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

March 7, 2007

Ms. Karen Toth, P.E.
State of California
Department of Toxic Substances Control
700 Heinz Avenue, Suite 200
Berkeley, CA 94710-2721

Subject: SLIC Case No. RO0002567, GeoTracker Global ID No. SL0600138148, Chung Property/Lane Metal Finishers, 2926-2942 San Pablo Ave, Oakland, CA 94608

Alameda County Environmental Health (ACEH) is referring the Chung Property/Lane Metal Finishers site located at 2942 San Pablo Ave, Oakland, CA to the Department of Toxics Substances Control (DTSC) for regulatory oversight. Soil at the site is contaminated with chlorinated solvents, cyanide, hexavalent chromium, and several other metals. Groundwater is also contaminated with chlorinated solvents.

Corrective actions at the site have been undertaken by the Chung's who are the current property owners. Recent information provided to ACEH has indicated that Lane Metal Finishers, a previous property owner, was likely responsible for the contamination detected at the site. A review of DTSC's database indicates the subject site was owned and operated concurrently by the same responsible parties DTSC has identified for the Cal-Tech Metal Finishers (Cal-Tech) site at 841 31St Street, Oakland, CA., for which DTSC is providing regulatory oversight (reference: "Cal-Tech Metal Finishers Final Report," dated July 2002, prepared by Ecology and Environment, Inc.). The Cal-Tech facility is located around the corner from the subject site.

Enclosed with this letter is a CD containing ACEH's case file for the subject site.

If you have any questions, please call me at (510) 567-6721.

Sincerely,

Donna L. Drogos, P.E.
LOP Program Manager

Enclosure: ACEH case files on CD

cc: Chae M & Jung H Chung
2942 San Pablo Ave.
Oakland, CA 94608

Donald Dean and Emil Pansky
Lane Metal Finishers
Address Unknown

Leroy Griffin
Oakland Fire Department
150 Frank H Ogawa Plaza
Oakland, CA 94612

Joel Grieger
PIERS Environmental Services
1330 S. Bascom Ave, Suite F
San Jose, CA 95128

J. Wickham, D. Drogos, Files

ALAMEDA COUNTY ENVIRONMENTAL HEALTH SITE VISIT
March 6, 2007
2942 San Pablo Avenue, Oakland

3/6/2007. Left office with Donna Drogos at 2:30 pm to visit Chung site. When we reached the site, there was no activity at 2942 San Pablo Avenue. We met with Leroy Griffin of Oakland Fire Department at site and he indicated that he had come out to the site earlier after receiving my call and shut down the work. I took four photos of site and then went inside to meet with Jason Chung. Leroy Griffin, Donna Drogos, and I met with Jason Chung. He indicated that no additional grading would take place. He indicated that the firm doing the grading was aware that material is hazardous but did not think there would be a problem. I explained the potential for workers and neighbors to be exposed to chemicals in soil as a result of the grading, which is the reason that health and safety plans need to be in place before this type of work can be done. I also explained that the case is being transferred to DTSC. He should wait for direction from DTSC prior to submitting a revised CAP because DTSC may have additional requirements. If there are issues that need to be addressed as a result of the site grading, he should get consulting help from an environmental professional such as Piers and they should submit a plan to us in the short term until DTSC is in place for oversight. I did not know the time frame for DTSC to provide direction but indicated that it would take them some time to review the case file.


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FOREIGN CAR SPECIALIST
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BAY ALARM
San Pablo AUTO BODY & PAINT
(510) 663-2345
FOREIGN CAR SPECIALIST
Bobcat

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

March 6, 2007

Chae M. and Jung H. Chung
San Pablo Auto Body
2926 San Pablo Avenue
Oakland, CA 94608

Lane Metal Finishers
Address Unknown

Subject: SLIC Case RO0002567, Geotracker Global ID SL0600138148, Chung Property/Lane Metal Finishers, 2942 San Pablo Avenue, Oakland, CA 94608

Dear Chae M. and Jung H. Chung:

The purpose of this letter is to provide notice of the transfer of regulatory oversight for this case from Alameda County Environmental Health (ACEH) to the California Department of Toxic Substances (DTSC) and to identify several issues related to recent grading of the site. The site located at 2942 San Pablo Avenue is currently being investigated as a Spills, Leaks, Investigations, and Cleanups (SLIC) under regulatory oversight of ACEH. Petroleum hydrocarbons have been detected in soil and groundwater in an area of the site that was previously used as a service station. Elevated concentrations of chlorinated solvents, metals, and cyanide have been detected in soil and groundwater in the area of a former metal plating operation. These releases are believed to be a result of the metals finishing operations conducted by Lane Metals Finishers. Lane Metal Finishers operated a plating shop at 2942 San Pablo Avenue from 1959 to 1979 (Ecology & Environment 2002). Former owners and operators of Lane Metals Finishers, Donald Dean and Emil Pansky, also operated the Cal-Tech metals finishing facility at 841, 829, and 825 31st Street in Oakland, CA. The Cal-Tech site on 31st Street is currently being investigated under the regulatory oversight of DTSC.

Regulatory oversight of the case at 2942 San Pablo Avenue is being transferred from Alameda County Environmental Health to the California Department of Toxic Substances Control. DTSC will provide future direction regarding the completion of site characterization activities, public notification, and site cleanup.

On February 22, 2007, we received information from a nearby resident that grading activities were taking place at 2942 San Pablo Avenue. On February 23, 2007, Jerry Wickham of ACEH visited the site and observed two small excavators, freshly excavated soil, and a stockpile of concrete and soil in the center of the site. During a telephone conversation between Jerry Wickham of ACEH and Jason Chung on February 22, 2007, we informed Mr. Chung that surface soils at the site were contaminated with metals and that site grading should not be conducted without the proper plans and controls in place. Furthermore, conducting site grading in an uncontrolled manner could potentially expose workers and nearby residents to site contamination. No further grading of the site is to be conducted without explicit authorization and approval of the lead regulatory agency.

If you have any questions, please call me at (510) 567-6791.

Sincerely,

Jerry Wickham
Hazardous Materials Specialist

cc: Karen Toth
State of California
Department of Toxic Substances Control
700 Heinz Avenue, Suite 200
Berkeley, CA 94710-2721

Leroy Griffin
Oakland Fire Department
150 Frank H Ogawa Plaza
Oakland, CA 94612

Linda Jenkins
P.O. Box 11554
Oakland, CA 94611

Donna Drogos, ACEH
Jerry Wickham, ACEH
File

ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY
DAVID J. KEARS, Agency Director

7

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

December 6, 2006

Mr. James Chung
San Pablo Auto Body
2926 San Pablo Avenue
Oakland, CA 94608

Subject: SLIC Case RO0002567 and Geotracker Global ID SL0600138148, Chung Property, 2942 San Pablo Avenue, Oakland, CA

Dear Mr. Chung:

Alameda County Environmental Health (ACEH) staff has reviewed the Spills, Leaks, Investigations, and Cleanups (SLIC) case file for the above-referenced site and the report entitled, "Corrective Action Plan with Additional Investigation and Groundwater Sampling Report," dated November 2006. The Corrective Action Plan (CAP) presents the results of site investigation activities conducted in September and October 2006. Based on the results presented in the November 2006 CAP, additional investigation is required for volatile organic compounds (VOCs) in soil gas, petroleum hydrocarbons in soil and groundwater, and metals in soil. The CAP also evaluates alternatives for site remediation. As discussed in technical comments 8 and 9 below, we request some revision of the remedial alternatives. Therefore, we request that you **submit a Work Plan for Additional Investigation and Revised CAP by February 16, 2006.**

We request that you address the following technical comments, perform the proposed work, and send us the technical reports requested below.

TECHNICAL COMMENTS

1. **Total Petroleum Hydrocarbons (TPH) in the Area of Surface Soil Sample SS3Ad2.** TPH as diesel and motor oil were detected in soil sample SS3Ad2. We concur with the recommendation to extend one soil boring to groundwater adjacent to sampling location SS3Ad2. Please present plants to sample soil and groundwater in the area of sampling location SS3Ad2 in the Work Plan requested below.

2. **Arsenic Concentrations in Soil.** We concur that the concentrations of arsenic detected in soil are within the potential range of ambient concentrations. No further investigation specifically for arsenic is required at this time. However, the concentrations of several other metals, including cadmium, chromium, copper, nickel, and zinc detected in soil are elevated above ambient concentrations and Environmental Screening Levels (San Francisco Regional Water Quality Control Board February 2005) and will require further investigation as discussed in the technical comments below.

3. **Vertical Extent of Metals in Soil.** We concur with the proposal to collect soil samples at depths of 2.0 feet below grade at soil sampling locations SS3B through SS3D and SS2D. The soil samples are to be analyzed for cadmium, chromium, copper, nickel, zinc, and chromium 6. We also concur with the proposal to advance two soil borings to depths of 2 feet below grade in the "hummocky area." Please present plans for the soil sampling and analyses in the Work Plan requested below.

4. **Horizontal Extent of Metals in Soil.** Remediation of surface soils with elevated concentrations of metals will be required at the site. Therefore, please propose additional soil sampling as necessary to define the horizontal extent of elevated concentrations of metals in soil for future soil remediation.

5. **Possible Off-site Extent of Metals in Soil.** Elevated concentrations of hexavalent chromium, total chromium, and cadmium were detected in surface soil sample SS2D, which is located a few feet from the eastern property boundary with the adjacent residential property. Elevated concentrations of metals were also detected in soil samples SS3B and SS3D, which are less than 10 feet from the site boundary. Please review the site history and physical conditions along the site boundary and discuss in the Work Plan requested below, the potential for metals contamination from the site to have affected the adjacent residential property. In the Work Plan requested below, present plans for off-site sampling within any areas that potentially could have been affected by metals contamination at the surface.

6. **Historic Research.** The "Phase I Environmental Site Assessment Report and Limited Phase II Investigation for 2926-2942 San Pablo Avenue, Oakland, California," dated May 2003 describes the site history based on Sanborn Fire Insurance Maps Review but does not provide figures to illustrate the changes in site use. In the Work Plan requested below, please provide copies of the relevant maps cited in the Phase I report, including those maps relevant to the former plating works. Please also provide copies of historic aerial photographs used in the Phase I report and one copy of a more recent aerial photograph showing the area surrounding the site.

7. **Soil Vapor Results.** Elevated concentrations of VOCs that exceed the soil vapor ESLs for vapor intrusion for residential and commercial land use were detected in 5 of the 6 soil vapor samples collected. Although vinyl chloride has not been reported at elevated concentrations in soil or groundwater samples collected from boring B10, vinyl chloride was detected at elevated concentrations in the soil vapor samples. Please comment on possible sources of the vinyl chloride in soil vapor in the Work plan requested below. We concur that additional investigation is required to define the source and extent of VOCs in this area. In order to complete the delineation of VOCs in soil vapor in this area, we suggest that you consider the use of an on-site laboratory to review sampling results in the field and guide soil vapor sampling at step-out locations. The proposed soil vapor sampling locations shown on Figure 5 may be proposed initially; however, additional soil vapor samples will be collected to define the extent of elevated VOCs in soil vapor northeast of SV6, northwest of SV5, and west of SV2. We do not see a need to "calibrate" soil vapor data with soil analytical data at each sampling location. Therefore, the collection of soil samples at each soil vapor sampling location is not required. Please present plans for soil vapor sampling in the Work Plan requested below.

