

## FAX Transmission Cover Sheet

ENVIRONMENTAL  
PROTECTION  
96 SEP 23 PM 3:00

TO: Jennifer Eberle

FROM: Doug Lovell

DATE: 20 September 1996

NUMBER OF PAGES TO FOLLOW: 1  
(Not including this cover sheet)

ORIGINAL WILL BE MAILED

MESSAGE: In response to your question about groundwater gradient, we've selected 5 monitoring events, spaced relatively evenly between 30 Nov 94 and 5 Mar 96. The event date, gradient direction, and gradient magnitude are: 30 November 1994, S74°W (West-Southwest), 0.004. 30 March 1995, N86°W (West), 0.008. 1 June 1995, N84°W (West), 0.012. 1 August 1995, N82°W (West), 0.009. 5 March 1996, N69°W (West-Northwest), 0.016. These data indicate the gradient direction varies between West-Northwest and West-Southwest, with a predominant direction of West. These data indicate the gradient magnitude varies between 0.004 and 0.016, with an approximate average of 0.01 (1%). We've modified the Groundwater Elevation table to incorporate these data, with a hard copy in the mail to you - I doubt if you can read the fax version. Let us know if you have any more questions.

## STREAMBORN

Mail: PO Box 8330, Berkeley CA 94707-8330  
Office: 900 SantaFe Avenue, Albany CA 94706  
510/528-4234  
FAX 528-2613

## FAX Transmission Cover Sheet

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## STREAMBORN

Mail: PO Box 8330, Berkeley CA 94707-8330  
Office: 900 Santa Fe Avenue, Albany CA 94706  
510/528-4234  
FAX 528-2613

Table 3  
Groundwater Elevation Measurements  
901 Jefferson Street  
Oakland, CA

Date or Parameter	Measured By	Comments	MW-5		MW-18		MW-19		PTW-1		Gradient Direction	Gradient Magnitude
			Measuring Point = Top of Well Casing at North Side, Elevation = 999.50		Measuring Point = Top of Well Casing at North Side, Elevation = 999.67		Measuring Point = Top of Well Casing at North Side, Elevation = 1,000.00		Measuring Point = Top of Well Casing at North Side, Elevation = 999.89			
			Depth	Elevation	Depth	Elevation	Depth	Elevation	Depth	Elevation		
14 August 1989	WWC			974.58		974.47		974.77				
15 February 1991	WWC			973.58		973.43		973.60				
27 March 1991	WWC			974.24		974.07		974.45				
2 March 1993	WWC			976.60		976.32		976.50				
15 December 1993	Streamborn		24.31	975.19	24.70	974.97	25.02	974.96				
26 October 1994	Streamborn	Immediately before sampling, prior to start of in situ bioremediation	24.49	975.01	24.91	974.76	25.11	974.89	24.71	975.18		
4 November 1994	Streamborn	Immediately before dosing event	24.64	974.86	25.02	974.65	24.97	975.03	24.89	975.00		
16 November 1994	Streamborn	Immediately before dosing event	24.33	975.17	24.73	974.94	24.65	975.35	24.60	975.29		
30 November 1994	Streamborn	Immediately before dosing event	24.00	975.50	24.46	975.21	24.35	975.65	24.33	975.56	S74°W (West-Southwest)	0.004
23 December 1994	Streamborn	Immediately before sampling, prior to dosing event	23.75	975.75	24.18	975.49	24.07	975.93	24.02	975.87		
25 January 1995	Streamborn	Immediately before dosing event	22.99	976.51	23.49	976.18	23.37	976.63	23.27	976.62		
17 February 1995	Streamborn	Immediately before sampling, prior to dosing event	22.27	977.23	22.80	976.87	22.44	977.56	22.56	977.33		
7 March 1995	Streamborn	Immediately before dosing event	22.02	977.48	22.57	977.10	22.21	977.79	22.34	977.55		
30 March 1995	Streamborn	Immediately before dosing event	21.36	978.14	21.93	977.74	21.58	978.42	21.68	978.21	N86°W (West)	0.008
7 April 1995	Streamborn	Immediately before dosing event	21.26	978.24	21.78	977.89	21.38	978.62	21.57	978.32		
18 April 1995	Streamborn	Immediately before sampling	21.13	978.37	21.71	977.96	21.25	978.75	21.44	978.45		
12 May 1995	Streamborn	Immediately before dosing event	21.18	978.32	21.72	977.95	21.28	978.72	21.47	978.42		
25 May 1995	Streamborn	Immediately before dosing event	21.45	978.05	21.91	977.76	21.58	978.42	21.70	978.19		
1 June 1995	Streamborn	Immediately before dosing event	21.50	978.00	21.99	977.68	21.62	978.38	21.77	978.12	N86°W (West)	0.012
9 June 1995	Streamborn	Immediately before dosing event	21.66	977.84	22.11	977.56	21.77	978.23	21.90	977.99		
15 June 1995	Streamborn	Immediately before sampling, prior to dosing event	21.70	977.80	22.15	977.52	21.76	978.24	21.89	978.00		
23 June 1995	Streamborn	Immediately before dosing event	21.81	977.69	22.25	977.42	21.90	978.10	22.02	977.87		
29 June 1995	Streamborn	Immediately before dosing event	21.90	977.60	22.33	977.34	22.05	977.95	22.15	977.74		
5 July 1995	Streamborn	Immediately before dosing event	21.98	977.52	22.40	977.27	22.10	977.90	22.25	977.64		
20 July 1995	Streamborn	Immediately before dosing event	22.20	977.30	22.58	977.09	22.31	977.69	22.42	977.47		
25 July 1995	Streamborn	Immediately before dosing event	22.18	977.32	22.56	977.11	22.36	977.64	22.44	977.45		
1 August 1995	Streamborn	Immediately before sampling, prior to dosing event	22.24	977.26	22.65	977.02	22.44	977.56	22.51	977.38	N82°W (West)	0.009
5 March 1996	Streamborn		22.40	977.10	22.86	976.81	22.43	977.57	22.70	977.19	N69°W (West-Northwest)	0.016
Total: Depth (last measurement)	Streamborn		29.5		29.2		30.1		29.6			

General Notes

- (a) WWC = Woodward-Clyde Consultants, Oakland, CA
- (b) Groundwater elevations referenced to site-specific datum (north side, top of PVC casing at MW 19, Elevation = 1,000.00). Well elevations were re-surveyed by Streamborn on 23 December 1994. Previous water elevation measurements have been adjusted to the new datum.
- (c) Measurements in units of feet
- (d) Shaded cells indicate that well did not yet exist.

11/2/2  
10/3/34 PM  
10/19/20/96  
510/528-2613  
Streamborn

SERVICES - ENVIRONMENTAL PROTECTION

MEMORANDUM

DATE: September 18, 1996

TO: Jennifer Eberle

FROM: Madhulla Logan

SUBJ: 901 Jefferson Street, Oakland, CA

I reviewed the risk assessment prepared for the referenced property. A Tier 2 analysis was conducted for the exposure pathway " Volatalization to Enclosed Space from contaminants in the groundwater" for both commercial and residential scenario. I asked them to compare the calculated site specific target levels (SSTL's) with the a 95 % Upper confidence limit of the average concentration. They submitted a updated risk assessment and this time around the risk for a residential scenario was calculated to be  $3.4 \times 10^{-6}$  with a half life of 277 days for benzene. According to Ravi, this degradation rate is acceptable. Hence, the risk evaluated for this site is acceptable.

*ground floor residence*



# SUMMIT REALTY INTERESTS, LLC

P.O. Box 1970  
Silverthorne, Colorado 80498  
(970) 262-1970 [Fax] 262-1971

1551 Larimer Street #1302  
Denver, Colorado 80202  
(303) 629-9092 [Fax] 629-9094

July 15, 1996

Ms. Jennifer Eberle  
Hazardous Materials Specialist  
Alameda County department of Environmental Health  
1131 Harbor Bay Parkway #250  
Alameda, CA 94502-6577

ENVIRONMENTAL  
PROTECTION  
96 JUL 18 PM 3:45

**Re: Parking Lot, 9th & Jefferson, Oakland**

Dear Mr. Eberle:

Last Wednesday, I spent nearly two hours on the phone with Streamborn, going over a draft of the enclosed "Risk Assessment for Benzene" Letter Report. We reviewed the 11 equations used to make the six assessments and the 228 variable values and assumptions used in the equations.

I now have put a simplified model in my head. Our least favorable risk assessment derived from a one-story residential building, built on a cracked slab-on-grade, with only a 6'6" ceiling height, above a 21 foot water table, that would be occupied 350 days a year for 30 years by the same occupants, with air-turnover rates all during that time that may not meet current ASHRE standards. If you will forgive me, I must suggest that the only use I could think of that might fill this description would be a jail. Further, it would have to be for serious offenders, since a less formidable detention facility would have more turn-over.

