

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



07-16-01

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

July 13, 2001
StID # 4252/ RO0000272

Wells Fargo Trust c/o
Mr. John Ward
P.O. Box 63939
San Francisco, CA 94609

Re: Request for Well Closure at 490 43rd St., Oakland CA 94609

Dear Mr. Ward:

Our office has received concurrence from the San Francisco Regional Water Quality Control Board on our recommendation for no further action regarding the former gasoline and paint thinner tanks located at the above location. Prior to our issuance of the no further action letter, please provide evidence of the proper closure of the four (4) monitoring wells installed on and next to this property. You may contact the Water Resources Section of Public Works at 510-670-5554 to obtain the permit and specific requirements for this work.

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

Sincerely,

Barney M. Chan
Hazardous Materials Specialist

C: B. Chan, files

Mr. D. DeMent, ACC Environmental, 7977 Capwell Drive, Suite 100, Oakland CA 94621

W1c1490 43rdSt

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



SENT 8-10-2000
RO# 272

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

August 9, 2000
StID # 4252

Mr. John Ward
Wells Fargo Trust
P.O. Box 63939
San Francisco, CA 94163

Re: Blumert Trust, 490 43rd St., Oakland CA 94609

Dear Mr. Ward:

This letter serves to summarize the items discussed in our meeting today. It includes a list of additional requirements needed for the above referenced site before our office can consider site closure. It appears that sufficient monitoring of wells MW1-MW-3 has been done and a trend has been established.

Your consultant and our office have determined that the following items should be performed prior to case closure recommendation:


- Perform a well survey, the radius of which will be justified by your consultant. Rationale will be given to justify the need or lack thereof to further investigate any potentially impacted wells identified.
- Perform a sensitive receptor survey to identify things such as surface water bodies, conduits, basements, nursing homes and day care centers. A radius of this survey was suggested as 250 feet, but it should be justified as above. Should basements be identified, a door to door survey may be necessary.
- Perform a risk assessment. Assuming no surface water bodies are affected, benzene and MTBE have been identified as the contaminants of concern for the risk assessment. It is anticipated that a Tier 1 (comparison of concentrations against standard health based numbers) will be sufficient.
- Provide a risk management plan. At a minimum, this would include a method of notification of workers both on and off-site of the residual soil and groundwater contamination. Mr. Mark Gomez of the City of Oakland Public Works, was recommended to be contacted.
- Future monitoring would consist of one additional monitoring of well MW-4 in conjunction with the monitoring of Mr. Simpson's well, MW1A, at 489 43rd St. You were encouraged to continue working with Mr. Simpson and his consultant as the two sites are intimately involved.

Please provide a brief work plan to address the above requested items. Meanwhile, our office will initiate preparation of a closure summary.

Mr. John Ward
StID # 4252
490 43rd St., Oakland
August 9, 2000
Page 2.

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

Sincerely,



Barney M. Chan
Hazardous Materials Specialist

C: B. Chan, files

Mr. D. DeMent, ACC Environmental Consultants, 7977 Capwell Dr., Suite 100,
Oakland 94621

Mr. J. Jay Schnack Esq., McShane, Schnack & Cheitlin, 2033 N. Main St., Suite 700
Walnut Creek, CA 94596

Mr. R. Simpson, P. O. Box 3090, Berkeley, CA 94703

Mtg490 43rd

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



ROZ

July 15, 1999
StID # 4252

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

Mr. John Ward
Wells Fargo Trust
P.O. Box 63939
San Francisco, CA 94163

Re: Work Plan Implementation at Blumert Trust, 490 43rd St., Oakland CA 94609

Dear Mr. Ward:

Our office has received and reviewed the July 13, 1999 Groundwater Monitoring Report for the above site as prepared by ACC Environmental Consultants (ACC). The cover letter to this report states that ACC plans to install the proposed off-site well on July 23, 1999 and plans to install the borings for the injection of Oxygen Releasing Compound (ORC) the following week. Prior to the ORC injections, please have your consultant resolve their analytical method for determining dissolved oxygen. Previously, it was noted that they were obtaining elevated dissolved oxygen readings. It was thought that these results may be incorrect and that they were working on a method to correct this problem. This monitoring event continues to report high dissolved oxygen readings. Our office is not aware that this testing method has been resolved. Because the premise of adding ORC is based upon the presumed lack of dissolved oxygen in groundwater and this being the limiting factor in natural aerobic bio-remediation, it is critical that you have a dependable method for dissolved oxygen measurement. Please keep in mind, this measurement should be done in the field, not the laboratory and that a down-hole instrument is advised. You should also run groundwater samples from the monitoring wells for oxidation-reduction potential. This result should be consistent with the dissolved oxygen results.

