

ALAMEDA COUNTY  
HEALTH CARE SERVICES



AGENCY

DAVID J. KEARS, Agency Director

20752

STID 5131

August 19, 1996

Frank Elam  
c/o Americana Commercial  
3790 South Paradise Road, Suite 250  
Las Vegas, NV 89109

Alameda County CC4580  
Environmental Health Services  
1131 Harbor Bay Pkwy., #250  
Alameda CA 94502-6577  
(510)567-6700 FAX(510)337-9335

RE: PROPERTY LOCATED AT 1259 48th AVENUE, OAKLAND

Dear Mr. Elam:

This office is in receipt of and has completed review of the case file for this site, up to and including the August 16, 1996 - ALL Environmental, Inc., (AEI) "Work Plan".

This work plan details the advancement of three soil borings (BH-1, BH-2 and BH-3) within 10 feet of the former underground storage tank (UST), to a depth of approximately 15 feet below ground surface (bgs). Soil samples will be collected at 3 feet bgs and at 5 foot intervals thereafter. "Grab" groundwater samples will be collected from each boring. Soil and groundwater samples will be analyzed for TPHg, BTEX, MTBE and total lead.

**This PSA work plan is approved. Please contact this office a minimum of 72 hours prior to commencing field operations.**

Please be advised that if significant soil and/or groundwater petroleum hydrocarbon contamination is detected during this PSA, additional site characterization may be requested by this office. **This letter constitutes a formal request for technical reports pursuant to California Water Code Section 13267(b) and Health and Safety Code Sections 25299.37 and 25299.78.**

Please feel free to call me directly at 510/567-6880 should you have any questions.

Sincerely,

Dale Klettke, CHMM  
Hazardous Materials Specialist

c: Thomas Peacock, LOP Manager--files  
H. & L. Chau & H. Khoan, 1259 48th Avenue, Oakland, CA 94601  
James B. Wickersham, 3200A Danville Blvd., Suite 202, P.O. Box 1058, Alamo, CA  
94507  
Jennifer Anderson, c/o All Environmental, 3364 Mt. Diablo Blvd., Lafayette, CA 94549

ALAMEDA COUNTY  
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



R0#752

Alameda County  
Environmental Health Services  
1131 Harbor Bay Pkwy., #250  
Alameda CA 94502-6577  
(510)567-6700 FAX (510)337-9335

STID 5131

May 20, 1996

Frank Elam  
c/o Americana Commercial  
3790 South Paradise Road, Suite 250  
Las Vegas, NV 89109

RE: PROPERTY LOCATED AT 1259 48th AVENUE, OAKLAND

Dear Mr. Elam:

The results of sample analysis and observations documented during the July 1987 closure of a 1000 gallon gasoline underground storage tank (UST) have been evaluated. Detectable fuel hydrocarbon contamination was identified in the water sampled from the excavation pit. This sample was shown to contain 46 milligram per liter (mg/L) of volatile hydrocarbons, 0.10 mg/L of toluene and 1.1 mg/L of total xylenes. A copy of the Champco report is enclosed for your review.

A confirmed release from the UST has occurred at this site. This release was discovered during the time which F & K Investment Company (F & K) owned the property. Alameda County Assessor's Office records show that property was owned by F & K from approximately 1976 to 1987.

Pursuant to provisions of Article 11, Title 23, California Code of Regulations (CCR), you are required to perform an preliminary site assessment (PSA) to define the extent of both soil and groundwater contamination. To facilitate this task, a PSA work plan must be submitted for review. **This PSA work plan is due within 90 days of the date of this letter, or no later than August 20, 1996.**

However, in order to pursue the pending PSA in a more cost-effective fashion, this office encourages you to first employ rapid site assessment tools (e.g. CPT, Geo Probe, Hydropunch, etc.) to qualitatively assess petroleum hydrocarbon impacts.

A report must be submitted within 45 days of the completion of field activities associated with this phase of work at the site. The referenced reports must describe the status of the investigation and include, among other elements, the following:

- Details and results of all work performed during the designated reporting period: records of field observations and data, boring logs, water level data, chain-of-custody forms, laboratory results for all samples collected and analyzed (including QA/QC data), tabulations of free product thicknesses and dissolved fractions, etc.