*g. H. 2*  
The underground contamination has been characterized as existing under approximately 10% of my site, under its northeast corner. After thirty years, I am told, the benzene will have degraded and the risk will have lessened. I calculate, therefore, that only 10 inmates (1 per 250 SF) could ever be exposed to the cancer risk we have derived (1 in 200,000). I understand that a 1 in 100,000 cancer risk, twice our jail's level of risk, is considered an acceptable risk for exposure levels of less than, say, 200,000,000 people.

Of course, this worst-case building will not be what is built on the site. Economics and zoning suggest a multi-story building over a ventilated basement containing parking. And since the water table has averaged 23 feet, including two very rainy winters, and since the ceiling height is likely to be 10-12 feet to support a commercial ground floor which will be vented to ASHRE standards and which will not have the exposure durations and frequencies we have assumed, the real risk on this site is more favorable than 1 in 1 million.

Ms Jennifer Eberle  
July 15, 1996

Page 2

When this contamination actually occurred, I was probably about 10 years old, growing up more than 100 miles away. I can't certify that I even knew there was an Oakland at the time. The man who dispensed the fuel from underground tanks in 1950 possibly never knew they leaked. I bought the site from his widow, just before she died, and before buyers asked questions about underground contamination when buying real property.

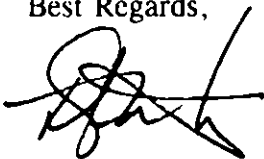
This assessment exercise caused me to recall my first meeting with George Ford, then of Woodward Clyde, over seven years ago, in the winter of 1989. We first discussed this new phenomenon of chain-of-title responsibility for clean-up, the potential extent of the contamination and of the various methods and potential costs of the clean-up. What I was discovering was not only very serious economically, George also said at the time that he thought it was also probably un-necessary. He said he didn't think there was any "pathway" that made the contamination a hazard. And then he told me that the ultimate "hammer" hanging over me was that I could be fined \$1,000 a day if I didn't keep working the problem. I was sitting there trying to grasp all the new terminology and the new governmental impositions from which there was no appeal, wondering what it would all ultimately mean to me.

Unfortunately for me, I came at the next years from another point of view. When I think of dead fish floating in polluted rivers, and peregrine falcons with DDT-softened eggs around their young, I get very motivated to help change things. So I worked the problem. It has cost me \$145,000 to explore two different remediation systems through pilot tests. For the record, I could really use my \$145,000 just now.

Considering all this, I hope you will find me a good condidate for a Case Closure Letter. In our conference call of April 30th, we offered to work up a draft for you. (Given the enclosed report, that has not been the task we thought it would be) but I am enclosing it anyway, because we promised.

Thank you for your consideration.

Best Regards,



Douglas N. Salter

cc: Kevin Graves, RWQCB w/enclosures  
Douglas Lovell, Streamborn w/o enclosures

**Bibliography**  
**901 Jefferson Street**  
**Oakland CA**

ENVIRONMENTAL  
PROTECTION  
96 JUN -3 PM 3: 21

Woodward-Clyde (1990). *Report, Hydrocarbon Investigation, 9th and Jefferson Streets, Oakland CA*. Prepared for Crosby, Heafy, Roach, and May, Oakland CA. Prepared by Woodward-Clyde Consultants, Oakland CA. June 1990.

Woodward-Clyde (1991a). *Letter to Dennis Byrne, Alameda County Department of Environmental Health, Oakland CA from George Ford, Woodward-Clyde Consultants, Oakland CA regarding quarterly monitoring results*. 11 January 1991.

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Woodward-Clyde (1991c). *Quarterly Monitoring Report, 901 Jefferson Street Site, Oakland*. Prepared for Douglas Salter, Silverthorne CO. Prepared by Woodward-Clyde Consultants, Oakland CA. 2 April 1991.

Woodward-Clyde (1991d). *Letter Report, Vapor Extraction Pilot Test Results*. Prepared for Douglas Salter, Silverthorne CO. Prepared by Woodward-Clyde Consultants, Oakland CA. 10 June 1991.

Woodward-Clyde (1993). *Quarterly Monitoring Report, 901 Jefferson Street Site, Oakland*. Prepared for Douglas Salter, Silverthorne CO. Prepared by Woodward-Clyde Consultants, Oakland CA. 7 April 1993.

Streamborn (1994a). *Data Submittal, Groundwater Monitoring, 901 Jefferson Street, Oakland CA*. Prepared by Streamborn, Berkeley CA. Prepared for Doug and Shar Salter, Denver CO. Prepared by Streamborn, Berkeley CA. 2 February 1994.

Streamborn (1994b). *Memorandum, Bench-Scale Treatability Testing Results and Proposed Pilot-Scale Testing, Insitu Bioremediation, 901 Jefferson Street, Oakland CA*. Prepared for Doug and Shar Salter, Denver CO. Prepared by Streamborn, Berkeley CA. 15 April 1994.

Streamborn (1995a). *Report, Well Installation and Groundwater Monitoring, 901 Jefferson Street, Oakland CA*. Prepared for Doug and Shar Salter, Denver CO. Prepared by Streamborn, Berkeley CA. 28 August 1995.

Streamborn (1995b). *Memorandum, Results of Pilot-Scale Treatability Testing of Insitu Bioremediation Plus Proposed Full-Scale Insitu Bioremediation Treatment, 901 Jefferson Street, Oakland CA*. Prepared for Doug and Shar Salter, Denver CO. Prepared by Streamborn, Berkeley CA. 9 October 1995.

Streamborn (1996a). *Data Submittal, Groundwater Monitoring, 901 Jefferson Street, Oakland CA*. Prepared by Streamborn, Berkeley CA. Prepared for Doug and Shar Salter, Denver CO. Prepared by Streamborn, Berkeley CA. 12 April 1996.

Streamborn (1996b). *Letter Report, Risk Assessment for Benzene, 901 Jefferson Street, Oakland CA*. Prepared by Streamborn, Berkeley CA. Prepared for Doug and Shar Salter, Denver CO. Prepared by Streamborn, Berkeley CA. 30 May 1996.

Date  
File No.

Douglas N. Salter  
1551 Larimer Street, #1302  
Denver, CO 80202

Subject: **Underground Storage Tank (UST) Case Closure  
Salter Property  
901 Jefferson Street, Oakland, CA**

Dear Mr. Salter:

Subject to the following Condition, this letter confirms the completion of site investigation and remedial action associated with the underground storage tank release at the above described location. Enclosed for your records is the Case Closure Summary dated \_\_\_\_\_ for the above referenced site.

Condition:

- Wells shall not be installed and groundwater shall not otherwise be extracted.

You shall take the steps necessary to ensure that current property owners and operators are aware of and comply with this condition. You shall incorporate this condition in any buy/sell agreement associated with this property.

This condition is stipulated because contamination remains in groundwater. This condition may be removed if, in the future, site investigations are conducted which demonstrate, to the satisfaction of this agency, that groundwater is no longer contaminated.

Based upon the available information, subject to the aforementioned condition, and with the provision that the information supplied to this agency was accurate and representative of site conditions, no further action related to the underground storage tank release is required.

This notice is issued pursuant to a regulation contained in Title 23, Division 3, Chapter 16, Section 2721(e) of the California Code of Regulations. If a change in land use is proposed, the owner must promptly notify this agency.

Please contact Kevin Graves at (510) 286-0435 if you have any questions regarding this matter.

Sincerely,

Loretta Barsamian  
Executive Officer



**Stephen I. Morse, Chief  
Toxics Cleanup Division**

**cc: Jennifer Eberle, Alameda County Environmental Health**

TRANSMIT REPORT

1996.05-03 10:29  
 510 337 9335  
 ALAMEDA CO EHS HAZ-OPS

COM No.	REMOTE STATION	START TIME	DURATION	PAGES	RESULT	USER ID	REMARKS
153	5282613	05-03 10:28	01' 14	04/04	OK		

7499402046

**CASE CLOSURE SUMMARY**  
**Leaking Underground Fuel Storage Tank Program**

**I. AGENCY INFORMATION**

**Date:**

Agency name: **Alameda County-HazMat**  
 City/State/Zip: **Alameda CA 94502**  
 Responsible staff person: **Jennifer Eberle**

Address: **1131 Harbor Bay Pky**  
 Phone: **(510) 567-6700**  
 Title: **Hazardous Materials Spec.**

**II. CASE INFORMATION**

Site facility name:  
 Site facility address:  
 RB LUSTIS Case No: **N/A** Local Case No./LOP Case No.:  
 URF filing date: **SWEEPS No: N/A**

Responsible Parties:      Addresses:      Phone Numbers:

<u>Tank No:</u>	<u>Size in gal.:</u>	<u>Contents:</u>	<u>Closed in-place or removed?:</u>	<u>Date:</u>
1				
2				
3				
4				

**III. RELEASE AND SITE CHARACTERIZATION INFORMATION**

Cause and type of release:  
 Site characterization complete? **YES NO**  
 Date approved by oversight agency:  
 Monitoring Wells installed? **YES NO**

Jennifer ,

I reference to the 901 Jefferson Street project, I have asked Mr. Douglas Lovell to compare the RBSL's with the 95% UCL of the average benzene concentrations found in the 3 wells. At this point, they have just used the average benzene concentrations. He mentioned that he will send the updated information. Also I am going to check on the validity of the degradation rates that were used in the risk assessment.