Please verify that accurate dissolved oxygen levels are obtained, supporting ORC injection, prior to performing this work. Please also contact me prior to this activity.

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

Sincerely,

Barney M. Chan
Hazardous Materials Specialist

C: B. Chan, files

Mr. Ken Cheitlin Esq., McShane, Schnack & Cheitlin, 2033 N. Main St., Suite 700,
Walnut Creek, CA 94596

Mr. D. Dement, ACC Environmental Consultants, 7977 Capwell Dr., Suite 100
Oakland CA 94621

Mr. R. Simpson, P.O. Box 3090, Berkeley CA 94703

Wp490-43rd

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



RO# 272

March 16, 1999
StID # 4252

Mr. John Ward
Wells Fargo Trust
Asset Management Division, Trust Real Estate Department
P.O. Box 63939
San Francisco, CA 94163

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

Re: Revised Work Plan for 490 43rd St., Oakland CA 94609, Blumert Trust Site

Dear Mr. Ward:

This letter serves to comment on the January 13, 1999 ACC Environmental Consultants' Revised Work Plan for the above site. The revised work plan replaces the July 16, 1998 work plan previously sent to our office. I have discussed my comments with Mr. Dave Dement of ACC and we have exchanged copies of our comments and revisions. I believe that all the County concerns and comments have been addressed and the work plan can now be scheduled as soon as possible.

The following items were discussed and agreed upon:

Proposed Scope of Work

4.1 Confirm Dissolved Oxygen Levels

The recent dissolved oxygen readings were different from what was expected. Prior to implementing this work plan ACC should verify the DO readings using a field meter. Groundwater samples should not be taken to a laboratory for confirmation.

4.2 Introduce ORC Compound

Your consultant will confer with the maker of the oxygen releasing compound to determine the exact amount of this compound necessary to treat the estimated mass of petroleum in groundwater. ACC has recently stated that they may add an excess of the compound if the budget allows.

4.3 Soil Borings

It was agreed that there would be no useful information from taking soil samples from the capillary fringe from the proposed borings, therefore, no soil samples will be collected.

4.3.1 Sample Collection Borings

A network of borings will be advanced for the injection of oxygen releasing compound and the sampling of groundwater. Prior to the injection of this material, eight of the borings will be sampled for groundwater analysis as noted in Figure 3 of the Boring Location Map from ACC. No soil samples will be collected.

Mr. John Ward
StID # 4252
March 16, 1999
490 43rd St., Oakland CA 94609
Page 2.

4.4 Monitoring Well Installation

A down-gradient well was determined to be necessary, therefore, regardless of the results of the groundwater samples, this well will be installed. Its location is also indicated on the ACC Figure 3 Boring Location Map.

4.5 Groundwater Monitoring

Because there was no additional charge for the analysis of the analyte, MTBE, our office has no objections to its analysis.

4.6 Risk Assessment

It would be best to include groundwater data from the down-gradient well before a risk assessment is performed, therefore, a risk assessment is not necessary at this time.

4.7 Confirmation soil borings

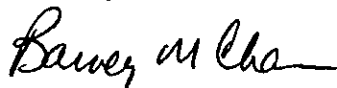
Because the off-site well will be installed, no confirmation soil borings (in the street) are necessary.

Analytical methods:

ACC recommends the elimination of the bio-indicator parameters except DO since in presence of excess DO, anaerobic degradation is not likely, as oxygen will be the sole e- acceptor. Our office approves the elimination of all parameters with the exception of DO and oxidation-reduction potential.

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

Sincerely,



Barney M. Chan
Hazardous Materials Specialist

C: B. Chan, files

Mr. D. Dement, ACC Environmental Consultants, 7977 Capwell Dr., Suite 100
Oakland, CA 94621

Mr. Ken Cheitlin Esq., McShane, Schnack & Cheitlin, 2033 N. Main St., Suite 700.
Walnut Creek, CA 94596

Mr. R. Simpson, P.O. Box 3090, Berkeley, CA 94703

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



RO#272

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

October 13, 1998
StID # 4252

Mr. John Ward
Wells Fargo Trust
420 Montgomery St., 3rd Floor
P.O. Box 63939
San Francisco, CA 94163

Re: Subsurface Investigation at Blumert Trust Site, 490 43rd St., Oakland CA 94609

Dear Mr. Ward:

Due to the continual re-organization of our office, I have been assigned the oversight duty for the above referenced site as well as the site across the street, 489 43rd St., Mr. Ronn Simpson's property. Our office regrets any discontinuity this re-organization may have caused.