8. **Proposed Remedial Alternatives.** The CAP currently proposes injection of permanganate into groundwater as the first remedial alternative prior to any excavation. Soil mixing is then proposed in the source area to be followed by excavation and removal of remaining soil with high residual concentrations and metals in surface soils. We request that you reconsider this sequence of remedial alternatives to allow removal of metals in surface soils and source treatment or removal to precede groundwater treatment. Groundwater treatment may not be effective without source area treatment. In addition, removal of the surface soils with high concentrations of metals is recommended prior to either groundwater treatment or soil mixing to avoid health and safety concerns for site workers and area residents during remedial activities and to avoid mixing the metals with deeper soils. We request that you revise the section of the Remedial Action Plan accordingly in the revised CAP requested below.

9. **Health and Safety Concerns.** Health and safety concerns during site remediation will be a concern for the site due to the proximity of the site to nearby residences, the elevated concentrations of VOCs in subsurface soils which may be brought to the surface during soil mixing, and the elevated concentrations of metals in surface soils that may be disturbed and dispersed by cleanup activities. In the revised CAP requested below, please expand the discussion of potential health and safety concerns for each of the remedial options considered.

10. **Request for Identification of Adjacent Property Owners.** Public participation is a requirement for the Corrective Action Plan process. In order to provide notification to potentially affected members of the public, please provide a list of all properties, which are currently or may in the future be directly or indirectly affected by the surface or subsurface contamination from your site or the proposed corrective action. The list is to identify the properties by street address, parcel number, and property owner name. Please also provide a map showing the street address for each of the listed properties. A current mailing address is to be included for each property owner. ACEH will notify each of the property owners on the list of the proposed corrective action.

TECHNICAL REPORT REQUEST

Please submit technical reports to Alameda County Environmental Health (Attention: Jerry Wickham), according to the following schedule:

- **February 16, 2007** – Work Plan for Additional Investigation and Revised CAP

These reports are being requested pursuant to California Health and Safety Code Section 25296.10. 23 CCR Sections 2652 through 2654, and 2721 through 2728 outline the responsibilities of a responsible party in response to an unauthorized release from a petroleum UST system, and require your compliance with this request.

ELECTRONIC SUBMITTAL OF REPORTS

The Alameda County Environmental Cleanup Oversight Programs (LOP and SLIC) require submission of all reports in electronic form to the county's ftp site. Paper copies of reports will no longer be accepted. The electronic copy replaces the paper copy and will be used for all public

information requests, regulatory review, and compliance/enforcement activities. Instructions for submission of electronic documents to the Alameda County Environmental Cleanup Oversight Program ftp site are provided on the attached "Electronic Report Upload (ftp) Instructions." Please do not submit reports as attachments to electronic mail.

Submission of reports to the Alameda County ftp site is an addition to existing requirements for electronic submittal of information to the State Water Resources Control Board (SWRCB) Geotracker website. Submission of reports to the Geotracker website does not fulfill the requirement to submit documents to the Alameda County ftp site. In September 2004, the SWRCB adopted regulations that require electronic submittal of information for groundwater cleanup programs. For several years, responsible parties for cleanup of leaks from underground storage tanks (USTs) have been required to submit groundwater analytical data, surveyed locations of monitor wells, and other data to the Geotracker database over the Internet. Beginning July 1, 2005, electronic submittal of a complete copy of all necessary reports was required in Geotracker (in PDF format). Please visit the SWRCB website for more information on these requirements (http://www.swrcb.ca.gov/ust/cleanup/electronic_reporting).

PERJURY STATEMENT

All work plans, technical reports, or technical documents submitted to ACEH must be accompanied by a cover letter from the responsible party that states, at a minimum, the following: "I declare, under penalty of perjury, that the information and/or recommendations contained in the attached document or report is true and correct to the best of my knowledge." This letter must be signed by an officer or legally authorized representative of your company. Please include a cover letter satisfying these requirements with all future reports and technical documents submitted for this fuel leak case.

PROFESSIONAL CERTIFICATION & CONCLUSIONS/RECOMMENDATIONS

The California Business and Professions Code (Sections 6735, 6835, and 7835.1) requires that work plans and technical or implementation reports containing geologic or engineering evaluations and/or judgments be performed under the direction of an appropriately registered or certified professional. For your submittal to be considered a valid technical report, you are to present site specific data, data interpretations, and recommendations prepared by an appropriately licensed professional and include the professional registration stamp, signature, and statement of professional certification. Please ensure all that all technical reports submitted for this fuel leak case meet this requirement.

UNDERGROUND STORAGE TANK CLEANUP FUND

Please note that delays in investigation, later reports, or enforcement actions may result in your becoming ineligible to receive grant money from the state's Underground Storage Tank Cleanup Fund (Senate Bill 2004) to reimburse you for the cost of cleanup.

AGENCY OVERSIGHT

If it appears as though significant delays are occurring or reports are not submitted as requested, we will consider referring your case to the Regional Board or other appropriate agency, including the County District Attorney, for possible enforcement actions. California Health and Safety Code, Section 25299.76 authorizes enforcement including administrative action or monetary penalties of up to $10,000 per day for each day of violation.

If you have any questions, please call me at (510) 567-6791.

Sincerely,

Jerry Wickham
Hazardous Materials Specialist

Enclosure: ACEH Electronic Report Upload (ftp) Instructions

cc: Joel Greger
PIERS Environmental Services, Inc.
1330 S. Bascom Avenue, Suite F
San Jose, CA 95128

Donna Drogos, ACEH
Jerry Wickham, ACEH
File

RO 2567

Wickham, Jerry, Env. Health

From: Wickham, Jerry, Env. Health
Sent: Wednesday, September 13, 2006 3:37 PM
To: 'Kay Pannell'
Subject: RE: 2942 San PabloAve deadlines

Kay,

Based on your request, the schedule for submittal of a Groundwater Monitoring Report and Corrective Action Plan is extended to October 31, 2006.

Regards,
Jerry Wickham
Hazardous Materials Specialist
Alameda County Environmental Health
1131 Harbor Bay Parkway
Suite 250
Alameda, CA 94502-6577
510-567-6791 phone
510-337-9335 Fax
jerry.wickham@acgov.org

-----Original Message-----
From: Kay Pannell [mailto:piers@pierses.com]
Sent: Wednesday, September 13, 2006 3:03 PM
To: Wickham, Jerry, Env. Health
Subject: Re: 2942 San PabloAve deadlines

Jerry:

We are scheduled to drill at the site Sept 19 and 20th. Will have a 5-day turnaround for lab and then write the report and CAP. We may need a bit more time than Oct 8th to complete this phase of work. Could we have an extension to closer to the end of the month of October?

Regards,
Kay Pannell, COO

Wickham, Jerry, Env. Health wrote:

>Kay,
>
>Thanks for keeping me informed of your schedule. Based upon the
>information presented, the schedule for submittal of a Groundwater
>Monitoring Report and Corrective Action Plan is extended 30 days to
>October 8, 2006.
>
>Regards,
>Jerry Wickham
>Hazardous Materials Specialist
>Alameda County Environmental Health
>1131 Harbor Bay Parkway
>Suite 250
>Alameda, CA 94502-6577
>510-567-6791 phone
>510-337-9335 Fax
>jerry.wickham@acgov.org
>
>
>-----Original Message-----
>From: Kay Pannell [mailto:piers@pierses.com]
>Sent: Thursday, August 10, 2006 4:18 PM

>To: Wickham, Jerry, Env. Health
>Cc: Joel Greger
>Subject: 2942 San PabloAve deadlines
>
>Hello Jerry:
>
>As per our conversation, I'm sending you this email to inform you that
>we will be performing the work plan activities later than originally
>anticipated. We will be including the quarterly monitoring report with
>the new work because we will be installing new monitoring wells. The
>work is scheduled to begin (boirng installation) in September, and we
>should have the lab results and report by the end of the month. We
>will keep you informed if there is any other delays encountered.
>
>Sincerely,
>Kay Pannell, COO
>PIERS Environmental Services, Inc.
>
>
>
>

R02567

Wickham, Jerry, Env. Health

To: Kay Pannell
Cc: Joel Greger
Subject: RE: 2942 San PabloAve deadlines

Kay,

Thanks for keeping me informed of your schedule. Based upon the information presented, the schedule for submittal of a Groundwater Monitoring Report and Corrective Action Plan is extended 30 days to October 8, 2006.

Regards,
Jerry Wickham
Hazardous Materials Specialist
Alameda County Environmental Health
1131 Harbor Bay Parkway
Suite 250
Alameda, CA 94502-6577
510-567-6791 phone
510-337-9335 Fax
jerry.wickham@acgov.org

-----Original Message-----
From: Kay Pannell [mailto:piers@pierses.com]
Sent: Thursday, August 10, 2006 4:18 PM
To: Wickham, Jerry, Env. Health
Cc: Joel Greger
Subject: 2942 San PabloAve deadlines

Hello Jerry:

As per our conversation, I'm sending you this email to inform you that we will be performing the work plan activities later than originally anticipated. We will be including the quarterly monitoring report with the new work because we will be installing new monitoring wells. The work is scheduled to begin (boirng installation) in September, and we should have the lab results and report by the end of the month. We will keep you informed if there is any other delays encountered.

Sincerely,
Kay Pannell, COO
PIERS Environmental Services, Inc.

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

7

May 4, 2006

Mr. James Chung
San Pablo Auto Body
2926 San Pablo Avenue
Oakland, CA 94608

Subject: SLIC Case RO0002567, Chung Property, 2942 San Pablo Avenue, Oakland, CA – Work Plan Approval

Dear Mr. Chung:

Alameda County Environmental Health (ACEH) staff has reviewed the Spills, Leaks, Investigations, and Cleanups (SLIC) case file for the above-referenced site and the document entitled, "Addendum to Work Plan for Additional Site Characterization and Report of Well Survey," dated April 27, 2006. The Addendum addresses ACEH's April 7, 2006 technical comments on the proposed scope of work. We generally concur with the proposed scope of work in the April 27, 2006 Work Plan Addendum provided that the technical comments below are addressed during the field investigation.

We request that you address the following technical comments, perform the proposed work, and send us the technical reports requested below.

TECHNICAL COMMENTS

1. **Soil Vapor Sampling near Boring B10B.** The Addendum proposes four soil vapor samples approximately 5 feet apart surrounding boring B10B. The purpose of the soil vapor sampling is to assess whether a source exists within the area of boring B10B. Therefore, we request that soil vapor samples be collected from six locations on a grid in the area around boring B10B as shown on the attached figure entitled, "Requested Soil Vapor Sampling Locations." We also request that soil vapor sampling be continued as necessary to define the extent of the source area if elevated concentrations of volatile organic compounds (VOCs) are detected in any of the soil vapor samples. The proposed methods for collecting the soil vapor samples are acceptable. Soil gas samples are to be analyzed for VOCs using EPA Method TO-15.