Madhulla

8-20-96

where is  
file?

lm ~ 8-22

1996-07-29 13:12  
 S10 337 9335  
 ALAMEDA CO EHS HAZ-OPS

COM No.	REMOTE STATION	START TIME	DURATION	PAGES	RESULT	USER ID	REMARKS
957	5282613	07-29 13:07	04' 35	09/03	OK		

7459402046

STATE OF CALIFORNIA -- CALIFORNIA ENVIRONMENTAL PROTECTION AGENCY

PETE WILSON, Governor

**CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD  
 SAN FRANCISCO BAY REGION**

2101 WEBSTER STREET, Suite 500  
 OAKLAND, CA 94612  
 Tel: (510) 286-1255  
 FAX: (510) 286-1380  
 BBS: (510) 286-0404



January 5, 1996

**To: San Francisco Bay Area Agencies Overseeing UST Cleanup  
 (see distribution list)**

**Subject: Supplemental Instructions to State Water Board December 8, 1995,  
 Interim Guidance on Required Cleanup at Low Risk Fuel Sites**

As you know, Lawrence Livermore National Laboratory (LLNL) issued its "Recommendations to Improve the Cleanup Process for California's Leaking Underground Fuel Tanks" (October 16, 1995). In response to this report, State Water Resources Control Board Executive Director Walt Pettit issued an interim guidance letter (attached) dated December 8, 1995, which discussed the regulatory implications of the conclusions and recommendations of the LLNL report. This letter is intended to further amplify the guidance contained in the State Board letter for fuel cleanup sites within the San Francisco Bay Region.

Two documents are enclosed. One we call "Supplemental Instructions", which we recommend for your use in regulating low-risk sites. The other is a fact sheet in question and answer format intended for the interested tank owner or the general public.

In general, we concur with the findings and conclusions of the LLNL study. The LLNL study is consistent with the language approved by the Regional Board in its "non-attainment zone" policy for groundwater cleanup. For both the LLNL study and the Regional Board "non-attainment zone" policy, it is recommended that fuel sites be treated differently and less stringently than solvent sites. In this region we believe that most fuel sites fall into the low-risk category, for which source removal and passive remediation are adequate. At the same time we believe that great care should be used to see that sites which are *not* low-risk receive more aggressive treatment. These judgements will always have to be made on a site-by-site basis.

Note that this guidance, like that provided in the State Board's December 8 letter, is only interim. The recommendations of the SB 1764 Scientific Advisory Committee are due this month, and these will presumably be reflected in the pending changes the State Board is considering in its update to its cleanup policy this spring.

*Jennifer Eberle*

**AllWest Environmental, Inc.**  
Specialists in Environmental Due Diligence and Remedial Services  
One Union Street, Suite 600  
San Francisco, CA 94108  
Tel: 415 391 2510  
Fax: 415 391 2200



Alameda County Environmental Health Department  
Hazardous Material Division  
Alameda, CA  
Fax # 510 337-9335

Attn: Juliette Blake;

According to your office procedure, I would like to make an appointment to review the following files at your department. The addresses in question are:

- JB HAVE this file with it to you*
- 1. #3738 - Douglas N. Salter, 901 Jefferson Street;
  - 2. #3664 - Bramalea Pacific, 1111 Broadway;
  - 3. ? - Parking structure, 11th and Jefferson Street; ✓
  - 4. ? - Parking Lot, 11th Street and Jefferson Street;
- end of J/S. 6/6/98 12:20/PMC*

The purpose of this request is to gather information for an environmental assessment of a parking lot located at 11th Street and Jefferson Street, Oakland. I will need support staff to assist me with the files. I understand there is a fee of \$16.00 per hour for the support staff, and 10 cents per copy. I would appreciate a response as soon as possible, whether you have any files regarding these sites. I would like to review the files as soon as possible.

Thank you for your prompt handling of this request.

*Please pull for JB for 12:00 Noon on 6/6*

Sincerely,

Peter Littman  
Project Manager  
(408) 425-0706

*Thank you.*

## FAX Transmission Cover Sheet

TO: Jennifer Eberle

FROM: Keith Beury

NUMBER OF PAGES TO FOLLOW: 1  
(Not including this cover sheet)

ORIGINAL WILL NOT BE MAILED

### MESSAGE:

Pilot testing of insitu bioremediation continues at the 901 Jefferson Street property in Oakland. To evaluate progress, interim groundwater samples were collected from wells MW-5 and PTW-1 on 17 February. After approximately 4 months of pilot testing, concentrations of TPH-gasoline and BTEX in well PTW-1 (the dosed well) have decreased compared to conditions at the start of testing in October (refer to attached Table). This is likely due to insitu biodegradation, dilution, or both. The results did not reveal significant degradation of gasoline constituents in well MW-5 (approximately 14-feet away). Low or nondetect concentrations of dissolved oxygen, ammonia, nitrate, and phosphate at well MW-5 (measured in the field) indicate that nutrients dosed into well PTW-1 are not dispersing in the subsurface all the way to well MW-5.

Beginning with the next pilot test event, the amount of nutrient solution dosed into the injection well will be increased from 20 to 40 gallons. Wells MW-5 and PTW-1 will be sampled again in approximately 2 months, after completing the pilot test. Please call if you have any questions.

*an increase from 10 gal (as per wp).*

## STREAMBORN

Mail: P.O. Box 9504, Berkeley CA 94709-0504

Office: 900 SantaFe Avenue, Albany CA 94706

510/528-4234

FAX 528-2613

Table 3  
Groundwater Analytical Results

Location	Sample Date	Sampled By	Analytical By	Sample Type	Specific Conductance (µS)	pH	Temp (°C)	Oxidation Reduction Potential (mV)	Dissolved Oxygen (mg/L)	Ammonia as nitrogen (mg/L)	Nitrate as nitrogen (mg/L)	Phosphate as PO <sub>4</sub> (mg/L)	TPH - Gasoline (mg/L)	Benzene (mg/L)	Toluene (mg/L)	Ethylbenzene (mg/L)	Xylenes (mg/L)	Volatile Organic Compounds (mg/L)	Comments
MW-5	24 Apr 89	WCC	Sequiza	Grab	NA	NA	NA	NA	NA	NM	NM	NM	24	2.5	0.22	0.99	0.71	acetone = 0.1 benzene = 0.1 ethylbenzene = 0.000 toluene = 0.120 xylenes = 0.460 Others = ND	
	14 Aug 89	WCC	Sequiza	Grab	NA	NA	NA	NA	NA	NM	NM	NM	19	4.4	0.21	0.77	0.44	benzene = 7.9 ethylbenzene = 0.000 toluene = 0.290 xylenes = 0.420 Others = ND	
	15 Feb 91	WCC	Sequiza	Grab	NA	NA	NA	NA	NA	NM	NM	NM	13	7.5	0.25	1.0	0.34	NM	
	2 Mar 93	WCC	Sequiza	Grab	NA	NA	NA	NA	NA	NM	NM	NM	32	4.4	0.17	0.62	0.26	NM	
	15 Dec 93	Streamburn	Chroma	Grab	820	6.6	19.2	NM	1.9	NM	NM	NM	20	4.4	0.18	0.76	0.24	NM	
	26 Oct 94	Streamburn	AEN	Grab	740	6.6	21.2	-70	1.2	NM	NM	NM	22	4.2	0.16	0.63	0.24	NM	Sample collected prior to start of pilot-scale study
	23 Dec 94	Streamburn	AEN	Grab	790	6.7	19.5	-60	1.7	<2.5	<2.5	<2.5	20	3.2	0.15	0.62	0.24	NM	Sample collected during pilot-scale study. Prior to collecting this sample, 8 weekly injections completed at PTW-1.
17 Feb 95	Streamburn	AEN	Grab	890	6.7	19.8	-80	0.0	<2.5	<2.5	<2.5	22	2.6	0.13	0.41	0.25	NM	Sample collected during pilot-scale study. Prior to collecting this sample, 16 weekly injections completed at PTW-1.	
MW-18	14 Aug 89	WCC	Sequiza	Grab	NA	NA	NA	NA	NA	NM	NM	NM	7.6	0.16	0.021	0.21	0.014	NM	
	15 Feb 91	WCC	Sequiza	Grab	NA	NA	NA	NA	NA	NM	NM	NM	2.7	0.056	0.022	0.094	0.02	NM	
	2 Mar 93	WCC	Sequiza	Grab	NA	NA	NA	NA	NA	NM	NM	NM	3.2	0.011	0.026	0.017	0.019	NM	
	15 Dec 93	Streamburn	Chroma	Grab	860	6.6	19.5	NM	1.4	NM	NM	NM	5.9	0.0079	0.039	0.019	0.028	NM	
PTW-1	26 Oct 94	Streamburn	AEN, C&T	Grab	590	6.8	20.9	35	2.1	<0.1 (as NO <sub>3</sub> )	<0.5 (as P)	<0.5 (as P)	23	1.7	0.44	0.88	3.1	NM	Sample collected prior to start of pilot-scale study. Organic analyses by AEN, inorganics by C&T
	23 Dec 94	Streamburn	AEN	Grab	NM	NM	NM	NM	NM	≤2.5	<2.5	<2.5	NM	NM	NM	NM	NM	NM	Sample collected during pilot-scale study. Prior to collecting this sample, 8 weekly injections completed at PTW-1.
	17 Feb 95	Streamburn	AEN	Grab	590	6.3	20.5	125	9.8	≤2.5	<2.5	≤2.5	5.8	0.11	0.012	0.023	0.04	NM	Sample collected during pilot-scale study. Prior to collecting this sample, 16 weekly injections completed at PTW-1.
MW-19	14 Aug 89	WCC	Sequiza	Grab	NA	NA	NA	NA	NA	NM	NM	NM	26	4.3	0.69	0.98	2.6	NM	
	15 Feb 91	WCC	Sequiza	Grab	NA	NA	NA	NA	NA	NM	NM	NM	13	1.8	0.64	0.51	2.6	NM	
	2 Mar 93	WCC	Sequiza	Grab	NA	NA	NA	NA	NA	NM	NM	NM	46	10	1.1	1.7	4.5	NM	1/4-inch floating product observed during sampling - sample results may not be representative of dissolved concentrations
	15 Dec 93	Streamburn	N/A Analyzed	Grab	NM	NM	NM	NM	NM	NM	NM	NM	NM	NM	NM	NM	NM	NM	Approximately 1/3-inch floating product observed in well.

