

ALAMEDA COUNTY  
HEALTH CARE SERVICES

AGENCY  
DAVID J. KEARS, Agency Director



SENT  
8-20-04

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

August 18, 2004

Mr. Clayton Keats  
16611 E. 14<sup>th</sup> St.  
San Leandro, CA 94578

Dear Mr. Keats:

Subject: TOXICS Case RO0002572, See the Doctor Transmission, 16611 E. 14<sup>th</sup> St.,  
San Leandro, CA 94578

Our records indicate that the current balance on the above-referenced TOXICS oversight account is -\$2696.40. In order to continue to provide regulatory oversight we are requesting the submittal of a check made payable to Alameda County Environmental Health in the amount of \$5200.00. Please send your check to the attention of our Finance Department.

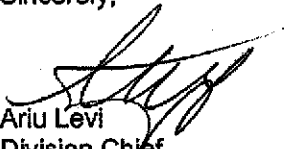
This initial deposit may or may not be sufficient to provide all necessary regulatory oversight. ACEH will deduct actual costs incurred based upon the hourly rate specified below. If these funds are insufficient, additional deposit will be requested. Otherwise, any unused monies will be refunded to you 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 \$160.00 per hour.

Please write "TOXICS" (the type of project), the site address and the AR# 0309689 on your check.

If you have any questions, please contact me at (510) 567-6862.

Sincerely,

  
Ariu Levi  
Division Chief

cc: D. Drogos, B. Chan

ALAMEDA COUNTY  
HEALTH CARE SERVICES

AGENCY  
DAVID J. KEARS, Agency Director



ENVIRONMENTAL HEALTH SERVICES

ENVIRONMENTAL PROTECTION  
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FAX (510) 337-9335

March 23, 2004

Mr. Clayton Keats  
See the Doctor Transmission  
16611 E. 14<sup>th</sup> St.  
San Leandro, CA 94578

Dear Mr. Keats:

Subject: Toxics Case RO0002572, See the Doctor Transmission, 16611 E. 14<sup>th</sup> St., San Leandro, CA, 94578

Alameda County Environmental Health has reviewed the case file for the subject site and determined that additional information is necessary before case closure can be recommended. Please address the following technical comments when performing the requested work at your site.

TECHNICAL COMMENTS

1. The potential impact to groundwater from the surface release at your site must be evaluated. This may be done using temporary borings. We recommend a sample be taken in the areas of known prior contamination. Please log your boring and screen samples for potential analysis. Soil and a potential groundwater sample shall be analyzed for TPH as transmission oil, TPH as motor oil and lead. Soils exhibiting contamination through screening should be analyzed. If no contamination is found through soil screening the sample from the capillary zone should be analyzed for the same chemicals previously mentioned. Should shallow soil samples (0-7' bgs) indicate significant decrease in TPH contamination and the deep soil sample indicate no contamination, a groundwater sample will not be required.
2. The extent of shallow soil contamination (surface-3.5' bgs) should be determined near the two former hot spots, TR#1 and TR#2. Soil samples from approximately 1' depth are recommended for sampling and analysis.
3. You are reminded that a deed restriction will be required prior to site closure and closure is being considered for commercial land use only. In order to receive closure for unrestricted use, residual contamination must meet residential clean-up standards. Site closure would be expedited if all soils exceeding the residential clean up standard of 500 ppm were removed from the site.
4. An additional deposit of \$1000.00 is requested to cover the anticipated closure activities for this site.

TECHNICAL REPORT REQUEST

- April 23, 2004- Work plan for additional soil and groundwater investigation.