2. **Soil Sampling for Metals and Cyanide.** In addition to the proposed twelve soil sampling locations, we request that four soil samples be collected from the hummocky area as shown on the attached figure, "Requested Surficial Soil Sampling Locations." When compositing soil samples in the laboratory, please assure that the four requested soil samples from the hummocky area are composited into one sample. If any analytes are detected at concentrations exceeding the Environmental Screening Levels, each of the discrete soil samples is to be analyzed.

TECHNICAL REPORT REQUEST

Please submit technical reports to Alameda County Environmental Health (Attention: Jerry Wickham), according to the following schedule:

- **August 15, 2006** - Groundwater Monitoring Report for Second Quarter
- **September 8, 2006** - Corrective Action Plan

These reports are being requested pursuant to California Health and Safety Code Section 25296.10. 23 CCR Sections 2652 through 2654, and 2721 through 2728 outline the responsibilities of a responsible party in response to an unauthorized release from a petroleum UST system, and require your compliance with this request.

ELECTRONIC SUBMITTAL OF REPORTS

Effective **January 31, 2006**, the Alameda County Environmental Cleanup Oversight Programs (LOP and SLIC) require submission of all reports in electronic form to the county's ftp site. Paper copies of reports will no longer be accepted. The electronic copy replaces the paper copy and will be used for all public information requests, regulatory review, and compliance/enforcement activities. Instructions for submission of electronic documents to the Alameda County Environmental Cleanup Oversight Program ftp site are provided on the attached "Electronic Report Upload (ftp) Instructions." Please do not submit reports as attachments to electronic mail.

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In order to facilitate electronic correspondence, we request that you provide up to date electronic mail addresses for all responsible and interested parties. Please provide current electronic mail addresses and notify us of future changes to electronic mail addresses by sending an electronic mail message to me at jerry.wickham@acgov.org.

PERJURY STATEMENT

All work plans, technical reports, or technical documents submitted to ACEH must be accompanied by a cover letter from the responsible party that states, at a minimum, the following: "I declare, under penalty of perjury, that the information and/or recommendations contained in the attached document or report is true and correct to the best of my knowledge." This letter must be signed by an officer or legally authorized representative of your company. Please include a cover letter satisfying these requirements with all future reports and technical documents submitted for this fuel leak case.

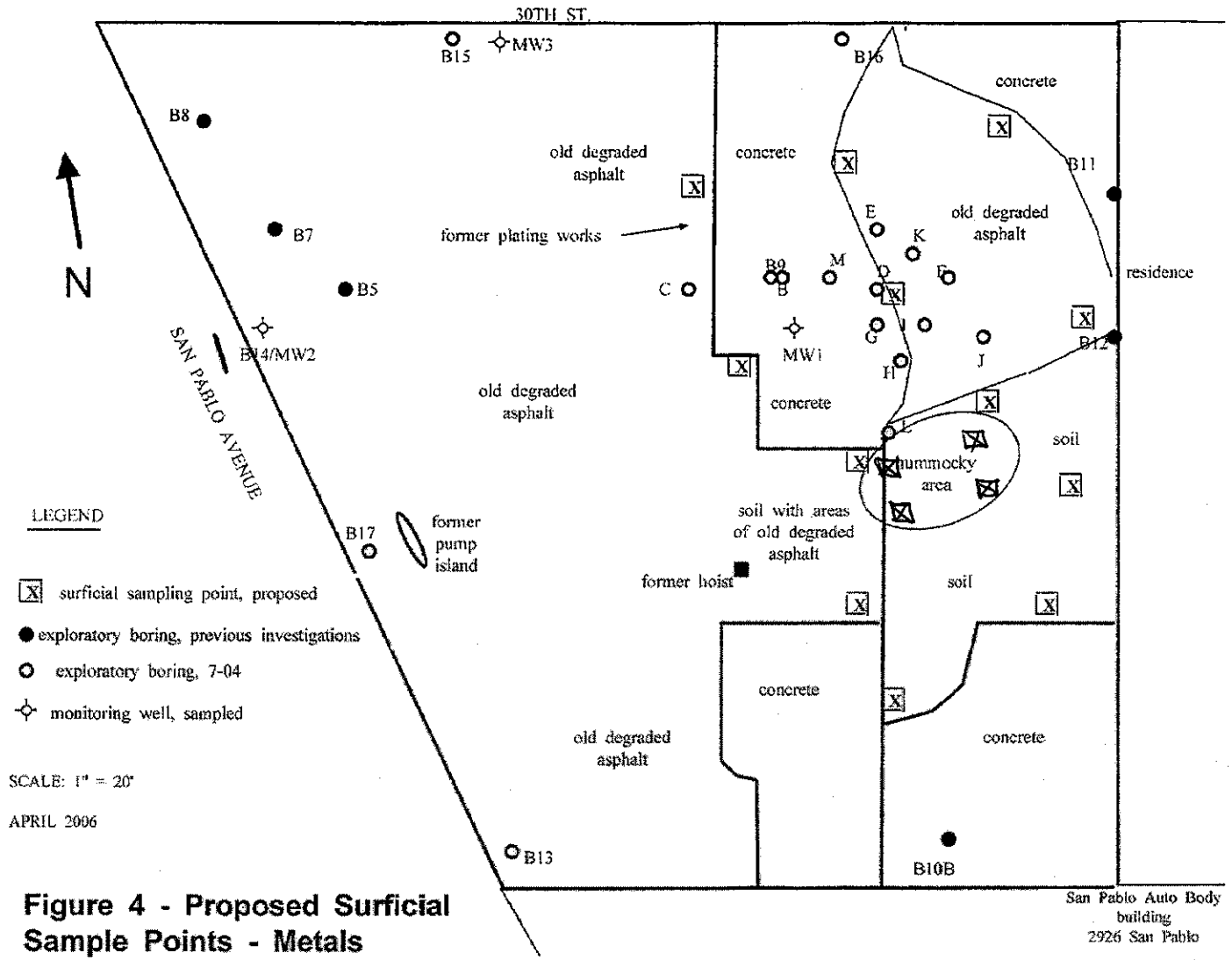

Figure 4 - Proposed Surficial Sample Points - Metals

Requested Sunficial Soil Sampling Locations

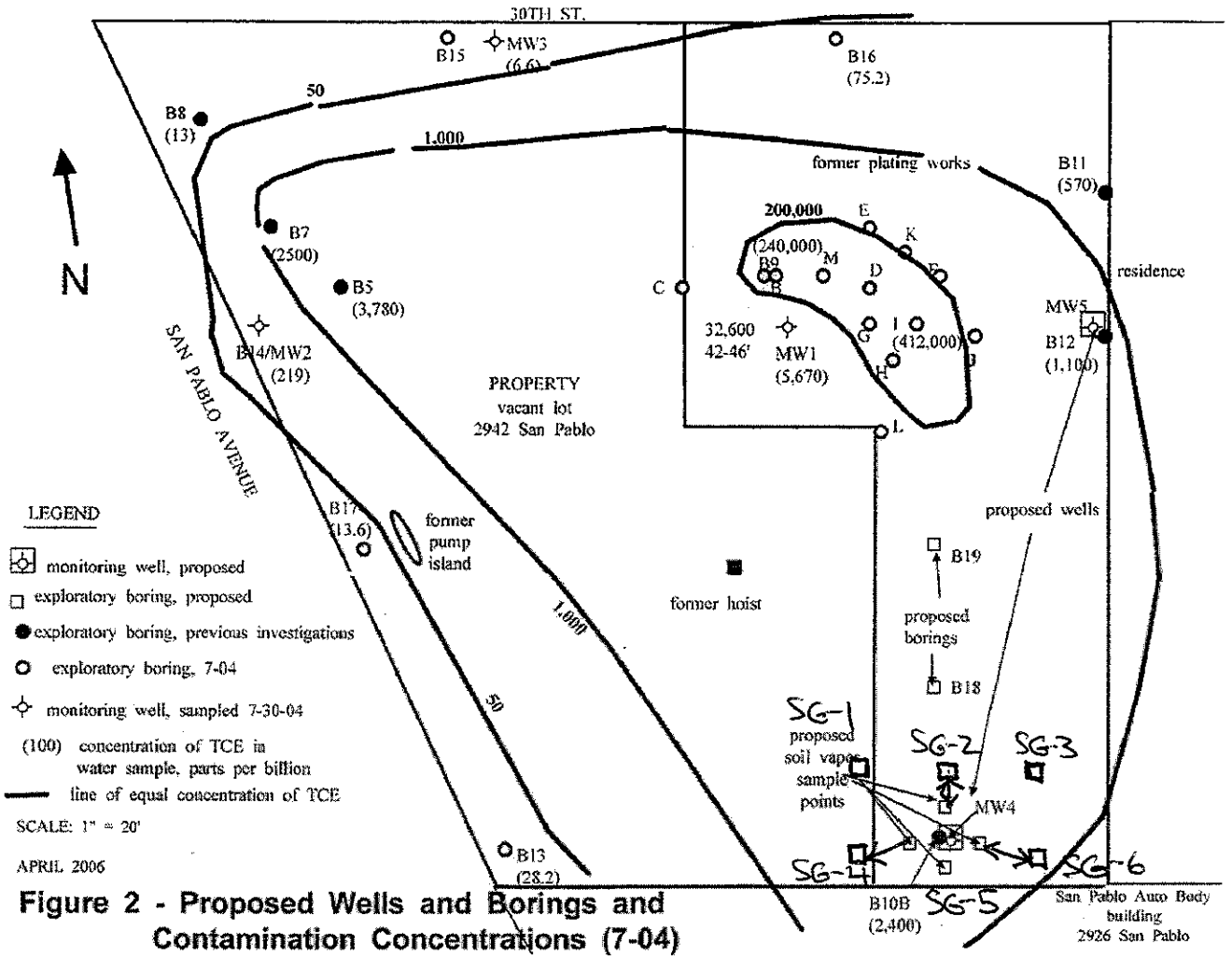

Figure 2 - Proposed Wells and Borings and Contamination Concentrations (7-04)

Requested Soil Vapor Sampling Locations

PROFESSIONAL CERTIFICATION & CONCLUSIONS/RECOMMENDATIONS

The California Business and Professions Code (Sections 6735, 6835, and 7835.1) requires that work plans and technical or implementation reports containing geologic or engineering evaluations and/or judgments be performed under the direction of an appropriately registered or certified professional. For your submittal to be considered a valid technical report, you are to present site specific data, data interpretations, and recommendations prepared by an appropriately licensed professional and include the professional registration stamp, signature, and statement of professional certification. Please ensure all that all technical reports submitted for this fuel leak case meet this requirement.

UNDERGROUND STORAGE TANK CLEANUP FUND

Please note that delays in investigation, later reports, or enforcement actions may result in your becoming ineligible to receive grant money from the state's Underground Storage Tank Cleanup Fund (Senate Bill 2004) to reimburse you for the cost of cleanup.

AGENCY OVERSIGHT

If it appears as though significant delays are occurring or reports are not submitted as requested, we will consider referring your case to the Regional Board or other appropriate agency, including the County District Attorney, for possible enforcement actions. California Health and Safety Code, Section 25299.76 authorizes enforcement including administrative action or monetary penalties of up to $10,000 per day for each day of violation.