I have reviewed the site history of both properties. It appears that there have been delays in implementing the work plans for this site. After the April 1996 soil boring investigation identified petroleum contamination down-gradient of the former tanks on the Blumert site, an additional work plan addendum was submitted to our office. This work plan, dated December 11, 1996 from ACC Environmental Consultants (ACC), proposed to install one additional down-gradient monitoring well. Specific natural bio-remediation parameters were proposed to be analyzed in this well to support the proposal to add oxygen releasing compound (ORC) into monitoring well MW-1 and MW-3. During the siting for the proposed well, the underground tank on Mr. Simpson's property was discovered. This work plan addendum was then put on hold until this underground tank was removed.

Groundwater monitoring was changed to a semi-annual frequency. It appears that dissolved oxygen readings were also initiated at this same time. The dissolved oxygen readings has varied from <1- 4ppm. This result seemed to support the belief that the addition of ORC would enhance natural bio-remediation of the groundwater plume.

A July 16, 1998 work plan from ACC was submitted to Ms. Pamela Evans of our office. This work plan proposed the advancement of a total of ten (10) borings, on and off-site. Four were to be used for the collection of soil and groundwater samples and six were proposed to have ORC placed into the borings to increase the dissolved oxygen content in groundwater. I recently spoke with Mr. Dave Dement of ACC and inquired about the status of this work plan. He stated that the County had not yet approved this work plan. We then discussed this site at length, after which, he proposed to send another revised work plan based on our discussion. I suggest the following items be incorporated in the new work plan:

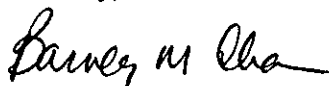
Mr. John Ward
Blumert Trust- 490 43rd St., Oakland
StID # 4252
October 13, 1998
Page 2.

- An estimate of the mass of the residual total petroleum hydrocarbon should be made. The software package available from Regenesys (ORC supplier) can be used to estimate the amount of ORC needed to react with the estimated residual hydrocarbon. Further, the program can also provide an array for the borings to insure adequate coverage of the hydrocarbon plume.
- Because I have also recommended that ORC be considered for Mr. Simpson's site, you may assume that part of the hydrocarbon plume will be treated with additional ORC on 489 43rd St. Please use this information to adjust the estimate for plume size.
- Our office recommends the installation of a permanent monitoring well to measure the effect of the addition of ORC. The location of the well previously proposed in the December 11, 1996 work plan is acceptable.
- I recommend that you sample soil and grab groundwater samples from some of the borings proposed for ORC grouting. Separate borings solely for soil and groundwater samples are not necessary.
- Groundwater samples from the existing wells should be analyzed for the bio-indicator parameters; dissolved oxygen, oxidation-reduction potential, alkalinity, nitrates, sulfates and ferrous iron. Recommendations should be made based upon these analyses.

Please submit your revised work plan within 30 days or by November 12, 1998.

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

Sincerely,



Barney M. Chan
Hazardous Materials Specialist

C: B. Chan, files

Mr. Ken Cheitlin Esq., McShane, Schnack & Cheitlin, 2033 N. Main St., Suite 700,
Walnut Creek, CA 94596

Mr. D. Dement, ACC Environmental Consultants, 7977 Capwell Dr., Suite 100,
Oakland CA 94621

Mr. R. Simpson, P.O. Box 3090, Berkeley, CA 94703

490-43rd

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



RO# 272

February 20, 1998

ENVIRONMENTAL HEALTH SERVICES

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

Ms. Heather Fairfull
Wells Fargo Trust
525 Market St., 18th Floor
San Francisco CA 94105
RE: Blumert Trust, 490 43rd St., Oakland CA 94612 (our site #4252)

Dear Ms. Fairfull:

I have recently assumed responsibility for the Blumert case from Dale Klettke, and have completed a review of the file. Today I spoke with Dave DeMent of ACC Environmental Consultants, who told me that he plans to review the December 1996 Work Plan Addendum and propose a new work plan. In order to evaluate whether the groundwater contaminant plume has been fully defined, whether it is stable, and whether active bioremediation should take place, he believes further site investigation is appropriate. The concerns of this Office regarding your site are as follows and must be addressed in the new work plan:

1. Contaminant levels in the wells remain too high to consider case closure at this time. I will need to further review the case documents to evaluate whether residual soil contamination could be an ongoing source. I also will review information on bioremediation enhancement techniques to evaluate whether they should be implemented at your site.
2. The extent of the contaminant plume has not been clearly defined. A subsurface investigation as suggested by Mr. DeMent would help define the borders of the plume. It may be appropriate to include soil sampling along with grab groundwater sampling in the course of the investigation. I will examine the file documents further to determine whether soil sampling is necessary.
3. I share Mr. DeMent's concern regarding the possible placement of a fourth monitoring well in close proximity to the parcel across the street (493 43rd St.). This parcel experienced a release from a former underground tank. The responsible party has been instructed by this Office to investigate the release. As long as the issues of containment and stability of the plume at your site are addressed in an alternative work plan, you may postpone or possibly forego installation of a new monitoring well.

I will expect a revised work plan by April 10, 1998. You may contact me with any questions about your case at (510)567-6770.

Sincerely,

Pamela J. Evans
Senior Hazardous Materials Specialist

C: Dick Pantages, ACEHS

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



RO# 272

STID 4252

October 17, 1996

Mr. Jeffery Hirsch
Wells Fargo Bank
525 Market Street, 18th Floor
MAC #0103-181
San Francisco, CA 94105

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

RE: Walter Blumert Paint Co. Inc., 490 43rd Street, Oakland, CA

Dear Mr. Hirsch:

This office is in receipt of, and has reviewed the case file for this site, up to and including the September 25, 1996 ACC Environmental Consultants (ACC) "Groundwater Monitoring Report", for the above referenced site.

In the September 25, 1996 report, ACC requests Alameda County Department of Environmental Health (ACDEH) approval for the following:

- ◆ Groundwater monitoring and sampling frequency be reduced from quarterly sampling to semi-annual sampling, beginning in March 1997.
- ◆ One additional monitoring well be installed for the purpose of evaluating downgradient extent of the constituents of concern.
- ◆ Evaluate options to artificially introduce dissolved oxygen into shallow groundwater to assist natural bioattenuation processes in a manner that will not prove detrimental to the role of the existing groundwater monitoring wells in evaluating groundwater conditions.

These recommendations are approved. Therefore, please submit to this office, a work plan for the proposed additional groundwater monitoring well. This work plan should also include information required to evaluate options for the artificial introduction of oxygen-releasing compounds (ORCs) into shallow groundwater.

This work plan is due within 45 days of the date of this letter, or no later than December 2, 1996. Please be advised that this work plan is to be consistent with the guidelines provided in the ASTM Designation: E 1739 - 95 "Standard Guide for Risk-Based Corrective Action Applied at Petroleum Release Sites". This guide is a consistent decision-making process for the assessment and response to a petroleum release, based on the protection of human health and the environment.

Mr. Jeffery Hirsch
RE: 490 43rd Avenue, Oakland
October 17, 1996
Page 2 of 2

Should you have any questions or comments, please feel free to call me directly at (510)567-6880.

Sincerely,



Dale Klettke, CHMM
Hazardous Materials Specialist

c: Tom Peacock, Supervising Hazardous Materials Specialist--files
Dave DeMent, ACC Environmental Consultants, 7977 Capwell Drive, Oakland, CA 94621
Ken Cheitlin, c/o McShane, Schnack & Cheitlin, 2033 N. Main St., Suite 700,
Walnut Creek, CA 94596-3728

Be
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ALAMEDA COUNTY
HEALTH CARE SERVICES



AGENCY
DAVID J. KEARS, Agency Director

RO#272

STID 4252

ENVIRONMENTAL HEALTH SERVICES
1131 Harbor Bay Parkway
Alameda, CA 94502-6577
(510)

June 11, 1996

Mr. Jeffery Hirsch
Wells Fargo Bank
525 Market Street, 18th Floor
MAC #0103-181
San Francisco, CA 94105

RE: Work Plan for a Phase II-Soil and Groundwater Investigation at Walter Blumert Paint Co. Inc., 490 43rd Street, Oakland, CA

Dear Mr. Hirsch:

This office recently completed a review of the case file for the above referenced Oakland site up to and including the May 23, 1996 ACC Environmental Consultants "Preliminary Site Assessment Report".

