH  
Environmental Protection Division  
1131 Harbor Bay Parkway, #250  
Alameda, CA 94502-6577  
(510) 567-6700

RE: Pacific Cryogenic, 2311 Magnolia St., Oakland CA 94607

Dear Mr. Guidotti,

Since my last letter to you, dated 3/23/94, I have received the following documents:

- 1) 5/9/94 "Report of Quarterly Groundwater Sampling," prepared by Hageman-Aguiar
- 2) 9/14/94 "Report of Quarterly Groundwater Sampling," prepared by Hageman-Aguiar
- 3) 11/15/94 "Report of Quarterly Groundwater Sampling," prepared by Hageman-Aguiar
- 4) 4/6/95 "Report of Quarterly Groundwater Sampling," prepared by Hageman-Aguiar

Based on a review of these documents, it appears that some changes can be made in the sampling matrix. Since MW2 has been cross-gradient and ND for TPH-gasoline and BTEX for the past 13 quarters, it would be acceptable to reduce the sampling frequency from quarterly to annually. Since MW1 has been upgradient and ND for TPH-gasoline and BTEX for the past 4 quarters, it would be acceptable to reduce the sampling frequency from quarterly to annually. These wells should be sampled in the spring quarter. The extractable analyses (TPH-kerosene, -diesel, -mineral spirits, and -motor oil) may be deleted entirely from all four wells. Quarterly monitoring should continue in order to determine flow direction.

If you have any questions, please contact me at 510-567-6700, ext 6761; our fax number is 510-337-9335. You are encouraged to submit reports on double-sided paper in order to save trees.

Sincerely,

Jennifer Eberle  
Hazardous Materials Specialist

cc: Gary Aguiar, 3732 Mt. Diablo Blvd., suite 372, Lafayette CA 94549  
Leroy Todd/file

je.1211

ALAMEDA COUNTY  
HEALTH CARE SERVICES



AGENCY

DAVID J. KEARS, Agency Director

December 16, 1996

STID 1211

page 1 of 2

Aldo Guidotti  
Estate of Jean Josephine  
1 Bates Blvd., #300  
Orinda CA 94536

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

RE: Pacific Cryogenic, 2311 Magnolia St., Oakland CA 94607

Dear Mr. Guidotti,

Since my last letter to you, dated 8/23/95, I have received the following documents:

- 1) 9/6/95 "Quarterly Groundwater Sampling Report," prepared by Hageman-Aguiar;
- 2) 6/7/96 "Quarterly Groundwater Sampling Report," prepared by Hageman-Aguiar;
- 3) 11/21/96 "Quarterly Groundwater Sampling Report," prepared by Hageman-Aguiar; and
- 4) your letter dated 12/5/96.

Groundwater was reportedly sampled on 8/23/95, 5/8/96 and 11/15/96. This represents the 3rd, 2nd and 4th quarters, respectively. I understand that the 3rd quarter 1995 sampling was already being conducted when I wrote my last letter. As per my last letter, you were requested to sample (all of) the wells in the "spring quarter." Please note that this means the 1st quarter, during the hydrogeologic high cycle, between January 1st and March 31st. To reiterate, **MW1 and MW2 should be sampled annually, in the first quarter. It would be acceptable to reduce the sampling frequency of wells MW3 and MW4 from quarterly to semi-annually (first and third quarters).** It would also be acceptable to reduce the frequency of groundwater elevation (GWE) measurements to semi-annual. Reports may be submitted semi-annually. A copy of my last letter is enclosed for your reference.

The accumulating purge water must be properly disposed. You are requested to periodically check the condition of the drums and to periodically dispose of the purge water. The drums should be in good condition, labeled, and sealed. Disposal documentation must be submitted to this office. This information will be utilized when this case reaches closure.