General Notes

- (a) ND = Not detected. Detection limit varied according to compound, as is normal.
- (b) NA = Not available.
- (c) NM = Not measured.
- (d) Except for the 26 October 1994 results for well PTW-1, analyses for ammonia, nitrate, and phosphate were performed in the field by Streamburn.
- (e) Volatile Organic Compounds = Compounds per EPA Method 8240 (GC/MS).
- (f) WWC = Woodward-Clyde Consultants (Oakland CA).
- (g) AEN = American Environmental Network, Pleasant Hill CA; Sequiza - Sequiza Analytical, Redwood City CA; Chroma - Chromalab, San Ramon CA; C&T = Curtis & Thompson, Berkeley CA.

## FAX Transmission Cover Sheet

TO: Jennifer Eberle

FROM: Keith Beury

NUMBER OF PAGES TO FOLLOW: 1  
(Not including this cover sheet)

ORIGINAL WILL NOT BE MAILED

MESSAGE: Jennifer: The attached data include results for monitoring at MW-5 prior to, and  $\pm 8$ -weeks after, initiating pilot testing. Please call if you have questions.

### **STREAMBORN**

Mail: P.O. Box 8330, Berkeley CA 94707-8330

Office: 900 Santa Fe Avenue, Albany CA 94706

510/528-4234

FAX 528-2613



DRAFT

Table 3  
Groundwater Analytical Results

Location	Sample Date	Sampled By	Analyzed By	Sample Type	TPH-Gasoline (mg/L)	Benzene (mg/L)	Toluene (mg/L)	Ethylbenzene (mg/L)	Xylenes (mg/L)	Volatile Organic Compounds (µg/L)	Comments
MW-5	24 April 1989	WCC	Sequoia	Grab	24	7.5	0.22	0.99	0.73	acetone = 2.1 benzene = 8.1 ethylbenzene = 0.890 toluene = 0.220 xylenes = 0.460 Other compounds = ND	
	14 August 1989	WCC	Sequoia	Grab	19	5.4	0.21	0.77	0.44	benzene = 7.9 ethylbenzene = 0.860 toluene = 0.290 xylenes = 0.420 Other compounds = ND	
	15 February 1991	WCC	Sequoia	Grab	13	7.5	0.25	1.0	0.34	NM	
	2 March 1993	WCC	Sequoia	Grab	32	4.4	0.17	0.62	0.26	NM	
	15 December 1993	Streamborn	Chroma	Grab	20	4.4	0.18	0.76	0.24	NM	
	26 October 1994	Streamborn	AEN	Grab	22	4.2	0.16	0.63	0.24	NM	Results reflect pre-dosing conditions
	23 December 1994	Streamborn	AEN	Grab	20	3.2	0.15	0.62	0.24	NM	Sample collected after 28 weeks of dosing at PTW-1
MW-18	14 August 1989	WCC	Sequoia	Grab	7.6	0.16	0.021	0.21	0.014	NM	
	15 February 1991	WCC	Sequoia	Grab	2.7	0.056	0.022	0.094	0.02	NM	
	2 March 1993	WCC	Sequoia	Grab	3.2	0.011	0.026	0.017	0.019	NM	
	15 December 1993	Streamborn	Chroma	Grab	5.9	0.0079	0.039	0.019	0.028	NM	
PTW-1	26 October 1994	Streamborn	AEN	Grab	23	1.7	0.44	0.88	2.1	NM	Results reflect pre-dosing conditions
MW-19	14 August 1989	WCC	Sequoia	Grab	26	4.3	0.69	0.98	2.6	NM	
	15 February 1991	WCC	Sequoia	Grab	13	1.8	0.64	0.51	2.6	NM	
	2 March 1993	WCC	Sequoia	Grab	46	10	1.1	1.7	4.5	NM	1/4-inch floating product observed during sampling - sample results may not be representative of dissolved concentrations.
	15 December 1993	Streamborn	Not Analyzed	Grab	NM	NM	NM	NM	NM	NM	Approximately 1/3-inch floating product observed in well.

**General Notes**

- (a) ND = Not detected. Detection limit varied according to compound, as is normal.
- (b) Volatile Organic Compounds = Compounds of interest per EPA Method 8240 (GC/MS).
- (c) NM = Not measured.
- (d) WCC = Woodward-Clyde Consultants (Oakland CA).
- (e) AEN = American Environmental Network, Pleasant Hill CA; Sequoia = Sequoia Analytical, Redwood City CA; Chroma = Chromalab, San Ramon CA.

**FAX Transmission Cover Sheet**

3738

TO: Jennifer Eberle

FROM: Keith Beury

NUMBER OF PAGES TO FOLLOW: 0  
(Not including this cover sheet)

ORIGINAL WILL NOT BE MAILED

## MESSAGE:

Pilot testing of insitu bioremediation continues at the 901 Jefferson Street property in Oakland. Laboratory results for an interim groundwater sample collected from well MW - 5 (approximately 14-feet from the injection well) after 2 months of pilot testing did not reveal significant degradation of gasoline constituents. Beginning with the next pilot test event, the amount of nutrient solution dosed into the injection well will be increased from 10 to 20 gallons. To evaluate the effects of the increased dosage, well MW-5 will be resampled after an additional 2 months of pilot testing. Please call if you have any questions. Please call if you have any questions.

**STREAMBORN**

Mail: P.O. Box 9504, Berkeley CA 94709-0504

Office: 900 SantaFe Avenue, Albany CA 94706

510/528-4234

FAX 528-2613

California Environmental Protection Agency

Department of Toxic Substances Control

COMPLAINT REPORT FORM  
(Use ball-point pen)

02-124-0442  
Log Number:

*dated 12/23/94 me copy to RM*

INFORMANT	ALLEGED RESPONSIBLE PARTY
Name: <u>MARINETTE GOMES</u> Address: <u>1400 RICHMOND PARKWAY APT 2904</u> <u>RICHMOND, CA</u> ZIP: <u>94806</u> Phone: <u>(415) 271-7185</u>	Name: <u>UNKNOWN</u> Firm: _____ Address: _____ City: _____ ZIP: _____ County Code: <u>1</u> Phone: ( )
<input type="checkbox"/> OR <input type="checkbox"/> Anonymous: (Check one)	

COMPLAINT DATA

Emergency?  Yes  No If yes, call the Office of Emergency Services (OES): 800-852-7550

Date Complaint Received: 11/8/94 Time: 5:00 pm Received By: M. PEAR  
 (Yes/No) Prop. 66 YES Local Agency: ALAMEDA COUNTY BOARD OF SUPERVISORS Who? ALBERT SHAFID  
ENVIRONMENTAL HEALTH BOARD OF SUPERVISORS  
ENVIRONMENTAL HEALTH SUPERVISOR CAMPBELL  
 Allegation Code: D Quantity: 5 gallon

Containers Visible: observed a 5 gallon container in size

Complaint/Code: D If Code A, Specify: \_\_\_\_\_  
 Complainant observed a party of two men pouring contents of an approximately five gallon container down a meter hole. The incident occurred last Friday on November at a vacant lot across from a park in the City of at the corner of 10th and Jefferson. Complainant observed that illegal disposal of an unknown hazardous waste taking place at this location, because the complainant has witnessed two men twice before pouring "liquid" down a hole at this location.