Mr. Elam  
RE: 1259 48th Avenue, Oakland  
May 20, 1996  
Page 2 of 2

- Status of ground water contamination and characterization.
- Interpretation of results.
- Recommendations for additional work.

Pursuant to provisions of the Business and Professions Code all work and reports which require geologic or engineering evaluations and/or judgements must be performed under the direction of an appropriately registered or certified professional. All reports and proposals must be submitted under seal of a California-registered geologist or civil engineer with the appropriate environmental background.

Please be advised that if significant soil and/or groundwater petroleum hydrocarbon contamination is detected during this PSA, additional site characterization may be requested by this office. **This letter constitutes a formal request for technical reports pursuant to California Water Code Section 13267(b).**

Please feel free to call me directly at 510/567-6880 should you have any questions.

Sincerely,



Dale Klettke, CHMM  
Hazardous Materials Specialist

*PSC*  
c: Thomas Peacock, LOP Manager--files  
H. & L. Chau & H. Khoan, 1259 48th Avenue, Oakland, CA 94601

ALAMEDA COUNTY  
HEALTH CARE SERVICES

AGENCY  
DAVID J. KEARS, Agency Director



RO# 752

ARNOLD PERKINS, DIRECTOR  
RAFAT A. SHAHID, DEPUTY DIRECTOR

STID 5131

February 1, 1996

H. & L. Chau & H. Khoan  
Chau's Auto Port  
1259 48th Avenue  
Oakland, CA 94601

Alameda County CC4580  
Environmental Health Services  
1131 Harbor Bay Pkwy., #250  
Alameda CA 94502-6577  
(510)567-6700 FAX(510)337-9335

RE: CHAU'S AUTO PORT, 1259 48th AVENUE, OAKLAND

**"NOTICE OF VIOLATION"**

Dear H & L Chau and H. Khoan:

This letter serves to follow-up to a Alameda County Health Care Services Agency (ACHCSA) letter from myself dated August 23, 1995. In this letter you were requested to **submit a work plan for subsurface investigation within 90 days**. No work plan has been received by this office. A copy of this letter is enclosed for your review.

A confirmed release from the UST has occurred at this site.. Pursuant to provisions of Article 11, Title 23, California Code of Regulations (CCR), you are required to perform an preliminary site assessment (PSA) to define the extent of both soil and ground water contamination. To facilitate this task, a PSA work plan must be submitted for review. **This work plan is due within 45 days of the date of this letter, or March 18, 1996.**

Please be advised that failure to satisfy this request may result in the referral of this case to the Alameda County District Attorneys Office. Please be further advised that Section 25299(b) of the California Health and Safety Code, among other possible statutes, provides for civil penalties of up to \$5000 per tank per day for failure to comply with this directive.

Please be advised that this letter constitutes a formal request for technical reports pursuant to California Water Code Section 13267(b).

I have tried unsuccessfully to reach either Frank Elam or Richard La Force, who owned the property at the time the tank was removed and the release was discovered.

Please call me at 510/567-6880 should you have any questions concerning the content of this letter.

H. & L. Chau & H. Khoan  
RE: 1259 48th Avenue, Oakland  
August 23, 1995  
Page 2 of 2

Sincerely,

A handwritten signature in cursive script, appearing to read "Dale Klettke", written over a horizontal line.

Dale Klettke, CHMM  
Hazardous Materials Specialist

enclosure

c: Thomas Peacock, LOP Manager  
Gil Jensen, Alameda County District Attorney's Office

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ALAMEDA COUNTY  
HEALTH CARE SERVICES  
AGENCY



DAVID J. KEARS, Agency Director

RAFAT A. SHAHID, Director

R0752

STID 5131

August 23, 1995

H. & L. Chau & H. Khoan  
Chau's Auto Port  
1259 48th Avenue  
Oakland, CA 94601

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

RE: CHAU'S AUTO PORT, 1259 48th AVENUE, OAKLAND

Dear H & L Chau and H. Khoan:

The results of sample analysis and observations documented during the July 1987 closure of a 1000 gallon gasoline underground storage tank (UST) have been evaluated. Detectable fuel hydrocarbon contamination was identified in the water sampled from the excavation pit. This sample was shown to contain 46 milligram per liter (mg/L) of volatile hydrocarbons, 0.10 mg/L of toluene and 1.1 mg/L of total xylenes.

