

## **Drogos, Donna, Env. Health**

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**Subject:** RO266 - 1432 Harrison St  
**Entry Type:** Conversation

**Start:** Thu 9/20/2007 10:00 AM  
**End:** Thu 9/20/2007 11:30 AM  
**Duration:** 1.5 hours

Conf call w/Mark Borsuck (RP) & Mark Jonas (CRA)

Discuss site, communication. Presentation to SWRCB that work not occurring onsite, when in fact ACEH actively communicating with RP Borsuck re: comments on site data, arranging conference call. Issues, CRA says repeated calls to SWRCB. 1st I heard of case was conversations w/RP Borsuck beginning in May 2007. Conflicting communications from RP & consultant to ACEH, requested that RP & consultant confer on their respective communication with ACEH rather than operating independently.

### **Off-site sources**

1424 Harrison - data provided in August ltr, appears source exists at 1424. Vertical profile of contamination is similar to 1432, ie., from invert depth to 26'+ bgs. However, 1432's [C] are much higher particularly for Benzene. Both sites have their own contamination so 1432 cannot say their problem is due to off-site contamination. Could be plume commingling, both responsible.

Next Actions: ACEH will review data & determine how to proceed re: requesting work at 1424 Harrison.

He has new information that 1400, 1500 Harrison St are also potential sources of contamination. & that [C] detected offsite in MWs could also be from those sources. Requested he submit that data in a report, with clear supporting graphics (extended site maps, UST locations, pollution locations, etc). Discussed demonstrating offsite location is a source, he will need to provide data to support this hypothesis, either existing or data he collects. Discussed that offsite sources could be contributors however, based on the [C] at his site he is a contributor to offsite dissolved plume.

Next actions: not known until substantiated data is submitted.

### **Risk Assessment**

Uses pre-remediation levels for Benzene in soil & concludes no further cleanup, move to closure.

Issues:

Premature RBCA, site characterization incomplete, plume extent not well characterized, source area characterization completeness not apparent (onsite & in street).

RBCA performed w/out considering specific development plans, 2 stories subgrade proposed, RBCA disregards data collected below 20' bgs. Highest levels of benzene below 20' bgs not considered.

Averages [C] over entire site, cannot average over 30'x30' for residential.

Offsite pollution not addressed.

ACEH does not concur with RBCA analysis & how data was selected and eliminated.

### **Remediation**

Effectiveness not evaluated or demonstrated.

GW contamination remains, no soil sampling performed.

### **Soil gas sampling**

Needed, agency review & concurrence needed on locations.

### **How site should proceed**

Investigation completed, offsite extent determined.

Prepare CAP (cleanup methods & cleanup goals & levels onsite & offsite), public comment period on CAP. Have impacted neighbors properties & owners need notification & comment period.

Site cleanup: if redeveloping into another gas station, similar use, etc, can likely redevelop. Residential development needs cleanup in order to proceed, demonstrate that cleanup effective. Soil & GW contamination cannot pose threat to

residential. Some discussion over requiring GW cleanup onsite as long as soil onsite cleaned up. If soil onsite is cleaned up then GW [C] not expected, if GW contamination persists then an existing soil source likely present.

CRA wants to proceed with confirmation soil sampling & soil gas sampling, revised risk assessment. Told them they need regulatory review of case, with an evaluation of all data collected, and a directive letter issued that addresses current data gaps & maps path to closure. Do not concur with additional portions of work prior to this review. Not effective use of RP \$\$ or USTCF \$\$\$. ACEH does not concur with conclusions to date.

Regarding offsite sources, if plume commingling then RPs will need to work together to address pollution, cleanup, joint CAP, etc.

#### **Waste Oil USTs 1443 Alice (contiguous property)**

Waste Oil USTs on adjacent Borsuck owned property at 1443 Alice. Contamination detected. 1 MW installed 40' away in x-gradient location. ? Whether this source investigated. Data reported in file as part of this site. RP & CRA said no agency identified waste oil USTs as site. Told him we will be looking at this too, whether part of this site or its own site. Appears it was included in this site & unaddressed, likely a separate case.

#### **Schedule**

His development no longer immanent. Construction estimated 2 years away. Explained that for development will need to set a schedule that includes our review & comment. Can work with him on setting milestones as needed. With current plan do not foresee problem. Will be assigning this case to a new caseworker, undergoing hiring now. Cannot give timeframe at this point, anticipate assignment 2-3 mos estimated.