COMPLAINT COORDINATORS ONLY

Region/Agency Referred To: Alameda County

Investigator: \_\_\_\_\_ Date Assigned: \_\_\_\_\_

Complaint to be transferred to complaint log is highlighted in bold italic print. Attach an addendum if necessary.

on reverse side.  
 Regional Office      Yellow—Log      Pink—Investigations      Green—Informant

P 113 815 333



# Receipt for Certified Mail

No Insurance Coverage Provided

Do not use for International Mail

(See Reverse)

(JE) #3738

Sent to: **Douglas Salter**

Street and City: **1551 Larimer St. #1302**

P.O., State and Zip Code: **Denver CO 80202**

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

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

September 1, 1994  
STID 3738

Douglas and Shar Salter  
Summit Realty Interests  
1424 Larimer St., #207  
Denver CO 80202

RE: vacant lot, 901 Jefferson St., Oakland CA 94607

Dear Mr. and Mrs. Salter,

I am in receipt of two reports from Streamborn: "Data Submittal - Groundwater Monitoring," dated 2/2/94; and "Bench-Scale Treatability Testing Results and Proposed Pilot-Scale Testing Insitu Bioremediation," dated 4/15/94. These reports were received in this office on 6/15/94.

The "Data Submittal - Groundwater Monitoring," dated 2/2/94 documented groundwater monitoring and sampling performed on 12/15/93. Groundwater concentrations did not change significantly since the previous groundwater monitoring event. Approximately 1/3" of free product was observed in MW-19.

The "Bench-Scale Treatability Testing Results and Proposed Pilot-Scale Testing Insitu Bioremediation," dated 4/15/94 indicates that bioremediation may effectively remediate the petroleum hydrocarbon contamination in groundwater.

Please note that you'll need approval from EBMUD or the RWQCB to discharge any water to the sewer or the storm drain, respectively. This was discussed during our meeting on 7/23/94, when Doug Lovell of Streamborn was also present.

The need for a letter from the RWQCB for the pilot-scale test was discussed between Kevin Graves from the RWQCB and myself on 9/1/94. Mr. Graves will not recommend enforcement for the pilot-scale test; no letter is needed from the RWQCB. Therefore, **this office accepts the Proposed Pilot-Scale Testing Insitu Bioremediation," dated 4/15/94, prepared by Streamborn.** Please notify me at least 2 business days ahead of the planned field work.

September 1, 1994  
STID 3738  
Douglas and Shar Salter  
page 2 of 2

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

Sincerely,



Jennifer Eberle  
Hazardous Materials Specialist

cc: Doug Lovell, Streamborn, PO Box 9504, Berkeley CA 94709-  
0504  
Kevin Graves, RWQCB  
Ed Howell/file

je 3738

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

Certified Mail # P 422 218 117

12/02/93  
STID# 3738

**Notice of Requirement to Reimburse**

Douglas N. Salter  
Summit Realty Interests  
~~1424 Larimer St. #207~~  
Denver, CO 80202

1551  
Larimer  
#1302

Responsible Party  
Property Owner

Douglas N. Salter  
901 09 Jefferson St  
Oakland, CA 94607

SITE

Date First Reported 04/19/89  
Substance: Gasoline  
Petroleum: (X)Yes

The federal Petroleum Leaking Underground Storage Tank Trust Fund (Federal Trust Fund) provides funding to pay the local and state agency administrative and oversight costs associated with the cleanup of releases from underground storage tanks. The legislature has authorized funds to pay the local and state agency administrative and oversight costs associated with the cleanup of releases from underground storage tanks. The direct and indirect costs of site investigation or remedial action at the above site are funded, in whole or in part, from the Federal Trust Fund. The above individual(s) or entity(ies) have been identified as the party or parties responsible for investigation and cleanup of the above site. **YOU ARE HEREBY NOTIFIED** that pursuant to Title 42 of the United States Code, Section 6991b(h)(6) and Sections 25297.1 and 25360 of the California Health and Safety Code, the above Responsible Party or Parties must reimburse the State Water Resources Control Board not more than 150 percent of the total amount of site specific oversight costs actually incurred while overseeing the cleanup of the above underground storage tank site, and the above Responsible Party or Parties must make full payment of such costs within 30 days of receipt of a detailed invoice from the State Water Resources Control Board.

Please contact Jennifer EBERLE, Hazardous Materials Specialist at this office if you have any questions concerning this matter.

Edgar B. Howell, III, Chief  
Contract Project Director

cc: Mike Harper, SWRCB

SWRCB Use:  Change Reason: of address



# SUMMIT REALTY INTERESTS, LLC

1424 Larimer Street, #207  
Denver, Colorado 80202  
(303) 595-0207 (Fax) 595-0212

P.O. Box 1970  
Silverthorne, Colorado 80498  
(303) 262-1970 (Fax) 262-1971

93 OCT 25 PM 3:48

October 21, 1993

△ NOT (address)

Ms. Jennifer Eberle  
Hazardous Materials Specialist  
Alameda County Health Agency  
Department of Environmental Health  
80 Swan Way, Room 350  
Oakland, CA 94621

RE: STID 3738  
901 Jefferson Street, Oakland

Dear Jennifer:

As you are aware, we have been working with Streamborn in Albany in our efforts to formulate a remediation plan for our Oakland parking lot. Since there are many alternate approaches to cleaning up this property, all with different cost factors and timing, it has taken us longer than anticipated to comprehend all the details of a fully-developed long-term plan.

The process has been frustrating. We had previously spent considerable time developing and detailing Woodward-Clyde's proposed vapor extraction solution and lately we have done the same with Streamborn's proposed bioremediation. These plans seem to begin as programs we can afford and then evolve into exposures beyond our capacity to fund. Despite the fact that we have spent to date over \$70,000 of personal funds, we are still unable to accurately determine the effectiveness, implementation time and cost of our remedial alternatives.

In an attempt to get better focused on projected future costs, (i have authorized Streamborn to proceed at this point with a bench-scale treatability testing of the groundwater to verify that the contaminants can in fact be significantly reduced by insitu bioremediation. This will include additional groundwater sampling and should be completed within a 2 month period.

Subject to achieving favorable bench-scale treatability testing results, which will be submitted to the County, our next step would be to proceed with a pilot-scale testing to yet further evaluate and obtain better insight into the feasibility and cost of using bioremediation on the soil contaminants. This treatability study will take up to 6 months. We will advise you in greater detail of our proposed testing procedures before beginning. (Groundwater monitoring will be done again during this period.



# SUMMIT REALTY INTERESTS, LLC

1424 Larimer St., #207  
Denver, CO 80202  
(303) 595-0207 (Fax) 595-0212

P.O. Box 1970  
Silverthorne, CO 80498  
(303) 262-1970 (Fax) 262-1971

DOUGLAS W. SALTER  
Owner



Ms. Jennifer Eberle  
October 21, 1993  
Page Two

As mentioned, we hope the above tests will give us a much clearer picture as to the effectiveness of this particular treatment on our property, and will help to define both dosing requirements and treatment timeframes. Based on these results, we will propose a long-term remediation and monitoring program to the County.

If you should have any further suggestions at this point, we would certainly like to hear from you. We sincerely appreciate your patience as we continue to evaluate methods by which we can resolve this problem both within our financial resources and to the County's satisfaction.

Very truly yours,

  
Douglas H. Salter

cc: Doug Lovell, Streamborn  
510-528-4234

P.S. Please note I have a new business mailing address and phone  
(new card enclosed)

**SUMMIT REALTY INTERESTS, LLC**

1424 Larimer Street, #207  
Denver, Colorado 80202  
(303) 595-0207 (Fax) 595-0312

P.O. Box 1970  
Silverthorne, Colorado 80498  
(303) 262-1970 (Fax) 262-1971

October 21, 1993

Ms. Jennifer Eberle  
Hazardous Materials Specialist  
Alameda County Health Agency  
Department of Environmental Health  
80 Swan Way, Room 350  
Oakland, CA 94621

RE: STID 3738  
901 Jefferson Street, Oakland

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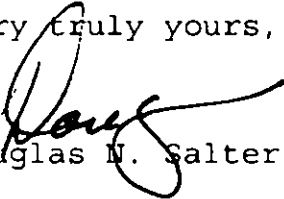
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Ms. Jennifer Eberle  
October 21, 1993  
Page Two

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Very truly yours,



Douglas M. Salter

cc: Doug Lovell, Streamborn  
510-528-4234

P.S. Please note I have a new business mailing address and phone  
(new card enclosed)

**SUMMIT REALTY INTERESTS**

1424 Larimer Street, Suite 207  
Denver, CO 80202  
(303) 595-0207

**FAX COVER SHEET**

<b>Sent To:</b> <u>Jennifer Eberle</u>	<b>Date:</b> <u>10/21/93</u>
<b>Company:</b> <u>Alameda County Health</u>	<b>Fax #:</b> <u>510-569-4757</u>
<b>cc:</b> _____	<b>Fax #:</b> _____
<b>cc:</b> _____	<b>Fax #:</b> _____

**Sent By:** Doug Salter

**Fax #:** (303) 595-0212

**Total Number of Pages Not Including this Page:** 2

**Originals**  **Will**  **Will Not** **Be Sent (Unless Requested)**

Please notify us immediately if all pages are not received or difficulties with this transmission are encountered. Thank You.