A confirmed release from the UST has occurred at this site. Pursuant to provisions of Article 11, Title 23, California Code of Regulations (CCR), you are required to perform a preliminary site assessment (PSA) to define the extent of both soil and ground water contamination. To facilitate this task, a PSA work plan must be submitted for review. **This work plan is due within 90 days of the date of this letter.**

However, in order to pursue the pending PSA in a more cost-effective fashion, this office encourages you to first employ rapid site assessment tools (e.g. CPT, Geo Probe, Hydropunch, etc.) to qualitatively assess impacts **before** proposing final well locations.

A report must be submitted within 45 days of the completion of field activities associated with this phase of work at the site. The referenced reports must describe the status of the investigation and include, among other elements, the following:

- Details and results of all work performed during the designated reporting period: records of field observations and data, boring and well construction logs, water level data, boring and well construction logs, water level data, chain-of-custody forms, laboratory results for all samples collected and analyzed (including QA/QC data), tabulations of free product thicknesses and dissolved fractions, etc.
- Status of ground water contamination and characterization.
- Interpretation of results: water level contour maps showing gradients, free and dissolved product plume definition maps for each target compound, geologic cross sections, etc.
- Recommendations for additional work.

Mr. Elam and Mr. La Force  
RE: 1259 48th Avenue, Oakland  
August 23, 1995  
Page 2 of 2

- Recommendations for additional work.

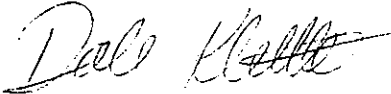
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Please be advised that this letter constitutes a formal request for technical reports pursuant to California Water Code Section 13267(b).

For your information, the Underground Storage Tank Cleanup Fund (Fund) is created pursuant to Chapter 6.75 of the California Health & Safety Code to help eligible owners and operators of petroleum underground storage tanks obtain reimbursement for costs of the cleanup of unauthorized releases of petroleum. You are encouraged to contact the SWRCB fund representative (916/227-4529) for more case-specific information and to obtain an application package. Please also bear in mind that, in order to maintain UST clean-up fund eligibility, specific bidding requirements and contracting criteria must be met.

Please call me at 510/567-6880 should you have any questions.

Sincerely,



Dale Klettke, CHMM  
Hazardous Materials Specialist

cc: Jun Makishima, Interim Director of Environmental Health  
Leroy Todd, Acting Chief, Hazardous Materials Division--files  
Gil Jensen, Alameda County District Attorney's Office  
H. & L. Chau & H. Khoan, 1259 48th Avenue, Oakland, CA 94601

ALAMEDA COUNTY  
HEALTH CARE SERVICES  
AGENCY

DAVID J. KEARS, Agency Director



RAFAT A. SHAHID, Director

R0752

STID 5131

August 23, 1995

Frank Elam and Richard La Force  
F & K Investment Company  
323 Brecken Ridge Place  
Martinez, CA 94553

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

RE: PROPERTY LOCATED AT 1259 48th AVENUE, OAKLAND

Dear Mr. Elam and Mr. La Force:

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H. & L. Chau & H. Khoan  
RE: 1259 48th Avenue, Oakland  
August 23, 1995  
Page 2 of 2

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Sincerely,



Dale Klettke, CHMM  
Hazardous Materials Specialist

cc: Jun Makishima, Interim Director of Environmental Health  
Leroy Todd, Acting Chief, Hazardous Materials Division--files  
Gil Jensen, Alameda County District Attorney's Office  
Frank Elam and Richard La Force, F & K Investment Company, 323 Brecken Ridge  
Place, Martinez, CA 94553