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**Subject:** RO266 - 1432 Harrison  
**Entry Type:** Phone call

**Start:** Fri 7/6/2007 10:20 AM  
**End:** Fri 7/6/2007 10:20 AM  
**Duration:** 0 hours

George Lockwood, SWRCB

Mark Borsuck called SWRCB 6/28, complaining that he is not getting oversight.

Told George I spoke to Mark 5/21/07 & gave him verbal comments on RBCA, long call almost 1 hr.

Issues 10k ppb Benzene on site, plume migrated to offsite properties

Risk evalu says no further action.

Not acceptable, [C] high & have offsite issues, will need CAP re: offsite

Gave him those detailed comments.

He called back repeatedly 6/25 & 6/26 wanting meeting with his consultant. Wants on 6/28 or 6/29. I spoke to him 06/26, told him I could do a conf call on 7/17, 10a or 7/18 3p. Booked up before that, need 2 week notice usus. He said he will get back to me with date that works for his consultant. I have not heard back from him confirming the date.

George thought I had given him detailed comments already re: RBCA & had arranged to talk to him by conf call w/in a 2 week period reasonable. Asked George to have Borsuck get back to me confirming which date he wants for the conf. call.

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**Subject:** RO266 - 1432 Harrison  
**Entry Type:** Phone call

**Start:** Tue 6/26/2007 3:40 PM  
**End:** Tue 6/26/2007 3:40 PM  
**Duration:** 0 hours

6/26/07, 340p,  
Mark Forsuck, 415-922-4740

He wants agency meeting with himself & consultant.

Issues 10k ppb benzene in place, residential proposed, risk assessment says no remediation. Offsite migration of plume un-addressed.

Told him I can discuss by conference call, these general observations re: site & recent submittals. Not a complete review of case data. Discuss case direction.  
Case not currently assigned pending new CW.

If he is requesting expedited review, demonstrate why priority (pending development approved activities immediately pending, etc), move site to deposit/refund program where worked on by CW volunteering to work OT.

Arrange conference call dates.

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**Subject:** RO266 - 1432 Harrison  
**Entry Type:** Phone call

**Start:** Mon 6/25/2007 7:35 AM  
**End:** Mon 6/25/2007 7:35 AM  
**Duration:** 0 hours

RO266 - 1432 Harrison

Mark Forsuck, 415-922-4740

6/25/07, 735a, Wants to have a meeting to go through RBCA, get going on site & close  
Specify dates available

6/25/07, 444p, he is available 6/27 - 10a-4p  
& 6/29 - 10a-4p

6/26/07, 902a, dates for meeting  
6/29 or week of July 2

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**Subject:** RO266 - 1432 Harrison  
**Entry Type:** Phone call

**Start:** Tue 6/19/2007 11:00 AM  
**End:** Tue 6/19/2007 11:00 AM  
**Duration:** 0 hours

06/19/07, 11a  
Mark Forsuck, 415-922-4740  
He said I gave him a quick look at RBCA & I had questions?  
He wants to have a meeting w/Cambria.  
Send him dates & times for a meeting.

06/25/07, 7:30a,  
He Left msg, wants to schedule a meeting

06/25/07, 310p, I lft msg

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**Subject:** RO266 - 1432 Harrison St.  
**Entry Type:** Phone call  
**Start:** Mon 5/21/2007 8:46 AM  
**End:** Mon 5/21/2007 8:46 AM  
**Duration:** 0 hours

RO266 - 1432 Harrison St.

Mark Borsuck

Aug 2006 -  
Develop it, in approval process right now, infill exemption  
Off cortese list

City of oakland zoning, conceptual stage, entitlements.

90 days, that far along in process  
Infill exemption, closure as part of entitlements

High rise condo, 2 floors subsurface  
2 parcels, 1 story garage,

10,000 ppb Benzene immed adjacent to to UST  
Offsite contamination significant

Risk assessment says no further work.  
What about off-site contamination? He does not know what they are proposing.  
CAP done?  
Phase 1 performed for site? Identify site uses, inc other than USTs? No  
Same owner since work started in early 1990s

GW [C] indicate significant source remains  
High Benzene  
High contamination offsite  
Overview based on 03/07 QMR, High contamination remains, off site unaddressed, RA says no cleanup, residential use,  
a 90 day time frame to closure not realistic

Indicated that we will have comments on risk assessment  
Will need our comments on soil gas also

Need schedule for development so we can establish a mutual review schedule.

If implement 60 day rule do so at own risk, recc establishing regulatory review schedule. Likely additional work would be  
need if implement without regulatory review.