Comments concerning the May 23, 1996 ACC report:

- Soil samples were to be collected from soils exhibiting noticeable hydrocarbon contamination during the advancement of borings B3 through B8, as requested in the January 9, 1996 Alameda County Health Care Services Agency (ACHCSA) letter. No soil samples were collected and no boring logs were submitted for the six borings, B3 through B8.
- Groundwater and soil samples collected were not analyzed for the presence of methyl-tert-butyl ether (MTBE), as requested in the January 9, 1996 ACHCSA letter. This analysis is being requested by the Regional Water Quality Control Board (RWQCB).
- This report was to provide the information required for the installation of a minimum of two additional groundwater monitoring wells, one up-gradient and one down-gradient from the former gasoline and paint thinner USTs. No mention of the locations for the two additional groundwater monitoring wells were documented in the ACC report.

The extent of the soil contamination has not been properly characterized. Therefore, this office requests that you submit a Phase III-work plan/proposal to further define the extent of soil and/or ground water contamination. **This report must document proposed locations for the additional two groundwater monitoring wells to be installed at this site.**

Mr. Jeffery Hirsch
RE: 490 43rd Street, Oakland, CA
June 11, 1996
Page 2 of 2

This Phase III work plan must be submitted to this office no later than 60 days from the date of this letter or no later than August 10, 1996.

Should you have any questions regarding this letter, please feel free to contact me directly at (510)567-6880. A copy of the ACHCSA January 9, 1996 is enclosed for your review.

Sincerely,



Dale Klettke, CHMM
Hazardous Materials Specialist

enclosure

c: Tom Peacock, Supervising Hazardous Materials Specialist--files
DH Dave DeMent, ACC Environmental Consultants, 7977 Capwell Drive, Oakland, CA 94621
w/enclosure
Rosaline Crowe, 5431 Hilltop Crescent, Oakland, CA 94618, w/enclosure

4252soil.no

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



RO#272

ARNOLD PERKINS, DIRECTOR
RAFAT A. SHAHID, DEPUTY DIRECTOR

STID 4252

January 9, 1996

Mr. Jeffery Hirsch
Wells Fargo Bank
525 Market Street, 18th Floor
MAC #0103-181
San Francisco, CA 94105

Alameda County
Environmental Protection Division
1131 Harbor Bay Parkway, Room 250
Alameda CA 94502-6577
(510) 567-6700

RE: Work Plan/Proposal for a Phase II-Soil and Groundwater Investigation at Walter Blumert
Paint Co. Inc., 490 43rd Street, Oakland, CA

Dear Mr. Hirsch:

This letter is in regards to the January 4, 1996 ACC Environmental Consultants (ACC) "Environmental Investigation Work Plan" for the above referenced site. As you are already probably aware, this proposal recommended the installation of eight (8) additional soil borings to further define the degree and extent of soil and ground water contamination cross-gradient, up gradient and down-gradient of the subject site.

Once the degree and extent of soil and groundwater contamination is characterized, the horizontal extent of impacted ground water can be properly documented with the installation of one or two additional groundwater monitoring wells. Documentation of groundwater quality trends will be necessary for eventual site closure with the Regional Water Quality Control Board.

This Work Plan is approved, with the stipulation that for the six (6) borings where only grab groundwater samples are to be collected, any soil samples exhibiting noticeable hydrocarbon contamination (by field screening) are sampled and analyzed for TPHg, BTEX and MTBE. All groundwater samples should also be tested for the presence of MTBE.

Please keep this office advised on progress of the work plan pertaining to this site on a timely basis. Should you have any questions or comments, please feel free to call me directly at (510)567-6880.