**MESSAGE:**



## Douglas N. Salter

August 1, 1993

Ms. Jennifer Eberle  
Hazardous Materials Specialist  
Alameda County Health Agency  
Department of Environmental Health  
80 Swan Way, Room 350  
Oakland, CA 94621

RE: STID 3738  
901 Jefferson Street, Oakland

Dear Jennifer:

Just a short note to let you know we have signed the proposal presented to us from Doug Lovell of Streamborn and have committed to spend \$5,000 for them to formulate a detailed workplan for submittal to your office for a long-term insitu bioremediation of the above-referenced property. We will be reviewing this workplan with Streamborn in the next 2 weeks and should have a final suggested remediation plan to you this month.

We look forward to working with you and sincerely hope this workplan will satisfy the requirements of Alameda County and the Regional Water Quality Control Board.

Thanks again for your patience and assistance as we attempt to resolve this problem within our financial means.

Very truly yours,

  
Douglas N. Salter

cc: Doug Lovell

93 AUG -5 PM 4: 02

P.O. Box 1970  
Silverthorne, Colorado 80498  
(303) 262-1970

1551 Larimer #1302  
Denver, Colorado 80202  
(303) 629-1302



# Douglas N. Salter

July 9, 1993

Ms. Jennifer Eberle  
Hazardous Materials Specialist  
Alameda County Health Agency  
Department of Environmental Health  
80 Swan Way, Room 350  
Oakland, CA 94621

RE: STID 3738  
901 Jefferson Street, Oakland

Dear Jennifer:

I appreciate the time you spent with me at the end of April, and it was nice of you to confirm the State's UST Fund contact.

I have done three things since our meeting:

1. UST Fund. I have made several contacts with Steve Parada (916-227-4486) to whom I was referred by Dave Diener. In those discussions I learned that my application was rejected because my submittal indicated a probability that the tanks were no longer present. The fund is available only to Underground Tank Owners. If they are gone, I am not one.
2. Legal Assistance. I have had a second, lengthy discussion with an attorney recommended as previously successful with both UST applications and insurance claim settlements with underground spills. His name is Gregg Garrison (415-726-1111). He has been sent both our UST application and all our insurance policies and correspondence.

*when he bought property*

*rec'd 7-22-93  
JR*

*In this case, the UST(s) were never found.*



I have asked him to advise me whether he thinks I have a reasonable chance of support from the UST Fund if we found remnants of the tanks. As a current non-resident, I interpreted that I had to apply as Category D, which, I have heard, may never see any funds in our

Ms. Jennifer Eberle  
July 9, 1993  
Page Two

lifetimes. I was a resident when I bought the property, however.

I have also asked him to assess our chances at recovering costs of remediation from my insurance carrier.

If his responses are encouraging, I will pursue either or both sources.

3. Bio-Remediation Plan. I have asked Doug Lovell at Streamborn (510-528-4234) to formalize his proposal to me to prepare a bio-remediation plan for submittal to you. I expect it this month, inside my 90-day promise to you.

I will advise you on progress on all these fronts as it occurs. Thanks again for your understanding and help.

Best Regards,



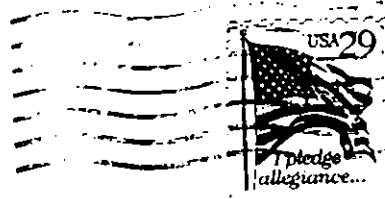
Douglas N. Salter

cc: Gregg Garrison  
Doug Lovell



**Douglas N. Salter**

1551 Larimer St #1302  
Denver, CO 80202



STAMP FOR BETTER DENVER CO  
DENVER, CO

Ms. Jennifer Eberle  
Hazardous Materials Specialist  
Alameda County Health Agency  
Department of Environmental Health



from the  
DESK  
of

7-21-93

SHAR BRAINE SALTER

Jennifer -

Please accept our sincere apologies this letter did not reach you sooner as intended.

We will be in touch with you in the near future, regarding our progress in evaluating the next step for our Oakland parking lot.

Shar Salter

**Alameda County Department of Environmental Health  
Hazardous Materials Division**

80 Swan Way, Rm. 200, Oakland, CA 94621  
Ph: 510-271-4320

**BILLING FOR SERVICES**

SHD# 3738

A. Site Name Douglas N. Salter Phone \_\_\_\_\_

Site Address 901 Jefferson St., Oakland 94607  
(If no address, description of area) Number Street City Zip

Prior Business Name \_\_\_\_\_ Prior Owner's Name 415- (Insurance Adjusters) 957-5901



B. Service Requestor Paul Anable, Dorsey, Nevin + Assoc. 5901  
Contact Person Company Name Phone

Billing Address 595 Market St., Suite 760, San Francisco CA 94105  
Number Street City Zip

<u>Category of Service</u>		# Hours	x \$	/Hr	\$
<input checked="" type="checkbox"/> Site Search	(Whole Hours Only)	<u>1</u>		<u>75</u>	<u>75</u>
<input type="checkbox"/> File Search		<u>41</u>		<u>1</u> /Copy	<u>41</u>
<input type="checkbox"/> Other					<u>116</u>
TOTAL CHARGE:					<u>\$ 116</u>

REMARKS: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**You will receive an invoice in accordance with Article 11 of Chapter 6, Title 3 of the Ordinance Code of Alameda County**

Service Requestor PAUL R ANABLE  Date 4-2-93  
HazMat Specialist Jennifer Eberle  Date 4-2-93



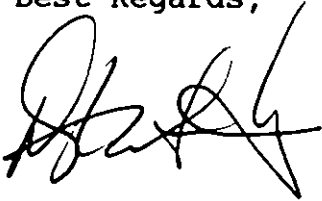
I had no  
phone # for you.

2

You had mentioned to me in our last phone conversation that you would call before writing a letter. I would like to encourage such practices on both our accounts if possible. It would give me more time to plan and cope.

Anyhow, I direly hope that this sampling will show considerable improvement. My best hope is to tackle this problem when the market need for this property will help me generate the economic means to clean it up.

Best Regards,

A handwritten signature in black ink, appearing to be 'Stanley', written in a cursive style.



**Douglas N. Salter**

Silverthorne  
January 26, 1993

Mr. Bill C. [unclear]  
Woodward-Clyde Consultants  
500 12th Street, Suite 100  
Oakland, CA 94607

Dear Bill:

I am writing to request that you proceed with [unclear] sampling under my Parking Lot at 9th and Jefferson Streets in Oakland. The cost estimate you provided me for this work on August 31, 1992 was \$3052.00.

Please notify me of the date that the sampling will occur, and I request that I be supplied with the results within 20 days of that sampling. That will give me enough time to review the results with you prior to my submitting them to the County within their 30 day request.

Since you mentioned that you had not seen the letter I received from the County (you are shown as copied) I am enclosing a copy. Please note that they have requested the same sampling matrix as in the past.

Thank you for your assistance in this matter.

Best Regards,

cc: Jennifer Eberle  
Norman Tuttle, Esq



**Douglas N. Salter**

93 JAN 22 PM 1:40  
Silverthorne  
January 26, 1993

Ms. Jennifer Eberle  
Hazardous Materials Specialist  
Department of Environmental Health  
County of Alameda  
80 Swan Way, RM 200  
Oakland, CA 94621

3738

Dear Ms. Eberle:

Enclosed with this is my instruction to Woodward-Clyde to proceed with Ground Water Sampling under my Parking Lot at 9th and Jefferson Streets in Oakland.

As I mentioned to you in our conversation last May, I am now unemployed. In my wanderings around the Real Estate Development industry, I have found a bleak outlook. I am now attempting to start a small consulting business.

Incurring this cost at this time is potentially a considerable hardship for me. It means one less month that I will be able to pay the mortgage on our family home, in the not too distant future, if things don't get better. I can only hope it demonstrates to you that I wish to do the right thing, even at unjustifiable costs in my circumstances.

There are a lot of ironies in this situation. I didn't cause the contamination, which occurred over 40 years ago. When I bought the lot, contamination was not a liability under the law and was not even investigated as a custom. In all respects, I am a victim of the doings of others. I am staring at economic consequences that are staggering. Recently, I applied to the State's Environmental Clean Up Fund. The rubber stamp reply was that I was ineligible for assistance because I had not operated the underground tanks myself! It seems if one commits environmental crimes, one can petition relief. If one is a victim of such a crime, no relief is available. Great laws we have.