If you have any questions, please call me at (510) 567-6791.

Sincerely,

Jerry Wickham
Hazardous Materials Specialist

Enclosure: ACEH Electronic Report Upload (ftp) Instructions

cc: Joel Greger
PIERS Environmental Services, Inc.
1330 S. Bascom Avenue, Suite F
San Jose, CA 95128

Donna Drogos, ACEH
Jerry Wickham, ACEH
File

RO2567

Wickham, Jerry, Env. Health

From: Wickham, Jerry, Env. Health
Sent: Wednesday, April 12, 2006 6:07 PM
To: 'Kay Pannell'
Subject: RE: RO#2567 for Geotracker

Kay,

Geotracker should work now. Here is the Global ID: SL0600138148.

Thanks for uploading the Work Plan to the County FTP site.

Regards,
Jerry Wickham
Hazardous Materials Specialist
Alameda County Environmental Health
1131 Harbor Bay Parkway
Suite 250
Alameda, CA 94502-6577
510-567-6791 phone
510-337-9335 Fax
jerry.wickham@acgov.org

-----Original Message-----
From: Kay Pannell [mailto:piers@pierses.com]
Sent: Wednesday, April 12, 2006 3:56 PM
To: Wickham, Jerry, Env. Health
Subject: RO#2567 for Geotracker

Hello,

I just tried to upload the case RO#0002567 to Geotracker and I cannot find it listed on the SLIC or LUST sites. Has it been opened as a site on Geotracker? If so, how can I find it? Thank you for your assistance.

Sincerely,
Kay Pannell, COO
PIERS Environmental Services, Inc.

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

April 7, 2006

Mr. James Chung
San Pablo Auto Body
2926 San Pablo Avenue
Oakland, CA 94608

Subject: SLIC Case RO0002567, Chung Property, 2942 San Pablo Avenue, Oakland, CA – Work Plan Review

Dear Mr. Chung:

Alameda County Environmental Health (ACEH) staff has reviewed the Spills, Leaks, Investigations, and Cleanups (SLIC) case file for the above-referenced site and the document entitled, "Work Plan for Additional Site Characterization and Report of Well Survey," dated March 27, 2006. The Work Plan proposes a scope of work to advance two soil borings and install two groundwater monitoring wells. We request that you address the technical comments below prior to conducting the field investigation. Based on the technical comments below, please submit the following items in a Work Plan Addendum or as part of a revised Work Plan:

1) Map of proposed soil vapor sampling locations in the area of boring B10B
2) Description of soil vapor sampling methods
3) Map of proposed soil sampling locations for metals and cyanide.

Please submit these items to ACEH for approval prior to implementing the field investigation.

TECHNICAL COMMENTS

1. **Source Area Remediation and Soil Vapor Sampling.** The Work Plan suggests that further delineation using soil vapor sampling is not warranted in the source area since excavation of the source area is proposed, and that soil vapor sampling to assess the risk of vapor intrusion should be completed during and after the excavation work. Based on the assumption that excavation will be conducted in the source area, we concur that soil vapor sampling to assess risk is not required until excavation is completed.

2. **Potential Source Area near Boring B10B.** The Work Plan proposes two soil borings located approximately 25 and 50 feet, respectively from previous boring B10B and one groundwater monitoring well adjacent to boring B10B to further delineate groundwater conditions and determine whether boring B10B represents a separate source. The proposed scope of work is not sufficient to assess whether a separate source exists in this area of the site. The Work Plan seems to argue that the soil results in boring B10B did not indicate a contaminant source in soil but also argues that the detection of 2,400 ppb of trichloroethene (TCE) in groundwater is not representative of groundwater flow conditions. These arguments seem to indicate that the TCE detected in boring B10B got there with no

local source or a groundwater migration pathway. We request that you submit plans to collect soil vapor samples in the area of boring B10B to evaluate whether a local source of VOCs exists in this area.

3. **Hydraulic Gradient and Monitoring Well Installation.** ACEH has no objection to the proposed installation of two additional monitoring wells at the proposed locations. Please present the results in the Corrective Action Plan requested below.

4. **Well Survey Results.** ACEH concurs with the proposal to review the file for a site at 958 East 28th Street and obtain additional information if available, regarding abandoned wells. Please present the results in the Corrective Action Plan requested below.

5. **Metals and Cyanide.** The proposal to collect composite soil samples to characterize the extent of metals and cyanide at the site may be acceptable. However, in order to evaluate whether the proposed soil sampling will adequately characterize the extent of metals and cyanide, we request that you submit a map showing the planned soil sampling locations, the areas covered by concrete, and any features within the concrete that could be conduits to the soil. Please submit the map in the Work Plan Addendum or revised Work Plan requested below.

6. **Groundwater Monitoring.** We concur with the proposed groundwater analyses for VOCs by EPA Method 8260 and analyses for metals, hexavalent chromium, and cyanide. However, we do no concur with discontinuation of sampling for total petroleum hydrocarbons as gasoline (TPHg). TPHg has been detected in all wells and has been detected at increasing concentrations in well MW-1. The most recent groundwater sample collected from well MW-1 on May 12, 2005 contained 7,610 µg/L of TPHg. We concur that analysis for BTEX using EPA Method 8020 is not required since these samples will be analyzed for VOCs including BTEX using EPA Method 8260. Please present the results in the Groundwater Monitoring Reports requested below.

TECHNICAL REPORT REQUEST

Please submit technical reports to Alameda County Environmental Health (Attention: Jerry Wickham), according to the following schedule:

- **May 12, 2006** – Work Plan Addendum or Revised Work Plan
- **August 15, 2006** - Groundwater Monitoring Report for Second Quarter
- **Within 120 days following approval of Work Plan by ACEH** - Corrective Action Plan

These reports are being requested pursuant to California Health and Safety Code Section 25296.10. 23 CCR Sections 2652 through 2654, and 2721 through 2728 outline the responsibilities of a responsible party in response to an unauthorized release from a petroleum UST system, and require your compliance with this request.

ELECTRONIC SUBMITTAL OF REPORTS

Effective **January 31, 2006**, the Alameda County Environmental Cleanup Oversight Programs (LOP and SLIC) require submission of all reports in electronic form to the county's ftp site. Paper copies of reports will no longer be accepted. The electronic copy replaces the paper copy and will be used for all public information requests, regulatory review, and compliance/enforcement activities. Instructions for submission of electronic documents to the Alameda County Environmental Cleanup Oversight Program ftp site are provided on the attached "Electronic Report Upload (ftp) Instructions." Please do not submit reports as attachments to electronic mail.

Submission of reports to the Alameda County ftp site is an addition to existing requirements for electronic submittal of information to the State Water Resources Control Board (SWRCB) Geotracker website. Submission of reports to the Geotracker website does not fulfill the requirement to submit documents to the Alameda County ftp site. In September 2004, the SWRCB adopted regulations that require electronic submittal of information for groundwater cleanup programs. For several years, responsible parties for cleanup of leaks from underground storage tanks (USTs) have been required to submit groundwater analytical data, surveyed locations of monitor wells, and other data to the Geotracker database over the Internet. Beginning July 1, 2005, electronic submittal of a complete copy of all necessary reports was required in Geotracker (in PDF format). Please visit the SWRCB website for more information on these requirements (http://www.swrcb.ca.gov/ust/cleanup/electronic_reporting).

In order to facilitate electronic correspondence, we request that you provide up to date electronic mail addresses for all responsible and interested parties. Please provide current electronic mail addresses and notify us of future changes to electronic mail addresses by sending an electronic mail message to me at jerry.wickham@acgov.org.

PERJURY STATEMENT

All work plans, technical reports, or technical documents submitted to ACEH must be accompanied by a cover letter from the responsible party that states, at a minimum, the following: "I declare, under penalty of perjury, that the information and/or recommendations contained in the attached document or report is true and correct to the best of my knowledge." This letter must be signed by an officer or legally authorized representative of your company. Please include a cover letter satisfying these requirements with all future reports and technical documents submitted for this fuel leak case.

PROFESSIONAL CERTIFICATION & CONCLUSIONS/RECOMMENDATIONS

The California Business and Professions Code (Sections 6735, 6835, and 7835.1) requires that work plans and technical or implementation reports containing geologic or engineering evaluations and/or judgments be performed under the direction of an appropriately registered or certified professional. For your submittal to be considered a valid technical report, you are to present site specific data, data interpretations, and recommendations prepared by an appropriately licensed professional and include the professional registration stamp, signature, and statement of professional certification. Please ensure all that all technical reports submitted for this fuel leak case meet this requirement.

UNDERGROUND STORAGE TANK CLEANUP FUND

Please note that delays in investigation, later reports, or enforcement actions may result in your becoming ineligible to receive grant money from the state's Underground Storage Tank Cleanup Fund (Senate Bill 2004) to reimburse you for the cost of cleanup.

AGENCY OVERSIGHT

If it appears as though significant delays are occurring or reports are not submitted as requested, we will consider referring your case to the Regional Board or other appropriate agency, including the County District Attorney, for possible enforcement actions. California Health and Safety Code, Section 25299.76 authorizes enforcement including administrative action or monetary penalties of up to $10,000 per day for each day of violation.

If you have any questions, please call me at (510) 567-6791.

Sincerely,

Jerry Wickham
Hazardous Materials Specialist

Enclosure: ACEH Electronic Report Upload (ftp) Instructions

cc: Joel Greger
PIERS Environmental Services, Inc.
1330 S. Bascom Avenue, Suite F
San Jose, CA 95128

Donna Drogos, ACEH
Jerry Wickham, ACEH
File

R02567

TRANSMISSION VERIFICATION REPORT

TIME : 02/24/2006 10:04
NAME : ALAMEDA COUNTY DEH
FAX : 5103379335
TEL : 5105676700
SER.# : BROK4J137311

DATE,TIME	02/24 10:04
FAX NO./NAME	14085591224
DURATION	00:00:31
PAGE(S)	02
RESULT	OK
MODE	STANDARD ECM

Feb 23 06 03:20p PIERS Inc. 408-559-1224 p.1

PIERS ENVIRONMENTAL SERVICES, INC.
1330 S. BASCOM AVENUE. SUITE F
SAN JOSE, CA. 95128
www.pierses.com
PHONE (408) 559-1248
FAX (408) 559-1224
E-MAIL piers@pierses.com

Alameda County
FEB 24 2006
Environmental Health

To: JERRY WICKHAM
From: KATIE WELBOURN / KAY PANNELL
Fax #: (510) 337 - 9335
Re: 2926 San Pablo Ave, Oakland (SLIC # RO0002567) WELL SURVEY
Date: 2-23-06

MR WICKHAM -

*(Alameda County Public Works Dept form is attached.) Please fill out the right hand column and fax it back to us so we may begin the well survey.