Sincerely,

Dale Klettke, CHMM
Hazardous Materials Specialist

Mr. Jeffery Hirsch
January 8, 1996
Page 2 Of 2

c: Tom Peacock, Supervising Hazardous Materials Specialist--files
Dave DeMent, ACC Environmental Consultants, 7977 Capwell Drive, Oakland, CA 94621
Rosaline Crowe, 5431 Hilltop Crescent, Oakland, CA 94618

4252wpok.dkt

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



R0272

RAFAT A. SHAHID, DIRECTOR

STID 4252

December 14, 1995

Mr. Jeffery Hirsch
Wells Fargo Bank
525 Market Street, 18th Floor
MAC #0103-181
San Francisco, CA 94105

RE: Work Plan/Proposal for a Phase II-Soil and Groundwater Investigation at Walter Blumert Paint Co. Inc., 490 43rd Street, Oakland, CA

Dear Mr. Hirsch:

This letter is in regards to the January 21, 1994 Kaprelian Engineering Inc.(KEI) "Work Plan/Proposal for the above referenced site. As you are already probably aware, this proposal recommended the installation of three additional groundwater monitoring wells to further define the degree and extent of soil and ground water contamination cross-gradient and down-gradient of the subject site.

During marking of the locations for the down-gradient groundwater monitoring wells prior to drilling, an underground storage tank (UST) was discovered immediately adjacent to the location of proposed groundwater monitoring well MW5 (across the street at 489 43rd Street). On May 26, 1995 Susan Hugo of this office met with Doug Lee of KEI and the owner of this subject UST to investigate and discuss the UST.

At that meeting, it was agreed that the installation of proposed down-gradient well MW5 would be reevaluated following the removal of the aforementioned UST by the owner of the property. Additionally, it was agreed that during the drilling of the two cross-gradient wells (MW4 and MW6), soil and ground water samples would be collected and analyzed as proposed, and, if obvious contamination was detected, wells would not be installed in the borings and an appropriate course of action would be determined at a later date. This was indeed the case as field screening of the collected soil samples from the two exploratory borings detected volatile organics using a photo ionization detector (PID).

During a December 13, 1995 conversation with Dave DeMent of ACC Environmental Consultants, Mr. DeMent informed me that he was working on a proposal to further define the extent of soil and groundwater contamination for Wells Fargo Bank and the George and Doris Blumert Trust. This proposal involves using rapid site assessment tools (Geoprobe, Hydropunch, etc.) to qualitatively assess impacts and to define the extent of the contaminant plume before proposing final well location(s).

DEPARTMENT OF ENVIRONMENTAL HEALTH
1131 Harbor Bay Parkway
Alameda, CA 94502-6577
(510) 567-6777

Mr. Jeffery Hirsch
RE: 490 43rd Street, Oakland, CA
December 14, 1995
Page 2 of 2


Therefore, this office requests that you submit a Phase II-work plan/proposal to further define the extent of soil and ground water contamination using a specific site assessment technique. This work plan should provide the information required for the installation of a minimum of two additional groundwater monitoring wells, one up-gradient and one down-gradient from the former gasoline and paint thinner USTs. **This Phase II work plan must be submitted to this office no later than 30 days from the date of this letter or January 15, 1996.**

I have recently taken over management of this case from Susan Hugo of this office. Should you have any questions regarding this letter, please feel free to contact me directly at (510)567-6880.

Sincerely,



Dale Klettke, CHMM
Hazardous Materials Specialist

c:  Tom Peacock, Supervising Hazardous Materials Specialist--files
Dave DeMent, ACC Environmental Consultants, 7977 Capwell Drive, Oakland, CA 94621

ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY

DAVID J. KEARS, Agency Director



R0272

RAFAT A. SHAHID, ASST. AGENCY DIRECTOR

May 3, 1994
STID# 4252

DEPARTMENT OF ENVIRONMENTAL HEALTH
State Water Resources Control Board
Division of Clean Water Programs
UST Local Oversight Program
80 Swan Way, Rm 200
Oakland, CA 94621
(510) 271-4530

Mr. Jeffrey Hirsch
Wells Fargo Bank
525 Market Street, 18th Floor
MAC #0103-181
San Francisco, CA 94105

**Subject: Work Plan / Proposal for Installation of Additional
Monitoring Wells at Walter Blumert Co., Inc.
490 43rd Street, Oakland, CA 94609**

Dear Hirsch:

This office has completed review of the work plan for the installation of three monitoring wells prepared by Kaprelian Engineering Inc. for the referenced site. The cited work plan was dated January 21, 1994 and received by this office in April 8, 1994.