P.O. Box 1970  
Silverthorne, Colorado 80498  
(303) 262-1970

1551 Larimer #1302  
Denver, Colorado 80202  
(303) 629-1302

P 422 218 117



# Receipt for Certified Mail

No Insurance Coverage Provided  
Do not use for International Mail  
(See Reverse)

Sent to <b>Douglas N. Salter</b>	
Street <b>Summit Realty Interest</b>	
<b>1424 Larimer St #207</b>	
P.O. State and Zip Code <b>Denver, CO 80202</b>	
Postage <b>STID# 3738</b>	\$
<b>JE</b> 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

JE STIP 3738

**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 next to the article number.

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

1.  Addressee's Address
2.  Restricted Delivery

Consult postmaster for fee.

3. Article Addressed to:

DOUGLAS N. SALTER  
 Summit Realty Interests  
 1424 Larimer St. #207  
 Denver, CO 80202

4a. Article Number

P# 422 218 177

4b. Service Type

- Registered       Insured  
 Certified       COD  
 Express Mail       Return Receipt for Merchandise

7. Date of Delivery

DEC 13 1993

5. Signature (Addressee)

*Shas Satter*

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

6. Signature (Agent)



ALAMEDA COUNTY  
HEALTH CARE SERVICES  
AGENCY

DAVID J. KEARS, Agency Director



SRA

RAFAT A. SHAHID, ASST. AGENCY DIRECTOR

Certified Mailer # P 113 815 333  
December 28, 1992

STID 3738

Douglas Salter  
1551 Larimer St. #1302  
Denver CO 80202

RE: 901 Jefferson 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. Salter,

As you are likely aware, soil containing up to 1,500 ppm TPH as gasoline, and groundwater containing up to 26,000 ppb TPH as gasoline and 7,500 ppb benzene was found in the northeast corner of the site (Jefferson St. and 10th St.) in August 1989. A historical records search revealed that "gasoline and oil were dispensed on the site. . . the source of contaminants is a leak from an underground tank located near or under the northeast corner of the site, or possibly offsite to the northeast. . . a tank may be located under the sidewalk near the corner of the site" (Woodward-Clyde Consultants, June 1990). (It is my understanding that property owners are responsible for tanks beneath their sidewalks.) Subsequent groundwater monitoring (February 1991) revealed the presence of 13,000 ppb TPH as gasoline and 7,500 ppb benzene. That was the last time groundwater was monitored and sampled.

You may recall that we spoke on the telephone on 5/5/92 regarding the status of the above referenced site. At that time, you wanted to postpone site remediation due to the possible construction of a sports arena. This construction would undoubtedly remove most, if not all, of the contaminated soil. During telephone conversations between myself and the City of Oakland in early December 1992, I learned that the City has no plans to acquire the site.

During a telephone conversation between myself and Bill Copeland of Woodward-Clyde Consultants (WCC) on 12/1/92, I learned that WCC made a proposal last summer (1992) to continue groundwater monitoring and begin soil vapor recovery. Since this work was not implemented, it appears that your response to the proposal was unfavorable.

WATER RESOURCES CONTROL BOARD  
DIVISION OF WATER QUALITY - UST CLEANUP PROGRAM  
SITE SPECIFIC QUARTERLY REPORT  
01/01/92 THROUGH 03/31/92

AGENCY # : 10000      SOURCE OF FUNDS: F      SUBSTANCE: 8006619  
StID : 3738  
SITE NAME: Douglas N. Salter      DATE REPORTED : 04/19/89  
ADDRESS : 901 09 Jefferson St.      DATE CONFIRMED: 04/19/89  
CITY/ZIP : Oakland      94607      MULTIPLE RPs : N

SITE STATUS  
-----

CASE TYPE: G	CONTRACT STATUS: 3	EMERGENCY RESP:
RP SEARCH: S		DATE COMPLETED: 03/11/92
PRELIMINARY ASMNT: U	DATE UNDERWAY: 01/11/91	DATE COMPLETED:
REM INVESTIGATION:	DATE UNDERWAY:	DATE COMPLETED:
REMEDIAL ACTION:	DATE UNDERWAY:	DATE COMPLETED:
POST REMED ACT MON:	DATE UNDERWAY:	DATE COMPLETED:
ENFORCEMENT ACTION TYPE: 1	DATE ENFORCEMENT ACTION TAKEN: 03/11/92	
LUFT FIELD MANUAL CONSID: 3, HSCAW		
CASE CLOSED:	DATE CASE CLOSED:	
DATE EXCAVATION STARTED : 01/01/53	REMEDIAL ACTIONS TAKEN: NT	

RESPONSIBLE PARTY INFORMATION  
-----

RP#1-CONTACT NAME: Douglas N. Salter  
COMPANY NAME:  
ADDRESS: 1551 Larimer St. #1302  
CITY/STATE: Denver, C O 80202

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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

Certified Mail # P 367 604 190

03/11/92  
STID# 3738

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

Notice of Requirement to Reimburse

Douglas N. Salter  
1551 Larimer St. #1302  
Denver, CO 80202

Responsible Party  
Property Owner

Douglas N. Salter  
901 09 Jefferson St.  
Oakland, CA 94607

SITE Date First Reported 04/19/89  
Substance: Gasoline  
Petroleum: (X)Yes

The federal Petroleum Leaking Underground Storage Tank Trust Fund (Federal Trust Fund) provides funding to pay the local and state agency administrative and oversight costs associated with the cleanup of releases from underground storage tanks. The legislature has authorized funds to pay the local and state agency administrative and oversight costs associated with the cleanup of releases from underground storage tanks. The direct and indirect costs of overseeing removal or remedial action at the above site are funded, in whole or in part, from the Federal Trust Fund. The above individual(s) or entity(ies) have been indentified as the party or parties responsible for investigation and cleanup of the above site. **YOU ARE HEREBY NOTIFIED** that pursuant to Title 42 of the United States Code, Section 6991b(h)(6) and Sections 25297.1 and 25360 of the California Health and Safety Code, the above Responsible Party or Parties must reimburse the State Water Resources Control Board not more than 150 percent of the total amount of site specific oversight costs actually incurred while overseeing the cleanup of the above underground storage tank site, and the above Responsible Party or Parties must make full payment of such costs within 30 days of receipt of a detailed invoice from the State Water Resources Control Board.

Please contact Tom PEACOCK, Supervising Hazardous Materials Specialist at this office if you have any questions concerning this matter.

Edgar B. Howell, III, Chief  
Contract Project Director

cc: Sandra Malos, SWRCB

SWRCB Use:

Add: X Reason: New Case

JS

P 367 604 191

RECEIPT FOR CERTIFIED-MAIL

NO INSURANCE COVERAGE PROVIDED  
NOT FOR INTERNATIONAL MAIL

(See Reverse)

U.S.G.P.O. 1989-234-555

Sent to

Douglas N. Satter

Street and No

1551 Larimer St #1302

P.O. State and ZIP Code

Danver, CO 80202

Postage

\$

Certified Fee

Special Delivery Fee

Restricted Delivery Fee

Return Receipt showing  
to whom and Date Delivered

Return Receipt showing to whom,  
Date, and Address of Delivery

TOTAL Postage and Fees

\$

2.29

Postmark or Date

3-18-92

SHD # 3738

PS Form 3800, June 1985

● **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: **SHD # 3738**

**Douglas Satter**  
**1551 Larimer St. # 1302**  
**Denver, CO 80202**

4. Article Number  
**P 367 604 191**

Type of Service:

- Registered       Insured  
 Certified       COD  
 Express Mail       Return Receipt  
for Merchandise

Always obtain signature of addressee  
or agent and DATE DELIVERED.

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

5. Signature - Address

X

6. Signature - Agent

X

*L M Satter*

7. Date of Delivery

**3-20-92**

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):

1.  Addressee's Address
2.  Restricted Delivery

Consult postmaster for fee.

3. Article Addressed to:

(JE) #3738

Douglas Salter  
1551 Larimer St. #1302  
Denver CO 80202

4a. Article Number

P 113 815 333

4b. Service Type

- Registered       Insured  
 Certified       COD  
 Express Mail       Return Receipt for Merchandise

7. Date of Delivery

1/4/93

5. Signature (Addressee)

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

6. Signature (Agent)

*L. M. Evans*

Thank you for using Return Receipt Service.

DATE: 2/26/92  
TO : Local Oversight Program  
FROM: Amir K. Gholami  
SUBJ: Transfer of Eligible Oversight Case

no  
UST  
but  
Trans  
ferred  
to LOP  
anyway

Site name: DOUGLAS W. SALTER

Address: 901 ~~909~~ JEFFERSON ST City OAKLAND Zip 94607

Closure plan attached? Y  N  DepRef remaining \$           

DepRef Project # 4071 STID #(if any) 3738

Number of Tanks:            removed? Y  N  Date of removal ?