R02567

PIERS ENVIRONMENTAL SERVICES, INC.
1330 S. BASCOM AVENUE. SUITE F
SAN JOSE, CA. 95128
www.pierses.com
PHONE (408) 559-1248
FAX (408) 559-1224
E-MAIL piers@pierses.com

To: JERRY WICKHAM
From: KATIE WELBOURN / KAY PANNELL
Fax #: (510) 337 - 9335
Re: 2926 San Pablo Ave, Oakland (SLIC # RO0002567) WELL SURVEY
Date: 2-23-06

MR WICKHAM -

*(Alameda County Public Works Dept form is attached.) Please fill out the right hand column and fax it back to us so we may begin the well survey. As of 2-22-06 I was told by Public Works dept officials that the survey may take up to 3 months to complete. Therefore there is a chance that the 4-15-06 deadline may not be met. We will update you on our progress.

Regards,
Katie Welbourn
Research Specialist

COUNTY OF ALAMEDA
PUBLIC WORKS AGENCY
WATER RESOURCES SECTION
399 Elmhurst Street, Hayward, CA 94544-1395
James Yoo PH: (510) 670-6633 FAX: (510) 782-1939
FOR GENERAL DRILLING PERMIT INFO:
www.acgov.org/pwa/wells

WELL COMPLETION REPORT RELEASE AGREEMENT—AGENCY
(Government and Regulatory Agencies and their Authorized Agents)

Project No/ Site Address. 2926 - 2942 San Pablo Ave City Oakland

Township, Range, and Section _____ Radius 1/2 mile
(Must include entire study area and a map that shows the area of interest.)

Under California Water Code Section 13752, the agency named below requests permission from Department of Water Resources to inspect or copy, or for our authorized agent named below to inspect or copy, Well Completion Reports filed pursuant to Section 13751 to (check one):

☒ Make a study, or,

☐ Perform an environmental cleanup study associated with an unauthorized release of a contaminant within a distance of 2 miles.

In accordance with Section 13752, information obtained from these reports shall be kept confidential and shall not be disseminated, published, or made available for inspection by the public without written authorization from the owner(s) of the well(s). The information shall be used only for the purpose of conducting the study. Copies obtained shall be stamped **CONFIDENTIAL** and shall be kept in a restricted file accessible only to agency staff or the authorized agent.

KATIE WELBOURN Authorized Agent	Alameda County Environmental Health Government or Regulatory Agency
1330 S. BASCOM AVE, # F Address	1131 Harbor Bay Parkway Address
SAN JOSE, CA 95128 City, State, and Zip Code	Alameda, CA 94502 City, State, and Zip Code
Katie Welbourn Signature	Jerry Wickham Signature
Research Specialist Title	Hazardous Materials Specialist Title
Telephone (408 896 1267	Telephone ( ) 510-567-6791
Fax ( ) 408 559 1224	Fax ( ) 510-337-9335
2-23-06 Date	2-24-2006 Date
katiepiers@yahoo.com E-mail	jerry.wickham@acgov.org E-mail

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

7

February 8, 2006

Mr. James Chung
San Pablo Auto Body
2926 San Pablo Avenue
Oakland, CA 94608

Subject: SLIC Case RO0002567, Chung Property, 2926 and 2942 San Pablo Avenue, Oakland, CA

Dear Mr. Chung:

Alameda County Environmental Health (ACEH) staff has reviewed the Spills, Leaks, Investigations, and Cleanups (SLIC) case file for the above-referenced site, including the reports entitled, "Site Characterization Report," dated August 31, 2004 and "Report of May 2005 Groundwater Sampling," dated June 3, 2005. Both reports were prepared on your behalf by PIERS Environmental Services, Inc. The "Site Characterization Report," presents the results of a soil and groundwater investigation that included exploratory borings, soil and grab groundwater sampling, and installation of three monitoring wells at the site. The investigation found elevated concentrations of volatile organic compounds (VOCs); primarily trichloroethene (TCE) in soil and groundwater in the area of a former metal works in the central portion of the site. Up to 92 milligrams per kilogram (mg/kg) of TCE were detected in shallow soil at the site. Up to 412,00 micrograms per liter (µg/L) of TCE were detected in groundwater at the site. The "Site Characterization Report," concluded that TCE in the area of the former plating works represents a source area that will continue to contribute to dissolved concentrations in groundwater until the source is remediated and the surface is paved.

Based on discussions during our meeting conducted on February 1, 2006, the area of the former plating works is currently vacant, but plans for the site include the construction of an oil change and car wash facility in this area of the site. The elevated concentrations of VOCs may pose a risk to human health through the indoor air vapor intrusion pathway. Further assessment of the potential for indoor air vapor intrusion is required as discussed in technical comment 1 below. We also request that you evaluate whether the apparent hydraulic gradient for the site is accurate and whether the three monitoring wells at the site adequately monitor plume migration. As discussed in technical comment 7 below, cleanup of the TCE source area(s) will be required to prevent continued release of TCE to groundwater in the area of the site.

We request that you address the following technical comments, perform the proposed work, and send us the reports described below.

TECHNICAL COMMENTS

1. **Potential Risks from Vapor Intrusion.** The elevated concentrations of TCE detected in soil and groundwater at the site may pose a risk to human health through the indoor air

vapor intrusion pathway. Further assessment of the potential for indoor vapor intrusion is required. The use of soil gas sampling is to be considered to more directly assess potential vapor intrusion risks. In addition, soil gas sampling will help to define the extent of the source area in the area of boring B-9 and whether an additional TCE source area is present near boring B-10 in the southern portion of the site. We request that you present plans to further assess potential vapor intrusion risks and the extent of the source area(s) in the Work Plan requested below.

2. **Hydraulic Gradient and Plume Delineation.** The apparent hydraulic gradient for the site is to the west at 0.31 feet per foot based on water levels from the three monitoring wells at the site. An apparent hydraulic gradient of 0.31 feet per foot is significantly higher than typically observed in the types of soils that are present at the site. Please evaluate whether the apparent hydraulic gradient for the site is accurate. Please consider whether monitoring well MW-2 may be installed within a separate water-bearing layer than the other two monitoring wells. Please also review the consistency of the apparent hydraulic gradient with regional flow directions observed at other sites in the area and observed contaminant distribution. TCE was detected at a concentration of 2,400 µg/L in a grab groundwater sample collected from boring B10B, which is located south (crossgradient) of the source area near boring B-9. Please present your evaluation and plans to better define the hydraulic gradient in the Work Plan requested below.

3. **Monitoring Well MW-2.** During the most recent groundwater sampling event, TCE was detected at a concentration of 210 µg/L in well MW-2, which is screened within an interval from 30 to 34 feet bgs. TCE was previously detected at significantly higher concentrations of 3,780 and 2,500 µg/L in grab groundwater samples collected at shallow depths from borings B-5 and B-7, respectively. Please evaluate whether groundwater monitoring is needed within shallow groundwater as well as the deeper intervals currently monitored by the three existing wells. Present plans for monitoring well installation in the Work Plan requested below.

4. **Groundwater Monitoring.** Based upon the assessment of hydraulic gradient, plume delineation, and groundwater monitoring wells requested in technical comments 2 and 3, please propose a groundwater monitoring program in the Work Plan requested below.

5. **Detailed Well Survey.** In order to identify potential receptors for the TCE plume from your site, we request that you locate all wells (monitoring and production wells: active, inactive, standby, decommissioned, abandoned and dewatering, drainage and cathodic protection wells) within ½ mile of the subject site. We recommend that you obtain well information from both Alameda County Public Works Agency and the State of California Department of Water Resources, at a minimum. Submittal of maps showing the location of all wells identified in your study, and the use of tables to report the data collected as part of your survey are required. Please provide a table that includes the well designation, location, total depth, diameter, screen interval, date of well installation, current status, historic use, and owner of the wells. In addition, please provide well logs and completion records for wells downgradient from the site that are potential receptors. Please present your results in the Work Plan requested below.

6. **Metals and Cyanide.** Only two soil samples (B-9 and B-10 at 1.5 feet bgs) have been analyzed for metals and cyanide. Given the large area over which the former plating works

potentially extended and the unknown nature of the plating operations, additional soil sampling for metals and cyanide is required. In addition, analyses for metals, including hexavalent chromium, and cyanide in groundwater will be required. Please present your plans for characterizing metals and cyanide in the Work Plan requested below.

7. **Source Area Remediation.** Cleanup of TCE in soil and groundwater within the source area will be required to prevent continued release of TCE to groundwater in the area of the site. Following assessment of potential risks from indoor air vapor intrusion and any other relevant exposure pathways, remedial alternatives are to be evaluated and the proposed cleanup alternative presented in the Corrective Action Plan requested below.

TECHNICAL REPORT REQUEST

Please submit technical reports to Alameda County Environmental Health (Attention: Jerry Wickham), according to the following schedule:

- **April 15, 2006** – Work Plan
- **Within 120 days following approval of Work Plan by ACEH** - Corrective Action Plan

These reports are being requested pursuant to California Health and Safety Code Section 25296.10. 23 CCR Sections 2652 through 2654, and 2721 through 2728 outline the responsibilities of a responsible party in response to an unauthorized release from a petroleum UST system, and require your compliance with this request.

ELECTRONIC SUBMITTAL OF REPORTS

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In order to facilitate electronic correspondence, we request that you provide up to date electronic mail addresses for all responsible and interested parties. Please provide current electronic mail

addresses and notify us of future changes to electronic mail addresses by sending an electronic mail message to me at jerry.wickham@acgov.org.

PERJURY STATEMENT

All work plans, technical reports, or technical documents submitted to ACEH must be accompanied by a cover letter from the responsible party that states, at a minimum, the following: "I declare, under penalty of perjury, that the information and/or recommendations contained in the attached document or report is true and correct to the best of my knowledge." This letter must be signed by an officer or legally authorized representative of your company. Please include a cover letter satisfying these requirements with all future reports and technical documents submitted for this fuel leak case.

PROFESSIONAL CERTIFICATION & CONCLUSIONS/RECOMMENDATIONS

The California Business and Professions Code (Sections 6735, 6835, and 7835.1) requires that work plans and technical or implementation reports containing geologic or engineering evaluations and/or judgments be performed under the direction of an appropriately registered or certified professional. For your submittal to be considered a valid technical report, you are to present site specific data, data interpretations, and recommendations prepared by an appropriately licensed professional and include the professional registration stamp, signature, and statement of professional certification. Please ensure all that all technical reports submitted for this fuel leak case meet this requirement.

UNDERGROUND STORAGE TANK CLEANUP FUND

Please note that delays in investigation, later reports, or enforcement actions may result in your becoming ineligible to receive grant money from the state's Underground Storage Tank Cleanup Fund (Senate Bill 2004) to reimburse you for the cost of cleanup.

AGENCY OVERSIGHT

If it appears as though significant delays are occurring or reports are not submitted as requested, we will consider referring your case to the Regional Board or other appropriate agency, including the County District Attorney, for possible enforcement actions. California Health and Safety Code, Section 25299.76 authorizes enforcement including administrative action or monetary penalties of up to $10,000 per day for each day of violation.

If you have any questions, please call me at (510) 567-6791.