Based on this review, the basic elements of the work plan is acceptable with the following conditions:

- 1) During borehole advancement, soil samples should be collected at a minimum of every five feet in the unsaturated zone, significant changes in lithology, and where field screening identifies the presence of contaminants. The selection of samples chosen for laboratory analysis should be based primarily on field evidence. At least one of the samples submitted for analysis from each boring must be from the saturated/unsaturated zone interface.
- 2) Wells should be surveyed to an accuracy of 0.01 foot and referenced to mean sea level (MSL).
- 3) The vertical and lateral extent of soil and groundwater contamination must be delineated. The isoconcentration line of the contaminant plume must be determined.
- 4) Any waste (hazardous or non-hazardous) generated at the site must be characterized and disposed appropriately. Documents of all waste disposal must be provided to this office.
- 5) Any existing product lines associated with the former tanks must be removed and soil samples should be collected from the piping trenches for verification.

Mr. Jeffrey Hirsch
RE: 490 43rd Street, Oakland, CA 94609
May 3, 1994
Page 2 of 3

- 6) Provide this office with records of the stockpiled soil disposal and copies of the tanks' manifests.
- 7) Provide this office with a copy of the site health and safety plan.

Item # 6 can be incorporated in the report to be submitted after implementing the approved work plan. However, item # 7 listed above must be submitted to this agency before work plan implementation. In addition, please provide our office at least 72 hours advance notice when site activity is slated to begin.

The approved workplan must be implemented within 30 days from the date of this letter. Any extension of stated deadlines or changes in the workplan must be confirmed in writing and approved by this office.

A report must be submitted within 30 days after completion of this investigation. Until cleanup is complete, you will need to submit reports to this office every three months or at a more frequent interval, if specified at any time. In addition, the following items must be incorporated in your future reports or workplans:

- a cover letter from the responsible party or tank owner stating the accuracy of the report and whether he/she concurs with the conclusions and recommendations in the report or workplan
- site map delineating contamination contours for soil and groundwater based on recent data should be included and the status of the investigation and cleanup must be identified
- proposed continuing or next phase of investigation / cleanup activities must be included to inform this department of the responsible party or tank owner's intention
- any changes in the groundwater flow direction and gradient based on the measured data since the last sampling event must be explained
- historical records of groundwater level in each well must be tabulated to indicate the fluctuation in water levels
- tabulate analytical results from all previous sampling events; provide laboratory reports (including quality control/quality assurance) and chain of custody documentation

Mr. Jeffrey Hirsch
RE: 490 43rd Street, Oakland, CA 94609
May 3, 1994
Page 3 of 3

Please contact me at (510) 271-4530 if you have any questions concerning this letter.

Sincerely,



Susan L. Hugo
Senior Hazardous Materials Specialist

cc: Rafat A. Shahid, Asst. Agency Director, Environmental Health
Gil Jensen, Alameda County District Attorney's Office
Sum Arigala, San Francisco Bay RWQCB
Edgar B. Howell, Chief, Hazardous Materials Division - files
Doug Lee, Kaprelian Engineering Inc., 2401 Stanwell Dr.
Suite 400, Concord, California 94520

ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY

DAVID J. KEARS, Agency Director



R0272

RAFAT A. SHAHID, ASST. AGENCY DIRECTOR

January 4, 1993
STID# 4252

DEPARTMENT OF ENVIRONMENTAL HEALTH
State Water Resources Control Board
Division of Clean Water Programs
UST Local Oversight Program
80 Swan Way, Rm 200
Oakland, CA 94621
(510) 271-4530

George & Doris Blumert Trust MAC #0103-171
c/o Ms. Dvora Kotschedoff
Wells Fargo Bank
525 Market Street, 17th Floor
San Francisco, California 94105

**RE: George & Doris Blumert Trust MAC# 0103171
Underground Storage Tanks Removals at Walter Blumert Company -
490 43rd Street, Oakland CA 94609**

Dear Ms. Kotschedoff:

The Alameda County Department of Environmental Health, Hazardous Materials Division has reviewed the files concerning the removal of two underground storage tanks on December 11, 1991 at the referenced site. We are in receipt and has completed review of the Kaprelian Engineering's Soil Sampling Report dated June 29, 1992 and submitted under Paradiso Construction Company's July 3, 1992 cover letter. This office is also in receipt of the "Underground Storage Tank Unauthorized Release (Leak)/Contamination Site Report" submitted by Paradiso Construction on January 24, 1992.

Total Petroleum Hydrocarbon (TPH-gasoline) as high as 490 ppm and benzene as high as 0.88ppm were detected in the soil samples collected during the removal of two underground storage tanks at the site. After limited overexcavation on March 31, 1992, soil samples collected for verification still exhibited significant levels of contamination as high as 720 ppm TPH gasoline and 1.4 ppm benzene. Clearly, the referenced site has experienced a confirmed release pursuant to the San Francisco Bay Regional Water Quality Control Board (RWQCB) fuel leak criteria. As such, further investigation and/or cleanup must be initiated.