March 23, 2004

Mr. Clayton Keats

RO0002572, See the Doctor Transmission, 16611 E. 14<sup>th</sup> St., San Leandro, CA, 94578

Page 2 of 2

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

Sincerely,



Barney M. Chan

Hazardous Materials Specialist

C: B. Chan, D.Drogos

Mr. D. Siegel, Eras Environmental, 1533 B Street, Hayward, CA 94541

Aiina Khan, 16719 E14th St., San Leandro, CA 94578

See the Doctor3\_8\_04

ALAMEDA COUNTY  
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



2003  
11-14-03

November 13, 2003

Mr. Clayton Keats  
See The Doctor Transmission  
16611 E. 14<sup>th</sup> St.  
San Leandro, CA 94578

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

Dear Mr. Keats:

Subject: Leak Case No. RO0002572, 16611 E. 14<sup>th</sup> St., San Leandro, CA 94578

Alameda County Environmental Health staff has received and reviewed the November 7, 2003 ERAS Environmental Workplan Summary for Limited Soil Investigation for the referenced site. This report responds to the County's October 20, 2003 letter requesting additional technical information. We generally concur with the proposed additional soils investigation, however, please address the following technical comments when performing this work.

TECHNICAL COMMENTS

1. Our office requests that two additional locations be sampled, one to the north of former sample TR#1 (next to the property boundary) and one from the hydraulic lift area.
2. The neighboring site referenced in the work plan, 14222-14278 E. 14<sup>th</sup> St., as likely having similar geology and hydrology to the referenced site is too far away to make this statement. Our office reviewed the file for 16301 E. 14<sup>th</sup> St., RO0000212, the former Holland Oil site. Groundwater was encountered in a sand lens at approximately 10-12' bgs and gradient determined to be northwest. Please have your consultant comment on the potential of groundwater impact given this information.
3. Although Mr. Keats can attest that waste oil was not used at this site during his ownership, this only covers a time from approximately 1995 to the present. Past site use could have caused existing releases of other petroleum constituents. You were asked to verify the composition of the petroleum release. This can be done by providing the chromatograms of samples and transmission and motor oil standards supporting this claim. If this cannot be shown, a minimum of one soil sample must be run for the entire waste oil parameters ie TPHmo, TPHdiesel, TPHg, BTEX, MTBE and oxygenates, lead scavengers, HVOCs, semi-volatiles and heavy metals. Preferably, from the sample with the greatest petroleum impact.
4. A deed restriction will be required if residual soil concentrations cannot meet residential clean-up standards.

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

Ms. Cara Wick, Capital Access Group, 300 Beale St., Suite 101, San Francisco, CA 94105

Ms. Gail Jones,, ERAS Environmental, 15333 B Street, Hayward, CA 94541

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ALAMEDA COUNTY  
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



10-20-03

October 20, 2003

Mr. Clayton Keats  
See The Doctor Transmission  
16611 E. 14<sup>th</sup> St.  
San Leandro, CA 94578

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

Dear Mr. Keats:

Subject: Leak Case No. RO0002572, 16611 E. 14<sup>th</sup> St., San Leandro, CA 94578

Alameda County Environmental Health staff has received and reviewed the September 16, 2003 ERAS Environmental Technical Summary Report for the referenced site. This report includes the Basics Phase I ESA Report, the ERAS ETS Report, Piers Phase II Investigation (5/2003) and Piers Phase II Investigation (6/2003). Additional information is necessary to progress toward site closure. We request that you address the following technical comments listed below.

TECHNICAL COMMENTS

1. The area of surface releases of petroleum hydrocarbon (assumed to be transmission fluid) has not been adequately determined. Individual "hot spots" have been excavated and sampled, however, the extent of this release has not been verified. The entire transmission racks storage areas has not been characterized.
2. No evaluation of the potential impact to groundwater from the petroleum releases has been done. A discussion of soil type, depth to groundwater and health risk should be included.
3. It is believed that the cleaning solvent used in the parts wash is mineral spirits or thinner, however, these chemicals have not been analyzed in the soil samples from this area.
4. Please verify that the oil and grease and TPH as transmission fluid reported in samples does not include waste motor oil. If this cannot be shown, a minimum of one soil sample must be run for the entire waste oil parameters ie TPH<sub>mo</sub>, TPH<sub>diesel</sub>, TPH<sub>g</sub>, BTEX, MTBE and oxygenates, lead scavengers, HVOCs, semi-volatiles and heavy metals.
5. Copies of soil disposal receipts must be provided to our office.