Sincerely,

Jerry Wickham
Hazardous Materials Specialist

Enclosure: ACEH Electronic Report Upload (ftp) Instructions

cc: Joel Greger
PIERS Environmental Services, Inc.
1330 S. Bascom Avenue, Suite F, San Jose, CA 95128

Donna Drogos, ACEH
Jerry Wickham, ACEH
File

ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY
DAVID J. KEARS, Agency Director

7

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

November 10, 2005

Mr. James Chung
San Pablo Auto Body
2926 San Pablo Avenue
Oakland, CA 94608

Subject: SLIC Case RO0002567, Chung Property, 2926 San Pablo Avenue, Oakland, CA

Dear Mr. Chung:

Due to the type of release that has occurred at the above-referenced site, regulatory oversight for this case will take place under the Spills, Leaks, Investigations, and Cleanups (SLIC) program rather than the Local Oversight Program for fuel releases from underground storage tanks. In order for ACEH to review reports for your site under the SLIC program, we would require an oversight account for the above-referenced site. To set up your account, please send a check in the amount of $6,000.00 payable to Alameda County Environmental Health. Please send your check to the attention of our Finance Department.

This initial deposit may or may not be sufficient to provide all necessary regulatory oversight. ACEH will deduct actual costs incurred based upon the hourly rate specified below. If these funds are insufficient, additional deposit will be requested. Otherwise, any unused monies will be refunded to you or your designee.

The deposit is authorized in Section 6.92.040L of the Alameda County Ordinance Code. Work on this project is being debited at the Ordinance specified rate, currently $166.00 per hour.

Please write "SLIC" (the type of project), the site address, and the AR# 0315301 on your check.

If you have any questions, please contact Jerry Wickham at (510) 567-6791.

Sincerely,

Ariu Levi
Division Chief

cc: D. Drogos, J. Jacobs, Jerry Wickham

R02567

July 27, 2005

Alameda County
AUG 01 2005
Environmental Health

Ms. Donna Drogos
Alameda County Environmental Health Services
1131 Harbor Bay Parkway 2nd floor
Alameda, CA 94502

RE: A request letter after reviewing the environmental report.
2942 San Pablo Avenue, Oakland, CA

Dear Ms. Donna Drogos

Good morning Ms. Donna Drogos. As we spoke I do know you are busy and have many report that people are bugging you about. I may be one of them. As you know we wanted to build few years ago. The time we hired Piers Environmental Service was back in September 2003. I have recently got touched bases on you only by phone about the letter I am requesting. I have also stopped at your office and called you serveral time. As you see I have paid invoices from Piers Environmental Service. I can not just give up on this project site. Please if you can write me a letter what you've want us to do on the project lot. I've had seen many property in the area that has developed way faster then I. I feel that the county is not working with our project. My family been waiting a very long time.

Thank you very much for your time and attention in this matter.

Sincerely,

Jason Chung

"Oakland"
San Pablo Auto Body & Paint
Since 1983

Jason Chung
Manager

2926 San Pablo Avenue
Oakland, CA 94608

24 hours: (510) 663-2345
Fax: (510) 663-1123

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

March 31, 2004

Mr. James Chung
San Pablo Auto Body
2926 San Pablo Ave.
Oakland, CA 94608

Dear Mr. Chung:

Subject: Fuel Leak Case RO0002567, 2926-2942 San Pablo Ave., Oakland, CA 94608

Alameda County Environmental Health (ACEH) staff has reviewed the case file for the referenced site including the following Piers Environmental Services reports:

- May 2003, Phase I Environmental Site Assessment Report and Limited Phase II Investigation for 2926-2942 San Pablo Ave., Oakland, California
- September 9, 2003, Report of Additional Phase II Investigation, 2942 San Pablo Ave., Oakland, CA
- October 3, 2003, Report of Additional Phase II Investigation, 2942 San Pablo Avenue, Oakland, CA
- March 18, 2004, Work Plan for Site Characterization, 2926-2942 San Pablo Ave., Oakland, CA

We request that you address the following technical comments prior to performing the proposed work and submit the technical reports requested below.

TECHNICAL COMMENTS

1. A Globe Soil Engineers report dated November 19, 199 has been referenced in these reports. Do you have a copy of this report which you can submit our office?
2. The reports appear to be missing boring logs for borings B5, B6, B10B, B11 and B12. Please provide copies of these boring logs. Future cross sectional diagrams should include new and these older boring log results.
3. Although the presence of the halogenated volatile organic compound (HVOC), trichloroethene (TCE), is significant, both petroleum and VOC compounds will need to be investigated and understood. Soil and groundwater analysis of these compounds will be required in the discrete samples proposed for collection. In addition, the ether oxygenates, MTBE, TAME, ETBE, DIPE and TBA and the lead scavenger compounds, EDB and EDC should be analyzed in those samples nearest the petroleum release. Their analyses can be waived once their absence is confirmed. EPA Method 8260 should be used for their analysis.

4. The hydraulic hoist identified on your site should be removed. Although the hoist is not considered an underground tank and is therefore exempt from their regulations, sampling is recommended beneath the hoist for confirmation should residential or other conservative use of the property ever be considered.
5. Table 1C referenced in the March 18, 2004 work plan was not included in the submitted report, however, this table was found in the September 9, 2003 Phase II report. Table 1C includes metals analysis from borings B9 and B10. The Piers report notes that metals concentrations did not exceed any ESLs (Environmental Screening Levels) with the exception of chromium, detected at 63.6 ppm. It further states that the metals concentrations fall within background levels referenced in a Bradford, 1966 publication. Please be aware that the more recent publication, June 2002 LBNL Analysis of Background Distributions of Metals in Soil at LBL is a source referenced by the Water Board for this information. Since ESLs are referenced in this report, the metals analytical results table should include the appropriate ESLs for the metals analyzed.
6. The work plan has several components. The first component proposes the vertical delineation of VOCs in groundwater and the determination of subsurface lithology near boring B-9. This will be done using the membrane interface probe (MIP) attached to the Geoprobe drill rig. The MIP allows VOCs to be swept into a carrier gas and then be transferred to a detector such as the photoionization detector (PID). However, this detector is non-specific and cannot identify the compound(s) being sampled. Conductivity readings from the probe will also allow the characterization of the soil types encountered in the boring. The vertical extent of the VOC contamination in soils (both above and below groundwater) will be estimated until the contamination has been delineated. A Geoprobe boring will be advanced near the MIP boring and soil and groundwater samples collected as determined from the MIP boring results. Locations where contamination or groundwater is suspected will be targeted for sampling. Because the detector is not specific and because the extent of petroleum and HVOCs has not been defined, we request you analyze samples for TPHg, BTEX, oxygenates and lead scavengers and halogenated VOCs. EPA Method 8260 is recommended rather than EPA 8010. Since boring B-9 was only sampled at 1.5', it is recommended that subsequent shallow soil samples (0-10' depth) be collected and analyzed. As mentioned in the work plan, your consultant must take precautions to minimize the potential for cross-contamination of lower water-bearing zones since the boring will be drilled to an estimated depth of 60 feet.

   The second component of the work plan calls for the identification and vertical delineation of VOCs near boring B-9. Because elevated levels of TCE in groundwater were detected from B-9 it is believed that the source of this contamination lies near this location. This is believed in spite of the fact that the shallow soil sample collected from B-9 at 1.5' detected only 0.065 ppm TCE. The additional shallow samples (previously recommended by our office) may confirm a source of soil contamination. Because this

boring is a "hot" spot, our office approves the four borings proposed around boring B-9, as an attempt to locate and delineate a HVOC source. This information will be vital when evaluating excavation as a remedial choice.

A third component of the work plan proposes three additional borings, B13-B15, along the assumed down-gradient property boundaries for further vertical and lateral delineation of VOCs in groundwater. The MIP system will again be used to screen soils to a depth of approximately 45'. Soil and groundwater samples should be tested for all analytes, TPHg, BTEX, oxygenates, lead scavengers and HVOCs. To define the up and down-gradient extent of the plumes, we recommend additional borings to the north and south of the site. Locations within the San Pablo Auto Body shop should be considered.

The last component of the work plan proposes the lateral delineation of first encountered groundwater off-site with borings B16-B-18. Our office does not concur with this recommendation at this time. Site-specific gradient should be determined using permanent on-site monitoring wells prior to performing any off-site investigation. In addition, when off-site investigation is appropriate a closer array of sampling points will be required. All locations of potential impact as well all groundwater zones potentially impacted will also need to be investigated.

TECHNICAL REPORT REQUEST

April 30, 2004- Written response to above technical comments and work plan addendum.

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

Sincerely,

Barney M. Chan
Hazardous Materials Specialist

C: B. Chan, D. Drogos
Mr. Joel Greger, Piers Environmental, 1330 S. Bascom Ave., Suite F, San Jose, CA 95128
Mr. Bill Brown, DTSC, 700 Heinz Ave., Suite 200, Berkeley, CA 94710-2721

Wp2924-2942SanPabloAve

R02567

BC

TO: WHOMEVER IT MAY CONCERN

DEAR SIR OR MAM. THIS LETTER IS CONCERNING SAN PABLO CAR WASH AT 2942 SAN PABLO

AVE. OAKLAND, CA. 94608. WE PURCHASED THE LAND IN 1999 WHICH HAD CLEAN SOIL SAMPLES AT

THE TIME. WE STARTED TRYING TO CONSTRUCT IN 2000' AND DUE TO SOME DIFFICULTY WE STILL

HAVEN'T STARTED CONSTRUCTION. WE ALSO HAD SOME HELP FROM THE CITY BEFORE FROM A VERY

HELPFUL MS. CRYSINTHIA BROWN. NOW A RECENT SOIL SAMPLE FOR THE BANK CAME UP BAD RIGHT

BEFORE THE APPROVAL. PLEASE HELP US IF ABLE. WHAT PROCEDURE SHOULD WE TAKE TO PERSUE

CONSTRUCTING AS SOON AS POSSIBLE. OUR PERMIT EXPIRES 8/14/03. I HOPE YOU UNDERSTAND. WE

WOULD BE GREATFUL FOR ANY INFORMATION OR HELP THAT CAN HELP OUT. THANK YOU FOR YOUR

TIME AND FOR LISTENING.

SINCERELY,

JAMES CHUNG

7-14-03

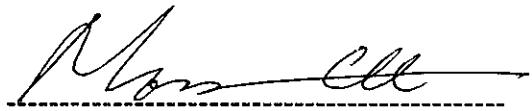
LANDOWNERS FORM

SAN PABLO CAR WASH
2942 SAN PABLO AVE.
OAKLAND, CA. 94608

SUBJECT: CERTIFIED LIST OF RECORD FEE TITLE OWNERS FOR SAN PABLO CAR WASH LOCATED AT 2942 SAN PABLO AVE. OAKLAND, CA. 94608

2. IN ACCORDANCE WITH SECTION 25297.15(A) OF CHAPTER 6.7 OF THE HEALTH & SAFETY CODE, I, JAMES CHUNG, CERTIFY THAT I AM THE SOLE LANDOWNER FOR THE ABOVE SITE.

SINCERELY,



JAMES CHUNG

NOTICE OF PROPOSED ACTION

SAN PABLO CARWASH
2942 SAN PABLO AVE.
OAKLAND, CA. 94608

SUBJECT: NOTICE OF PROPOSED ACTION SUBMITTED TO LOCAL AGENCY FOR SAN PABLO CAR WASH LOCATED AT 2942 SAN PABLO AVE. OAKLAND, CA. 94608

IN ACCORDANCE WITH SECTION 25297.15(A) OF CHAPTER 6.7 OF THE HEALTH & SAFETY CODE, I, JAMES CHUNG, 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,

JAMES CHUNG

PIERS Environmental Services, Inc.