This office will be the lead agency overseeing the environmental investigation and cleanup activities at the site. The RWQCB has delegated this authority to our office. However, you must keep the Water Board apprised of all actions taken to characterize and remediate contamination at the site, because the Board retains the ultimate responsibility for ensuring protection of the waters of the state.

A preliminary assessment must be conducted to determine the extent of soil and/or groundwater contamination that has resulted from the former leaking tanks. The information gathered by this investigation will be used to assess the need for additional

Ms. Dvora Kotschedoff
RE: 490 43rd Street, Oakland CA 94609
January 4, 1993
Page 2 of 3

actions at the site. The preliminary assessment should be designed to provide all of the information in the format shown in the attachment at the end of this letter, which is based on the RWQCB's guidelines.

You should be prepared to install at a minimum three monitoring wells to established gradient at the site. One of the wells must be installed within 10 feet of the former tank, in the verified downgradient location. Groundwater elevation readings must be performed every month for three consecutive months. Data collected after the first three months will be evaluated if monthly or quarterly groundwater elevation readings is necessary for establishing groundwater flow direction at the site. Groundwater monitoring wells must be sampled on a quarterly basis and analyzed for target compounds. After four quarters of non detectable levels have been achieved, the frequency of sampling events will be evaluated and/or a recommendation for signoff/case closure by RWQCB will be determined.

Until cleanup is complete, you will need to submit reports to this office and to RWQCB every three months (or at a more frequent interval, if specified at any time by either agency). This reports must include information pertaining to further investigative results; the methods of cleanup actions implemented to date; and the method and disposal of any contaminated material. Copies of manifests for such disposal must be sent to this office. Please provide our office with copies of the manifests for the tanks and documentation of the stockpiled soil disposal.

Your work plan must be submitted to this office no later than **February 5, 1993**. All reports and proposals must be submitted under seal of a California Registered Geologist or Registered Civil Engineer with a statement of qualifications for each lead professionals involved with the project. Copies of the reports and proposals must also be submitted to:

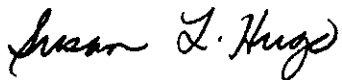
Rich Hiett
RWQCB, San Francisco Bay Region
2101 Webster Street, Fourth Floor
Oakland, California 94612

Because we are overseeing this site under the designated authority of the Regional Water Quality Control Board, this letter constitutes a formal requests for technical reports pursuant to California Water Code Section 13267(b). Any extensions of stated deadlines or changes in the workplan must be confirmed in writing and approved by this agency or RWQCB.

Ms. Dvora Kotschedoff
RE: 490 43rd Street, Oakland CA 94609
January 4, 1993
Page 3 of 3

Should you have any questions regarding this letter, please contact me at (510) 271-4530.

Sincerely,



Susan L. Hugo
Senior Hazardous Materials Specialist

enclosure

cc: Rafat A. Shahid, Asst. Agency Director, Environmental Health
Rich Hiett, San Francisco Bay RWQCB
Gil Jensen, Alameda County District Attorney's Office
Edgar B. Howell, Chief, Hazardous Materials Division / files

ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY

DAVID J. KEARS, Agency Director



R0272

RAFAT A. SHAHID, ASST. AGENCY DIRECTOR

December 14, 1992
STID# 4252

DEPARTMENT OF ENVIRONMENTAL HEALTH
State Water Resources Control Board
Division of Clean Water Programs
UST Local Oversight Program
80 Swan Way, Rm 200
Oakland, CA 94621
(510) 271-4530

Ms. Dvora Kotschedoff
Asset Manager
Wells Fargo Bank
525 Market Street, 17th Floor
San Francisco, California 94105

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Underground Storage Tanks Removals at Walter Blumert Company -
490 43rd Street, Oakland CA 94609**

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Ms. Dvora Kotschedoff
RE: 490 43rd Street, Oakland CA 94609
December 14, 1992
Page 2 of 3

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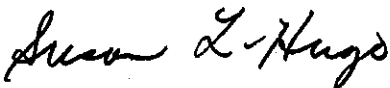
Rich Hiett
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Ms. Dvora Kotschedoff
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Susan L. Hugo
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