December 16, 1996  
STID 1211  
page 2 of 2  
Aldo Guidotti

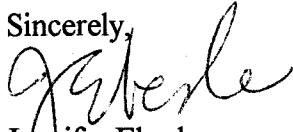
Your request for case closure, dated 12/5/96, has been received. "Residual" soil and groundwater contamination remains onsite. In particular, the pipeline excavation did not remove all the contaminated soil. In addition, ongoing groundwater sampling indicates continued contamination. When residual soil and/or groundwater concentrations remain onsite, the threat to human health and the environment must be evaluated in order to close the case. This could be done quantitatively via a risk evaluation or risk assessment. In the past year, new guidance pertaining to fuel sites has been received from the Regional Water Quality Control Board (RWQCB). For your reference, I have enclosed a copy of the RWQCB's "Supplemental Instructions," dated 1/5/96. This document refers to risk assessments in item #5 under "low risk soils case" section and in the third question on the Fact Sheet.

You basically have two options for proceeding with this case. You may either continue groundwater sampling on the reduced frequency schedule for an undetermined length of time ("long term monitoring"), OR you may submit a risk evaluation. The risk evaluation must be prepared by a professional environmental company, under signature and seal of a P.E., R.G., or C.E.G. This risk assessor should contact me prior to preparing the risk assessment to discuss the parameters. One such parameter is the projected property use. If the property is only zoned for commercial/industrial use, it would be acceptable to use the commercial/industrial scenario, as opposed to the residential scenario. However, in that case, the final closure letter would indicate that if a change in land use is proposed, this agency must be contacted by the property owner. Further risk assessment may be warranted in such a case.

Computer software is available for the ASTM risk assessment, referred to in the RWQCB guidance. Most of the work is in selecting the correct parameters; inputting the data into the software is relatively straightforward. Although this ASTM guidance is fairly new, many environmental consultants now utilize the ASTM software.

If you have any questions, please contact me at 510-567-6700, ext 6761.

Sincerely,



Jennifer Eberle  
Hazardous Materials Specialist

cc: Gary Aguiar, 3732 Mt. Diablo Blvd., suite 372, Lafayette CA 94549  
J. Eberle/file

je.1211-A  
enclosure

ALAMEDA COUNTY  
HEALTH CARE SERVICES



AGENCY  
DAVID J. KEARS, Agency Director

March 15, 2000

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

Mr. Gary Aguiar  
Hageman-Aguiar, Inc.  
11100 San Pablo Avenue  
Suite 200-A  
El Cerrito, CA 94530

RE: Pacific Cryogenic, 2311 Magnolia Street, Oakland, CA 94607

Mr. Aguiar:

I am preparing the case closure summary for the above site. Please submit the following information and documents to me to assist me in my efforts to close this case.

- 1) Copy of the manifest for disposal of the underground tanks removed in June & July 1989
- 2) Copy of the manifest for disposal of the impacted soil
- 3) Copy of the drilling log and well construction for MW-2 and MW-3 installed sometime in 1991
- 4) Copy of Progressive Report dated 11-20-90 from Geo-Environmental
- 5) Copy of all groundwater analytical for VOC's.
- 6) Copy of any groundwater sample taken near and/or downgradient from the former diesel tank location. Benzene was detected in the groundwater at a concentration of 6.3 ppb in a water sample taken during tank removal.

If you have any questions, please contact me at (510) 567-6774.

Sincerely,

  
Larry Seto  
Sr. Hazardous Materials Specialist

Cc: Aldo Guidotti, Guidotti and Lee, One Bates Blvd., Suite 300,  
Orinda, CA 95663

✓ Files

ALAMEDA COUNTY  
HEALTH CARE SERVICES

AGENCY  
DAVID J. KEARS, Agency Director



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

May 8, 2000

Mr. Aldo Guidotti  
Estate of Jean Josephin  
1 Bates Blvd., #300  
Orinda, CA 94563  
STID 1211

RE: Pacific Cryogenic, 2311 Magnolia Street, Oakland, CA 94607

Dear Mr. Guidotti:

I am preparing the case closure summary for the above site. There were three underground storage tanks that were removed from the site. A 8,000 gallon diesel tank on 6-30-89, and a 1,000 gasoline tank and a 550 gallon waste oil tank on 7-12-89. The copy of the manifest in the file indicates all three tanks were taken from the site on 6-30-89. Please clarify when the tanks were removed from ground, and disposed off-site. If available, please submit a copy of the completed manifest.