Please provide your written response to these items within 30 days or no later than November 21, 2003. 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

Ms. Cara Wick, Capital Access Group, 300 Beale St., Suite 101, San Francisco, CA 94105  
D. Siegel, ERAS Environmental, 20861 Wilbeam Ave., Suite 4, Castro Valley, CA 94546

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ALAMEDA COUNTY  
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



July 29, 2003

Mr. Clayton Keats  
See The Doctor Transmission  
16611 E. 14<sup>th</sup> St.  
San Leandro, CA 94578

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

Dear Mr. Keats:

Subject: Deposit for See The Doctor Transmission, 16611 E. 14<sup>th</sup> St., San Leandro, CA 94578

Please submit a deposit of \$5000 payable to Alameda County, Environmental Health Services so we may continue to provide regulatory oversight for the referenced project. It is expected that the amount requested will allow the project to be completed with a zero balance. Otherwise, additional deposit will be requested, or any unused monies will be refunded to you or your designee.

The deposit/refund mechanism is authorized in Section 6.92.060 of the Alameda County Ordinance Code. Work on the project will be debited at the Ordinance specified rate, currently \$158 per hour.

Please write the following identifying information on your check or cover letter.

- Type of project (site mitigation-SLIC)
- Site address (16611 E. 14<sup>th</sup> St., San Leandro)
- RO0002572

Based upon our review of the April 18, 2003 Basics Environmental Phase I Environmental Site Assessment and the June 5, 2003 and June 10, 2003 Phase II Investigations by Piers Environmental Services additional investigation will be required to determine the limits of residual petroleum contamination as well as justifying that all areas of potential releases identified in the Phase I ESA have been adequately characterized. Please submit a report/work plan to address these concerns.

If you have any questions, please contact me at (510) 567-6765.

Sincerely,

Barney M. Chan  
Hazardous Materials Specialist

C: B. Chan, D. Drogos

Mr. Joel Greger, Piers Environmental Services, Inc., 1330 S. Bascom Ave., Suite F,  
San Jose, CA 95128

Ms. Cara Wick, Capital Access Group, 300 Beale Street, Suite 101, San Francisco, CA 94105

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ALAMEDA COUNTY  
HEALTH CARE SERVICES

AGENCY  
DAVID J. KEARS, Agency Director



07-03-03  
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. Clayton Keats  
See The Doctor Transmission  
16611 E. 14<sup>th</sup> St.  
San Leandro, CA 94578

Dear Mr. Keats:

Subject: Deposit for See The Doctor Transmission, 16611 E. 14<sup>th</sup> St., San Leandro, CA 94578

Please submit a deposit of \$3000 payable to Alameda County, Environmental Health Services so we may provide regulatory oversight for the referenced project. It is expected that the amount requested will allow the project to be completed with a zero balance. Otherwise, additional deposit will be requested, or any unused monies will be refunded to you or your designee.

The deposit/refund mechanism is authorized in Section 6.92.060 of the Alameda County Ordinance Code. Work on the project will be debited at the Ordinance specified rate, currently \$158 per hour.

Please write the following identifying information on your check or cover letter.

- Type of project (site mitigation-SLIC)
- Site address (16611 E. 14<sup>th</sup> St., San Leandro)
- RO0002572

If you have any questions, please contact me at (510) 567-6765.

Sincerely,

Barney M. Chan  
Hazardous Materials Specialist

C: B. Chan, D. Drogos  
Mr. Joel Greger, Piers Environmental Services, Inc., 1330 S. Bascom Ave., Suite F,  
San Jose, CA 95128

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