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**Subject:** RO266 - 1432 Harrison  
**Entry Type:** Phone call

**Start:** Tue 5/15/2007 10:00 AM  
**End:** Tue 5/15/2007 10:00 AM  
**Duration:** 0 hours

RO266 - 1432 Harrison

05/15/07, Mark Forsuck, 415-922-4740, lft msg

05/15/07, 125p, l lft msg

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**Subject:** RO266 - 1432 Harrison  
**Entry Type:** Phone call  
**Start:** Fri 2/9/2007 11:21 AM  
**End:** Fri 2/9/2007 11:21 AM  
**Duration:** 0 hours

RO266 - 1432 Harrison  
02/08/07, 1207p, Mark Jonas, Cambria, 510-420-3307  
Sent e-mail request for completion of review  
1432 Harrison. Oakland  
RO266  
Pls take a look at it, client getting ansty, long time since submitted  
Status of when get review complete

02/09/07, 1030a, lft msg

RO266  
Sidney & Barbara Bosuck Trust  
Sheila Siegel Trust

Wants to develop property  
Prioritize this site, owner was to develop site, review RA & approve recc --> for onsite soil gas.

Told him will log site, Don just left & I have to prioritize his caseload to address high priority sites. This site is not an immediate high priority. Will have to get back to him or RP with anticipated review schedule, do not have timeframe at this point.

to: Gil Jensen date: 10/15/93

from: Riel Michael phone: \_\_\_\_\_

- file
- note & return
- for necessary action
- see me
- xerox \_\_\_ copies
- for your information
- for your response
- as requested
- for approval/comments

remarks: Gil - Jack wants a memo from you or one of your attorneys stating our position regarding the attached letter from Borsari. Please cc me on the memo.  
Thank,  
Riel

(5/78)

**IMPORTANT MESSAGE**

FOR 9-10-93

DATE \_\_\_\_\_ TIME \_\_\_\_\_ A.M. P.M.

M J. Dardiorich

OF B20 Converters -

PHONE (209) 267-0454  
AREA CODE NUMBER EXTENSION

TELEPHONED	PLEASE CALL
CAME TO SEE YOU	WILL CALL AGAIN
WANTS TO SEE YOU	RUSH
RETURNED YOUR CALL	SPECIAL ATTENTION

MESSAGE Borsari - Job -  
"  
Possible Brown Bag  
→ Sacramento &

**IMPORTANT MESSAGE**

FOR Paul

DATE 7/10 TIME 12:58 A.M. P.M.

M Hudson

OF Huntz Mut. Ins

PHONE 916 861-3200  
AREA CODE NUMBER EXTENSION

TELEPHONED	PLEASE CALL
CAME TO SEE YOU	WILL CALL AGAIN
WANTS TO SEE YOU	RUSH
RETURNED YOUR CALL	SPECIAL ATTENTION

MESSAGE Re: Dawson St.  
Site - Representing Mr. Darghas  
called David Hudson & lined him  
out on site search procedure.  
Acknowledgment of site search fee &  
ceiling of amount - expenditure  
 SIGNED S.S

LITHO IN U.S.A.

Eddy, Dave 10/12/91  
 Please call  
 Leave message and advise of  
 on their our full file  
 machine about review procedures.  
 our procedures of file review.  
 Thank.  
 on 10/19/91  
 1:45

5/14/91

Jonathan Leo Conversation

5:01 pm

letter not intended to be proposed work plan

excavation of soil as olfactory, visual  
not sure how much will be removed

? metals 17 metals

(T22) 66099 metal

Gradient will be established w/ 1st 3 mws

ET subsurface cons results differs grossly w/ SCS  
re-negotiate - keep open mind

not intent of letter to characterize flow not groundwater quality  
salinity

analytical data + gradient

implementation

re-work plan

presentations to assume county would incur

data will be evaluated reasonable characterization

phase 2 will hopefully be the be All + End All - Characterize

Process - ~~is~~ called wants to provide w/ closure

length of time for commencement of

7. UST debris plan

20266

timetable?

5:19 pm

Schedule for Removal

City of Oakland 10 days normal

⑧ ~~for~~ gw wells as the data warrants beyond the first 3 placed upon the data we get.

= 10 days from tank removal  
2 wells installed / day

Site visit 1 met w/ John Cummings ● Monday 2/11/91

R0266

Plumbing where does it go storm drain vs sewer  
pipes misc in structure part 12/3 space  
wash rack sampling unknown steel plate  
ram from hydraulic next to wash rack

2 tanks things to have been closed in place next door

Ram from hydraulic lift sampling

CC RWQCB

ask for additional money

Michigan 1 B. 2

FAX 568-7092

(OSHA) IH ✓

Jonathan Rossen -

568-8662

Edgemiller Office Complex

Air monitoring -

Air exchanges / hour

1/minute enclosed building

Gen Ind S O

SCCR use my hat sub

5155E workers in confined

area - silo need

Charcoal

Ind - 1500 CFM

from both sides - 300 CFM / side

Jonathan Rossen

- Air monitoring using 700

- Enclosed / confined space of basement UST's 50

- ~~OSHA~~ OSHA training for workers

- PCB monitoring

Jonathan

ionization potentials

Exofer

REGIT

multiplier -

Ind Vent Manual.