Leak Report filed?  Y  N Date of Discovery APRIL 1989

Samples received?  Y  N Contamination: YES

Petroleum Y  N  Types: Avgas Jet leaded unleaded Diesel  
          BTEX fuel oil waste oil kerosene solvents

Monitoring wells on site YES Monitoring schedule? Y  N

Briefly describe the following:

Preliminary Assessment DONE upto installation of MW'S & DELIMITATION of PLUME

Remedial Action CONTAMINATION OF SOIL & GROUNDWATER  
NONE INITIATED / VAPOR EXTRACTION SUGGESTED ONLY FOR SOIL

Post Remedial Action Monitoring SINGLE-PHASE RECOVERY SYSTEMS SUGGESTED ONLY FOR GROUND WATER

Enforcement Action NONE

Comments: IN JUNE 1990 GROUND WATER REMEDIATION IS RECOMMENDED BY  
SINGLE-PHASE RECOVERY SYSTEM AND ~~SOIL~~ SOIL REMEDIATION  
SUGGESTED VIA VAPOR EXTRACTION SYSTEM

CONTAMINATION BY BTEX & TPH'S NOTED  
TPH's of upto 9300 PPM NOTED (CAN'T TELL IN SOIL OR WATER)  
ANYHOW REMEDIATION MUST BE INITIATED!!  
BENZENE 7.5 PPM IN WATER

It was a gas station til ~'53-'59.

DEPOSIT/REFUND PROJECT LISTING

Date 11/08/91  
Page 25

Zip	Site Address	City	Facility Name	// Site# / Contr#	/// Rcpt # List	PROJLST	TYPE	# TANKS	DATE INSP	REC'D
619	3315 High St.	Oaklan	B P Oil Co.	// 806 / 64	/// 565606				CC	12/20/89
619	3344 High St.	Oaklan	Firehouse #17, City Of Oakl	// 601 / 308	/// 552801		R	1	LS	06/27/89
611	340 Highland Ave.	Oaklan	Chevron	// 3024 / 71	/// 577124		R	4	LS	11/14/90
608	Hollis & Yerba Bu	Oaklan	Yerba Buena Project	// 3055 / 455	/// 577155		M		DB	12/04/90
608	3421 Hollis St.	Oaklan	Guiton Bus Lines	// 394 / 151	/// 577135, 528794, 528797		R	2	SH	01/09/89
608	4001 Hollis St.	Emeryv	Bay Area Warehouse	// 6090 / 304	/// 612090		R	1	SH	09/26/91
608	4227 Hollis St.	Emeryv	P. G. & E.	// 1718 / 567	/// 612118		R	1	SH	10/17/91
608	5805 Hollis St.	Emeryv	Best Foods Baking Group	// 787 / 62	/// 552987		R		DB	12/08/89
608	5812 Hollis St.	Emeryv	Hydraulic Electro Service	// 772 / 266	/// 552972		R	2	DB	11/22/89
608	6050 Hollis St.	Emeryv	Dream Builders	// 322 / 35	/// 528722,		M	2	DB	10/17/88
608	6613 Hollis St.	Emeryv	Motorola, Inc.	// 1023 / 98	/// 568923		R	1	SH	06/18/90
621	8925 Holly St.	Oaklan	Pacific Bell	// 1741 / 515	/// 612141,505546,		R	2	BO	11/05/91
566	2991 Hopyard Rd.	Pleasa	Exxon Station #7-3399	// /	///					04/26/88
566	5280 Hopyard Rd.	Pleasa	Chevron Station #0917	// /	///					04/26/88
608	4050 Horton St.	Emeryv	Plywood Lumber And Sales	// 3050 / 315	/// 577150		R	1	DB	11/30/90
608	4250 Horton St.	Emeryv	45th St. Artist's Cooperative	// 323 / 133	/// 528723,		R	1	DB	10/17/88
608	4549 Horton St.	Emeryv	Rifkin Investine & Co.	// 208 / 89	/// 524508,		R	1	DB	06/23/88
608	4221 Hoston St.	Emeryv	Warehouse	// 516 / 75	/// 542316		R	1	DB	05/01/89
568	6310 Houston Place	Dublin	American Cities Truck Lines	// 455 / 49	/// 612079, 577200, 528855, 542395		R	4	GW	03/07/89
605	4341 Howard St.	Oaklan	El Monte Rv Center	// 1725 / 315	/// 612125		R	1	PS	10/23/91
611	Howe St., Bet 40t	Oaklan	Piedmont Parking Lot	// 665 / 3	/// 552865		R	1	GW	08/22/89
607	4055 Hubbard St.	Oaklan	Buttner Properties	// 1045 / 321	/// 568971, 568945		R	1	DB	06/27/90
577	400 Hudson Lane	San Le	Hudson I. C. S.	// 1705 / 561	///		M		BO	10/08/91
577	40015 Hudson Lane	San Le	Hudson Ics	// /	///					04/26/88
544	25599 Huntwood Ave.	Haywar	Redgwick Construction Co.	// /	///					04/26/88
566	Hwy. 580 To 680 R	Dublin		// /	///					04/26/88
566	Hwy. 580 To 680 R	Dublin		// /	///					04/26/88
566	Hwy. 580 To 680 R	Dublin		// /	///					04/26/88
566	Hwy. 580 To 680 R	Dublin		// /	///					04/26/88
542	Hwy. 580 To Fairv	Haywar	A T & T	// 275 / 117	/// 524575,		R,I	3	TP	08/19/88
702	Hwy. 80 Universit	Berkel		// /	///					04/26/88

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 TYPES: R - Removal I - Installation M - Mitigation MOD - Modification P - Penalty BP - Bldg.Permit W - Well Point Survey  
 A - Above Ground Tank C - Closure In Place



91 JUN 17 11:23

ST 10 3738

JE

Douglas Salter

June 14, 1991

Mr. Dennis Byrne  
Alameda County Department of Environmental Health  
Division of Hazardous Materials  
80 Swan Way, Room 200  
Oakland, California 94621

Subject: Revised Implementation Schedule  
9th and Jefferson Streets Site, Oakland

Dear Mr. Byrne:

This letter describes a recommended alternative approach to the hydrocarbon remediation program proposed for the 9th and Jefferson Street site in downtown Oakland. Previously, a technical report describing this site and a proposed remediation program were submitted to you on January 11, 1991. The results of the first round of quarterly groundwater monitoring were submitted to you on March 27, 1991.

The remediation program proposed in our January 11, 1991 letter was based on the assumption that the limitations imposed by the city streets and underground utility lines that overlie most of the contaminated soil necessitated an in-situ remediation technique. Recently, the inclusion of this property within the footprint of a proposed downtown sports arena has provided an opportunity to consider other remediation methods. If a new arena is constructed at this site, the existing streets would be abandoned and the underground utilities relocated. These changes would make physical removal of the contaminated soil more feasible. Development of the new arena would cause the following changes:

- 1) It is likely that construction of a new sports arena on this site would require foundation excavations extending to depths below the zone of contaminated soil (20 to 24 feet below street level), resulting in removal of the contaminated soil. Physical removal of the soil, followed by aeration and disposal off-site at an approved landfill, could potentially remove soil containing detectable concentrations of hydrocarbons from the site, resulting in a cleanup that could be accomplished in less time than by in-situ methods.
- 2) Dewatering that might be required during construction of such an arena would likely remove much of the contaminated shallow groundwater that now occurs at the site. Large-scale, intensive construction dewatering in conjunction with removal of contaminated soil would likely be a more feasible and cost-effective remedial program than could be accomplished with in-situ methods.

In addition to the prospect of a more effective cleanup that could be accomplished as part of the arena development, there are important remediation cost issues that must be considered. Installation and operation of an in-situ vapor extraction system to reduce concentrations of gasoline in the soil and shallow groundwater probably would not eliminate the need for aeration (or other treatment) of the contaminated soil when it is eventually excavated from the arena area. Investing substantial sums in the installation and operation of a vapor extraction system, followed by costs to excavate, aerate, haul and dispose the contaminated soil, would represent a doubled remediation cost that would be paid for by either the current owner, or the stadium authority, or possibly both.



**Woodward-Clyde Consultants**

Therefore, we propose that implementation of the vapor extraction program be postponed until such time that the new arena project is officially approved or rejected. If the arena is to be built, the remediation would be accomplished during construction. If the downtown arena concept is rejected, the vapor extraction program would be implemented as planned. In the meantime, quarterly monitoring of the groundwater quality at the site would be continued, with data submissions to you on a regular basis.

Please feel free to call the undersigned if you have any questions.

Yours truly,  
WOODWARD-CLYDE CONSULTANTS

  
George A. Ford  
Associate

cc: Mr. Douglas N. Salter



**Douglas N. Salter**

1551 Larimer St., #1302  
Denver, CO 80202  
March 19, 1991

Mr. Dennis Byrne  
Alameda County Department of  
Environmental Health  
Division of Hazardous Materials  
80 Swan Way  
Oakland, CA 94621

Dear Mr. Byrne:

I have enclosed a check to your department to cover oversight fees for the toxic materials remediation program we are attempting to get underway for my property at 9th and Jefferson Street in downtown Oakland.

Thank you for your attention and assistance in this matter.

Best regards,

Douglas N. Salter

DNS:jlj  
Enclosure

cc: George Ford, Woodward Clyde