There are no boring logs or well construction information available for monitoring wells MW-2 and MW-3. It is uncertain exactly how the two wells are screened. The data generated from wells MW-2 and MW-3 may not accurately reflect the groundwater quality. Please submit a workplan to collect grab groundwater samples downgradient from the former locations of the underground tanks and pipelines/dispensers. The samples should be tested for the presence of TPH(gas), TPH(diesel), BTEX and MTBE.

If you have any questions, please contact me at (510) 567-6774.

Sincerely,



Larry Seto  
Sr. Hazardous Materials Specialist

Cc: Gary Aguiar, Hageman-Aguiar, Inc., 11100 San Pablo Avenue, Suite 200-A,  
El Cerrito, CA 94530

Files

ALAMEDA COUNTY  
HEALTH CARE SERVICES

AGENCY  
DAVID J. KEARS, Agency Director



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

June 20, 2000

Mr. Aldo Guidotti  
Attorney At Law  
One Bates Boulevard  
Orinda, CA 94563  
STID 1211

RE: Pacific Cryogenics, 2311 Magnolia Street, Oakland, CA 94607

Dear Mr. Guidotti:

I have reviewed the Workplan for Subsurface Investigation dated June 12, 2000 that was prepared by Hageman-Aguiar, Inc. It is acceptable with the condition that a minimum of one soil, and one water sample be collected from each boring and submitted to the laboratory for analysis. The soil samples collected near the former tank diesel tank should be tested for the presence of TPH(d), TPH(g), BTEX and MTBE. The soil sample collected near the MW-2, MW-3 and pipeline should be tested for the presence of TPH(g), BTEX and MTBE. If greater than 200 ppb of MTBE is detected in the groundwater using EPA method 8020, confirmation should be done using EPA method 8260.

If you have any questions, please contact me at (510) 567-6774.

Sincerely,



Larry Seto  
Sr. Hazardous Materials Specialist

Cc: Gary Aguiar, Hageman-Aguiar, Inc., 11100 San Pablo Ave., Suite 200-A,  
El Cerrito, CA 94530

Files

ALAMEDA COUNTY  
HEALTH CARE SERVICES

AGENCY  
DAVID J. KEARS, Agency Director



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

RO0000240

May 1, 2001

Mr. Michael Yue  
21995 Mission Blvd  
Hayward, CA 94541

**RE: Former Fountain Cleaners at 2006 Encinal Avenue, Alameda, CA 94501**

Dear Mr. Yue:

I am the current case worker for the former Crystal/Fountain Cleaners located at the above referenced site. When seven underground storage tanks were removed in 1989, elevated petroleum hydrocarbon constituents were identified in soil samples collected from the excavation. A groundwater monitoring well was installed in 1994. After four consecutive quarters of monitoring/sampling, groundwater continues to identify moderate levels of gasoline and diesel constituents.

A workplan for the installation of two additional groundwater monitoring wells was approved by this Agency in April 1998, but the workplan was never implemented. At this time, I recommend that you conduct another round of sampling and advance three direct-push boreholes to collect additional grab groundwater samples. If little or no hydrocarbon contaminants are detected, I will review the case for possible closure.

Please contact me, or have your environmental consultant contact me, to further discuss this case. I can be reached at (510) 567-6762.

A handwritten signature in black ink, appearing to read 'eva chu', with a long horizontal flourish extending to the right.

eva chu  
Hazardous Materials Specialist