Company, Michigan

1000 CFM / Auto

500 CFM / 800 CFM

1000 CFM < 7 / truck

353 CFM

100 CFM / hp diesel in basement

**IMPORTANT MESSAGE**

FOR \_\_\_\_\_

DATE \_\_\_\_\_ TIME \_\_\_\_\_ A.M.  
P.M.

M \_\_\_\_\_

OF \_\_\_\_\_

PHONE \_\_\_\_\_

AREA CODE NUMBER EXTENSION

TELEPHONED		PLEASE CALL	
CAME TO SEE YOU		WILL CALL AGAIN	
WANTS TO SEE YOU		RUSH	
RETURNED YOUR CALL		SPECIAL ATTENTION	

MESSAGE Property owner

for 1432 Harrison

Alvin Bacharach

& Barbara Jean Borsuk  
Barbara

383 Diablo Rd. Ste. 100

Danville CA 94526

SIGNED \_\_\_\_\_

LITHO IN U.S.A.

Fall

R0266

Alan Whitman called regarding  
1432 Harrison 94612

parking garage, now closed, but  
they are reported to have at least  
three and perhaps as many as five  
tanks present.

An assessment of these tanks has  
indicated a PCB concentration of 21 ppm  
within one of the tanks (STLC for PCB's  
is 5 ppm). Allen has this information  
in the form of a consultant's report  
which he would like to send to us, on  
the condition we keep it confidential  
(ie don't put it in the file)

He wants us to put heat on the owner  
to pressure an adequate closure of these  
tanks and a full disclosure of any  
info generated by the ~~contract~~ consultant.  
I suggest an NOV to the property owner  
following a file review, don't let on to  
any info linked to the consultant unless  
we have no file regarding tanks at  
this site.

Better yet talk to Alan 273-3529  
and get the whole skinny

Possible free product of Harrison st,

20266

Jonathan Rosen wants to be present when ust's rem.

- 1 1 1/2 yrs no actions  
won't tolerate drawn out foot-dragging  
PSA - abandoned  
insist on motion/delays intolerable

## ① Timetable

B This plan isn't what we discussed  
Am I correct in assuming that once work commences  
that it will proceed until a equip is mobilized it will  
remain until four phases complete.

B3 - Discuss the halocarbon monitoring issue

B1 - ventilation specifics - particularly re: PCB analysis to  
determine if air filtration in basement for PCB's are  
NECESSARY

- P8 Continuous air monitoring in enclosed areas  
what is the monitoring selected in enclosed areas  
around Harrison st usfs + shop area in Harrison

Timelines originally agreed upon

PSA approval letter 3/22/91 ~~was~~ received ~~#~~  
workplan implementation within 45 days. ~~#~~

Site Characterization Proposal submitted by Jonathan  
Leo dated April 26, 1991

stated that after receipt of analytical results a written  
report would be submitted to this office within 10 working  
days

- 10 day turn around time on ~~an~~ analytical
- within 10 working days of analytical results  
work plan for site delineation
- for MW sampling - 10 day turn around

1 1/2 yrs no action  
won't tolerate drawn out <sup>further</sup> protracted inaction.

written commitment to implement workplan within  
2 wks of approval

H9S Code Sec 25298 C4 states that  
no person shall abandon a UST or clean operation in

**IMPORTANT MESSAGE**

FOR Paul  
DATE 9/6 TIME 12:05 A.M.  
M. Jonathan Redding P.M.  
OF \_\_\_\_\_  
PHONE 451-3300  
AREA CODE NUMBER EXTENSION

TELEPHONED	<input checked="" type="checkbox"/>	PLEASE CALL	<input checked="" type="checkbox"/>
CAME TO SEE YOU	<input type="checkbox"/>	WILL CALL AGAIN	<input type="checkbox"/>
WANTS TO SEE YOU	<input type="checkbox"/>	RUSH	<input type="checkbox"/>
RETURNED YOUR CALL	<input type="checkbox"/>	SPECIAL ATTENTION	<input type="checkbox"/>

MESSAGE Please send requested document.

415 451-1527

SIGNED S.S.