1330 S. Bascom Ave., Suite F
San Jose, CA 95128

Tel (408) 559-1245 Fax (408) 559-1224

Limited Phase II Soil and Groundwater Sampling Estimate and Proposal

SUBMITTED TO:
Mr James Chung
2926 San Pablo Avenue
Oakland, CA 94608

SITE LOCATION:
2926-2942 San Pablo Avenue
Oakland, CA

REQUIREMENTS

During the Phase I Environmental Site Assessment (ESA) site inspection at the above-referenced Property, it was determined that the vacant lot at 2942 San Pablo Avenue was previously occupied by a gasoline service station. A previously performed soils testing project on site failed to sample relevant locations for gasoline constituents. PIERS recommended sampling the areas next to the pump island and former tank pit for gasoline constituents, and also analyzing one groundwater sample for solvents because a plating works facility was also formerly on-site. PIERS performed the recommended work and discovered weathered gasoline constituents in the soil, and gasoline, benzene, MTBE, and solvents in the groundwater. The soil and groundwater analytical results and report were sent to the Alameda County Health Care Services (ACHCS) and the Department of Toxic Substances Control (DTSC). Although the agencies have not responded yet, the Client wishes to continue Phase II delineation for possible remediation. The goal of this phase is to determine if an underground storage tank (UST) is still on site; if impacted soil remains; and to establish if solvents are coming from an adjacent parcel.

PROPOSED SCOPE OF WORK

1. **Magnetometer Survey:** Perform a survey to locate a UST.

   $1,000

2. **Install Borings:** PIERS will advance two soil borings to groundwater (approximately 20 feet below grade) to collect two soil samples and one groundwater sample per boring to determine source area. PIERS will also advance four soil borings to groundwater to collect one soil and one groundwater sample each. The soil borings will be advanced by using a Geoprobe direct push drill rig. Includes: all equipment and materials, service vehicles, and sampling. Also includes a California-licenced C57 contractor and Certified Engineering Geologist on site.

   $3,600

3. The samples will be properly labeled, documented with a Chain of Custody, and transported for analyses to a State Certified Laboratory in an ice chest.

4. **Laboratory Analytical Testing:** Provide analytical testing for Total Petroleum Hydrocarbons as gasoline (TPH-gas); benzene, toluene, ethylbenzene and xylenes (BTEX); and methyl-tert-butyl-ether (MTBE) by EPA method 8020. A total of four soil samples and two groundwater samples will be analyzed by EPA 8020. Four soil and four groundwater samples will also be analyzed for solvents by EPA Method 8260.

6 x EPA 8020 @ $70	$420
8 x EPA 8260 @ $175	$1,400

5 **Report Preparation:** Prepare and provide a technical report to include a description of all work performed, results of investigation, and analytical test results and interpretation.

$2,000

PROPOSED COST: $8,420

LIMITATIONS

* *This cost proposal does not include: extra sample costs if groundwater is encountered, contamination clean up or investigations, any product disposal, disposal of contaminated soils, excavation dewatering costs if groundwater is encountered, any additional sampling costs if requested by regulatory agencies, remedial actions for contamination of soil or groundwater.*

PIERS Environmental Services, Inc. (PIERS) is not responsible for unstable soil, unforeseen structures, cables, conduits, underground piping, rock, high water table or conditions created by acts of God. Additional charges may be incurred if any of the foregoing conditions are encountered.

In the performance of the scope of services indicated hereunder, PIERS will take reasonable precautions to avoid damaging buried structures and utilities. PIERS will offer the Client the opportunity to approve all sites for subsurface investigation and/or excavation in the field. The Client assumes all liability for claims allegedly arising out of damage to buried structures and utilities that were not called to PIERS' attention, which were not properly located on plans furnished to PIERS or which were not properly located by locating companies called to the site by or on behalf of the Client to identify such structures and utilities.

Insofar as jobsite safety is concerned, PIERS is responsible solely for its own employees activities on the job-site, but shall not be construed to relieve the Client, the Owner or any construction contractors from their responsibilities for maintaining a safe job-site. Neither professional activities of PIERS, nor the presence of PIERS or its employees and subcontractors, shall be construed to imply PIERS has any responsibility for methods of work performance, supervision, sequencing of construction, or safety in, on or about the job-site.

The Client agrees that, to the fullest extent permitted by law: PIERS total liability to the Client shall not exceed the total amount of this contract for any and all injuries, claims, losses, expenses or damages whatsoever arising out of or in any way related to this Agreement from any cause or causes, including but not limited to PIERS' negligence, errors, omissions, strict liability, breach of contract or breach of warranty. Services performed by PIERS under this agreement will be conducted in a manner consistent with that level of care and skill ordinarily exercised by members of the profession in the same locality under similar conditions. No other representations, express or implied, and no warranty or guarantee is included or intended in the agreement, or in any report, opinion, document or otherwise.

TERMS OF PAYMENT

All previous invoices must be paid in full and a deposit of $4,210 is due prior to work commencing on the project. The balance of the payment is due prior to release of final report. A 15% late charge will be assessed on all outstanding invoices over 30 days.

ACCEPTANCE AND AUTHORIZATION TO PROCEED

The above price, specifications, conditions and limitations are satisfactory and are hereby accepted. PIERS Environmental Services, Inc. is authorized to complete this work as specified.

AUTHORIZATION CHAE M Chung OWNER 1-14-03

Name Title Date

PERMIT INSPECTION RECORD

City of Oakland

Inspections call **(510) 238-3444**
Weekdays 8:00 a.m. to 4:00 p.m.

INSPECTION SERVICE
250 Frank H. Ogawa Pla
2nd Floor
Oakland, CA 94612

KEEP AVAILABLE WITH THE APPROVED PLANS

JOBSITE ADDRESS: 2942 San Pablo Ave	TENANT / SUITE	ASSESSOR'S PARCEL NUMBER	
PERMITTEE: Chae M. Chung	LICENCE	CODE EDITION: 1997	PERMIT ISSUE DATE: 8-14-02
DESCRIPTION OF WORK: New oil chg & car wash		OCCUPANCY: S-3 + B	FIRE SPRINKLER
REQUIRED SPECIAL INSPECTIONS & MATERIALS TESTING (UBC SECTION 1701.5): Yes		CONST TYPE: 5N	STORIES: 2 / DISTRICT

- BUILD, ELECT, PLUMB, & MECH INSPECTIONS MUST BE SCHEDULED SEPARATELY *(PLEASE CALL WELL IN ADVANCE)*.
- *ALL PERMITS WILL EXPIRE UNLESS MAJOR INSPECTIONS ARE APPROVED BY THE CITY EVERY 6 MONTHS* (OR SOONER).
- DO NOT CONCEAL ANY WORK UNTIL "OK TO POUR" OR "OK TO COVER" HAS BEEN SIGNED & DATED BY THE CITY.
- "BEST MANAGEMENT PRACTICES" MUST BE USED DAILY TO PROTECT STORM WATER DRAINAGE SYSTEMS.

MAJOR INSPECTION	BUILDING B020123	ELECTRICAL	PLUMBING	MECHANICAL	PLANNING/ DESIGN REVIEW
01 FOUNDATION (6 MONTHS MAXIMUM)	10 SETBACK	30 CONSTRUCT POWER			60 ORIG GRADE ELEV
	11 PIERS	31 UFER			61 LOT COVERAGE
	12 REPORT / CERT / FEE				
OK TO POUR	13 FTG / SLAB / EMBED	32 UNDER GROUND	40 UNDER GROUND	50 UNDER GROUND	62 SITE
02 FLOOR (6 MONTHS MAXIMUM)	14 REPORT / CERT / FEE				
OK TO COVER	15 UNDER FLOOR	33 UNDER FLOOR	41 UNDER FLOOR	51 UNDER FLOOR	63 FLOOR ELEVATION
03 FRAME (6 MONTHS MAXIMUM)	16 LATH / CEILING	34 SUSPENDED CEILING	42 DWV PIPING	52 SUSPENDED CEILING	64 ROOF HEIGHT
	17 MASNRY / RET WALL	35 PREMISES WIRING	43 GAS PIPING	53 FLUE	
	18 SHEARWALL / ROOF	36 SUBPANEL	44 WATER PIPING	54 DUCT (LOW PRESS)	
	19 SHAFT / FIREWALL	37 SERVICE / MCC	45 CONDENSATE PIPING	55 DUCT (TYPE I HOOD)	
	20 TUB / SHOWER WALL		46 TUB / SHOWER PAN	56 FIRE DAMPER	
	21 REPORT / CERT / FEE		47 WATER SERVICE	57 MANUF FIREPLACE	
OK TO COVER	22 ROUGH	38 ROUGH	48 ROUGH	58 ROUGH	68 ROUGH
	23 WALLBRD / SHINGLE				
04 FINAL (6 MONTHS MAXIMUM)	29 REPORT / CERT / FEE	39 EMERG SYSTEMS	49 GAS TEST	59 EQUIPMENT / HOOD	69 LANDSCAPE / IRR
	80 UTILITY RELEASE	80 UTILITY RELEASE	80 UTILITY RELEASE	80 UTILITY RELEASE	
	81 FIRE PREVENTION 510 / 238 - 3851	82 PUBLIC WORKS 510 / 238 - 3051	83 ENGR SERVICES 510 / 238 - 4770	84 COUNTY HEALTH 510 / 567 - 6700	85 OTHER AGENCY
OK TO OCCUPY	86 FINAL BUILDING	86 FINAL ELECTRICAL	86 FINAL PLUMBING	86 FINAL MECHANICAL	87 FINAL PLANNER

ALDINE / GLOBE SOIL ENGINEERS

(Serving the Greater Bay Area Since 1976)

San Francisco Oakland Walnut Creek Pinole San Jose

41 SUTTER STREET, SUITE 1509, SAN FRANCISCO, CA 94104

6114 LA SALLE AVENUE, SUITE 167, OAKLAND, CA 94611

PHONE: 800-344-SOIL or 510-549-2494 FAX: 510-549-2495

http://MEMBERS.AOL.COM/GLOBESOIL/

E-MAIL: GLOBESOIL@AOL.COM

Mr. Chae Chung
C/O Mr. Ki Song
3133 Geary Blvd
San Francisco, CA 94118

November 19, 1999

OUR PROJECT NO.: SR991104

PROJECT LOCATION:
2942 San Pablo Avenue
Oakland, California

Dear Mr. Chung:

In accordance with your request, we are pleased to submit this environmental assessment report for you site at the above address. This report presents the results of our surface and subsurface investigation.

Based on our field, laboratory, and office studies, it is our opinion that the soil at the site is not contaminated with pesticides, metals, volatile organics, gasoline, diesel, creosote, heavy oils, grease or other hydrocarbon products. There were a few places were we found drops of oil on the asphalt or ground surface of the parking area from parked cars. The oil drops, however, can be easily removed by scraping a few inches of the top soil.

Due to site topography, geology, hydrology, and subsurface soils stratigraphy, it is our opinion that the potential for contaminant transport from neighbouring sites through the unsaturated zone is judged to be very low. A very small risk exists in drinking water extracted from deep water levels. It is our understanding, however, that no deep drinking water wells are planned for the proposed development.

Please call me at 510-549-2494 or 800-344-SOIL if you have any questions. Thank you.

Sincerely Yours,
Z. Aldine, Ph.D.
Supervising Engineer
California Soil (Geotechnical) Engineering License # 644
California Civil Engineering License # 28551
License Renewal Date: 3/31/2002

REGISTERED PROFESSIONAL ENGINEER
ZUHAYR NIZAM-ALDINE
No. GE000644
Exp. 3/31/02

CC:

Addressee (4)

TABLE OF CONTENTS

ATTACHMENTS

1. PURPOSE AND SCOPE OF WORK

The purpose of this environmental investigation for the subject site was to explore and evaluate the extent of soil contamination (if any) and, based on the information obtained, provide general environmental engineering assessments and conclusions relative to the site.

The scope of our work consisted of:
(a) review, compilation, and interpretation of available environmental, historic, soil, topographic, seismic, geologic, and hydrologic literature and maps pertinent to the site,
(b) field investigations including surface visual inspections, geophysical seismic refraction survey and exploratory subsurface borings,
(c) physical (geotechnical) laboratory testing to assess engineering and stratigraphic properties of soil samples,
(d) chemical laboratory testing to assess the extent of contamination of soil samples,
(e) preparation of an engineering report.

Our investigation was conducted in conformance with Alameda County Department of Environmental Health Requirements (Ref. 8), ASTM Annual Standards (Refs. 9 & 10), RWQCB requirements (Ref. 11), DHS Manuals (Ref. 12), LUFT Manual (Ref. 13), EPA Standards, and Subchapter 16 of Title 23 (Waters) of the California Administrative Code.

2. GENERAL BACKGROUND:

A brief description of site location and proposed construction is given below.

2.1. SITE LOCATION

The site is located on the eastern side of San Pablo Avenue, at 30th Street, Oakland, California, as shown on the Location Map, Figure 1. The lot size is approximately 1/2 acre and is bounded by residential and commercial sites. The site sits on a level pad within the Oakland plains, with an approximate elevation of 30 foot.

2.2. EXISTING AND PROPOSED CONSTRUCTION

The building site is presently occupied by a garage and a vacant parcel. It is our understanding that possibly the proposed buildings in the future will probably consist of two to three story structures constructed on the site. There will be garages (parking area) off an access driveway from San Pablo Avenue.

2.3. SITE HISTORY

According to the owners of the property and based on Alameda County public records, other government records (see Appendix D), and our reviews of aerial photographs, the site had been partially vacant and partially occupied by a garage for many years.

The regulatory agency records reviewed showed no documented occurence of soil or groundwater contamination at the site from past activities. There has been no underground storage tanks of record at the site. No chemicals of concern have been reported to have been applied at the site. There is no evidence of previous heavy industrial use of the site. Additional detailed information are found in Appendix D.

2.4. STATEMENT OF QUALIFICATIONS OF ENGINEER

All work was performed under the direct supervision of Dr. Z. Aldine. Dr. Aldine has over 20 years of experience in various types of geotechnical and environmental investigations in the Greater Bay Area. His qualifications include two years of teaching soil engineering principles, and 15 years of performing soil drilling, sampling, testing, inspections and reports.

Currently, Dr. Aldine is fully involved in the supervision of numerous geotechnical and environmental investigations and reports in the Bay Area for developers, contractors, property owners, buyers and sellers, insurance companies, lending institutions, and city, county and state goverments.

Dr. Aldine's professional licenses are listed below:
California Civil Engineering License # 28551
California Soil/Geotechnical Engineering License # 644
California General Contractor's License # B-357503

3. LITERATURE REVIEW

Available Literature, maps, and miscellaneous data pertinent to the site were reviewed, compiled, and interpreted. The information was obtained mainly from the sources listed below:

a) Federal agencies, such as U.S. Geological Survey (USGS) and Environmental Protection Agency (EPA),
b) State agencies, such as California Division of Mines and Geology (CDMG) and Department of Health Services (DHS),
c) Local Agencies such as Regional Water Quality Control Board (RWQCB), Alameda County Environmental Health Services, Water District, Fuel Leaks Section, and Alameda County and City of Oakland Department of Public Works records and Fire Department files,
d) U.C. Berkeley libraries, corporations, and private sources.

3.1. SEISMICITY AND FAULT LINES

According to Appendix B of the LUFT Manual, the amount of allowable toxic concentration levels is adversely influenced by the presence of fractures and faults in the subsurface at a site. Therefore, site seismicity was reviewed in order to assess the potential for contaminants to travel through fault lines into various soil/rock layers.

As with the rest of the San Francisco Bay Area, the site is considered to be in one of the most seismically-active regions of the United States. The nearest active fault is the northwest-trending Hayward Fault, which lies about 3 miles to the east of the site (see the Seismicity Map, Fig. 2, taken from Ref.4). The site, however, lies outside the Alquist-Priolo Special Studies Zone boundaries, and no known fault lines pass through or near the site.

3.2. GEOLOGY

According to Appendix B of the LUFT Manual, the amount of allowable toxic concentration levels is dependent on the geological composition and stratification of subsurface soil and rock layers at a site. Therefore, site geology was reviewed in order to assess the potential for contaminants to travel through various soil/rock layers.

Geologic maps covering the area indicate that the site is under-lain by a layer of Quaternary deposits consisting of lenses of sandy silty clay and gravel-sand-silt mixtures of the Temescal Formation (Qtc) that were brought down from the upper hills, over a layer of hard sediments, as shown in the Geology Map, Figure 3.

Published data does not indicate the presence of any significant geological problems associated with the site.

3.3. HYDROLOGY

According to Appendix B of the LUFT Manual, the amount of allowable toxic concentration levels is, in general, inversely proportional to the amount of rainfall at a site.

Rainfall at the site is about 19 inches per year (Fig. 4, taken from Ref.4), with about 80% of the rain falling between the months of November and April. This amount of rainfall is below average for the Bay Area, which recieves from 14 inches per year along the Bay Shore, to 44 inches in the hills.

[redacted] does not indicate the presence of any significant hydrological problems associated with the site.

4. GEOTECHNICAL SITE INVESTIGATIONS

Limited geotechnical investigations were conducted to provide parameters needed for the environmental fate analysis, to determine subsurface soil stratification and possible contaminant flow patterns, and for engineering feasibility studies for possible remedial measures.

The mobility of a contaminant depends on its physical/chemical properties, as well as the properties of the transport pathway of concern. For transport through the unsaturated zone, the site specific stratigraphy and geologic setting will determine the properties of the transport pathway.

Our geotechnical site investigations consisted of detailed surface site reconnaisances and observations performed by the undersigned during November, 1991 and November, 1999; and a subsurface exploration performed by our engineer in December, 1991 and in November, 1999, and consisted of exploratory borings, laboratory testing, and a geophysical seismic refaction survey.

4.1. SURFACE FEATURES AND CONDITIONS

A surface reconnaissance of the site was performed to evaluate the surficial site conditions and observe if any obvious indications of geotechnical or drainage problems were exposed. In addition, excavations on adjacent sites were also examined to provide supplemental information on the character of exposed soil materials.

The site is presently occupied by a garage and a vacant parcel, has no trees, lightly vegetated, and practically level (or gently sloping).

The drainage on the site is split with some flowing down towards San Pablo Avenue. There is some evidence of a light flow across the site and most of the drainage occurs as sheet flow or direct infiltration.

4.2. GEOPHYSICAL INVESTIGATIONS

A geophysical seismic refraction survey was performed in order to assess the depths and elastic properties of soil and rock layers. Sufficient energy was released in the holes to record the soil velocities and to map soil surface profile. In addition, the geophysical survey was performed to help determine whether there are any buried obstructions in the area. This may include dry wells, sewer lines, drains, sumps, and other drainage systems that could provide conduits for the movement of contamination.

Three layers with differing velocities were discovered. The first is a low velocity, 1900 fps, topsoil zone with an approximnate average thickness of 6 feet. The second was an intermediate stiffness with a velocity of about 4100 fps, a mixture of stiff soil and rock, with an approximate average thickness of 7 feet. Finally, the third had a high velocity, about 6,100 fps, representing a continuoum of a hard sedimentary layer.

4.3. SUBSURFACE INVESTIGATIONS AND LABORATORY TESTING

Historical background data, intensive visual inspections, and scanning of the site were used to determine proper subsurface sampling locations. The subsurface exploration consisted of 3 exploratory borings that were drilled to depths of 14 to 17 feet. The approximate locations of our exploratory borings are shown on the Site Plan, Figure 5. Logs of our borings and details regarding our field and laboratory investigations are included in the attached Appendix A. Each of these borings penetrated the overlying soil and moderately into hard sediments.

The borings were drilled using a gas powered auger rig, 4 inch in diameter. Representative samples were obtained during drilling using a 2-inch modified California drive sampler. The sampler was driven into the soil or rock at the bottom of the hole with a 140-pound hammer falling 30 inches; the blows per foot were recorded as an indicator of the consistency or denseness of the soil penetrated. Samples were visually inspected, described and classified at the site and reinspected in the laboratory.

Laboratory determination of water content, dry density, unconfined compressive strength, and shear strength were made for selected samples in order to evaluate the denseness, strength, and plasticity of the soil tested. The tests indicated that the soil deposits are fairly stiff at depths greater than five feet.

The soils encountered in our borings generally consisted of a blanket (3 to 6 foot thick) of soft to firm silty clays and sandy clays with rock fragments, over hard sediments. These soils possessed a medium plasticity and expansion potential. Our site reconnaissance and subsurface exploration confirmed that the materials shown on published geological maps were present.

The elevations of the borings were approximately determined by interpolation of topographic map contours.

Ground water (moisture) was observed in one of the borings at a depth of approximately 18 feet. It should be noted, however, that the borings may not have been left open for a sufficient period of time to establish equilibrium groundwater conditions. In addition, fluctuations in the groundwater level may occur due to variations in rainfall, temperature and other factors not evident at the time the measurements were made.

We wish to point out that the attached boring logs and related information depict subsurface conditions only at the approximate locations shown on the Site Plan and on the dates designated on the logs; subsurface conditions at other locations and times will differ somewhat from the conditions occuring at our boring locations.

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

July 2, 2003

Mr. C.M. and Mrs. J.H. Chung
2926 San Pablo Ave.
Oakland, CA 94608

Dear Mr. and Mrs. Chung:

Subject: Fuel Leak Case No. RO0002567, 2926-2942 San Pablo Ave., Oakland, CA 94608

LANDOWNER NOTIFICATION AND PARTICIPATION REQUIREMENTS:

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, Mr. C. M. and Mrs. J. H. Chung 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. In addition, our office is considering your request for site closure. Please also complete and submit a "notice of proposed action submitted to local agency" form. You may use sample letter 3, enclosed.

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.

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) 567-6765 should you have any questions about the content of this letter.

Sincerely,

Barney M. Chan
Hazardous Materials Specialist

Attachments

cc: Betty Graham, 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