

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



10-14-02

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

RO0000463

October 11, 2002

Ms. Shirley Howkins
1745 Shue, #112
Walnut Creek, CA 94596

Mr. Richard Sciortino
2528 Adeline Street
Oakland, CA 94607

RE: Work Plan Approval for 2526 Adeline Street, Oakland, CA

Dear Ms. Howkins and Mr. Sciortino:

I have completed review of Fugro West, Inc.'s October 2002 work plan titled *Supplemental Subsurface Investigation and Supplemental Risk Evaluation* that was prepared for the above referenced site. Five soil borings are proposed at the site. Two will be advanced within the former tank pit and three will be advanced along the east and south perimeter of the property. Soil samples will be collected from the borings advanced in the former tank pits to verify barium, toluene, and benzene concentrations. Groundwater samples will be collected from the other three borings for HVOC analysis to determine if there is an off-site source for the solvents. Select soil samples will also be tested for grain size and moisture content. Data from this investigation will be used to amend a risk assessment.

The proposed work plan is acceptable. Field work should commence within 60 days of the date of this letter, or by **December 16, 2002**. Please provide at least 72 hours notice prior to the start of field activities. If you have any questions, I can be reached at (510) 567-6762.

eva chu
Hazardous Materials Specialist

email: Jeriann Alexander (Fugro)

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



07-28-02

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

RO0000463

June 28, 2002

Ms. Shirley Howkins
1745 Shue, #112
Walnut Creek, CA 94596

Mr. Richard Sciortino
2528 Adeline Street
Oakland, CA 94607

RE: Risk Assessment Addendum for 2526 Adeline Street, Oakland, CA

Dear Ms. Howkins and Mr. Sciortino:

I have completed review of the case file to determine if closure is warranted at this time. Environmental investigations were conducted at the site to evaluate the release of petroleum hydrocarbon products from two former underground storage tanks. Soil samples collected from the vicinity of the former solvent tank identified up to 11 mg/kg benzene and 11 mg/kg toluene. Groundwater monitoring wells were installed to evaluate groundwater conditions. Groundwater contained petroleum hydrocarbons in the gasoline and kerosene range as well as some chlorinated solvents. A preliminary human health risk assessment was prepared for the site. Groundwater contaminant concentrations were compared with the ASTM's Standard Guide for RBCA at Petroleum Release Sites, Tier 1 Look Up Table. Representative site concentrations were below the Risk Based Screening Levels for a commercial scenario.

Not evaluated in the risk assessment was the potential impact due to residual benzene and toluene in soil. Before I will continue to evaluate the case for closure, an addendum to the risk assessment is required that will evaluate human health risk due to residual benzene and toluene. An amended risk evaluation is due within 60 days of the date of this letter, **or by September 3, 2002.**

If you have any questions, I can be reached at (510) 567-6762.

eva chu
Hazardous Materials Specialist

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



*Site incl cc is
3-1-2000*

Ro463

March 1, 2000

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

Ms. Shirley Howkins c/o
Mr. Gerald C. Smith
Fitzgerald, Abbott & Beardsley LLP
1221 Broadway, 21st Floor
Oakland, CA 94612-1837
STID 266

INTENT TO MAKE A DETERMINATION THAT NO FURTHER ACTION IS
REQUIRED OR ISSUE A CLOSURE LETTER FOR AERVOE PACIFIC, 2528
ADELINE STREET, OAKLAND, CA 94607

Dear Ms. Howkins:

This letter is to inform you that Alameda County Environmental Health Department,
Local Oversight Program (LOP), intends to make a determination that no further action is
required at the above site or to issue a closure letter. Please notify this agency of any
input and recommendations you may have on these proposed actions within 20 days of
the date of this letter.

In accordance with section 25297.15 of Ch. 6.7 of the Health & Safety Code, you must
provide certification to the local agency that all of the current record fee title owners have
been informed of the proposed action. Please provide this certification to this office
within 20 days of the date of this letter.

If you have any questions about these proposed actions, please contact Larry Seto at
(510) 567-6774.

Sincerely,

Thomas Peacock
Manager, LOP

cc: Chuck Headlee, RWQCB
Leroy Griffin, City of Oakland Fire Department, 1603 Martin Luther King,
Oakland, CA 94612
Larry Seto, Alameda County Environmental Health
Files



Set med. cells
3-1-2000

20463

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

March 1, 2000

Ms. Shirley Howkins c/o
Mr. Gerald C. Smith
Fitzgerald, Abbott & Beardsley LLP
1221 Broadway, 21st Floor
Oakland, CA 94612-1837
STID 266

RE: Former Aerovoe Pacific, 2528 Adeline Street, Oakland, CA 94607

LANDOWNER NOTIFICATION AND PARTICIPATION REQUIREMENTS

Dear Ms. Howkins:

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, you 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.

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.

LANDOWNER NOTIFICATION

Former Aerove Pacific, 2528 Adeline Street, Oakland, CA 94607

March 1, 2000

Page 2 of 5

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) 567-6774 should you have any questions about the content of this letter.

Sincerely,



Larry Seto
Site Hazardous Materials Specialist

Attachments

cc: Chuck Headlee, RWQCB

Former Aerovoe Pacific, 2528 Adeline Street, Oakland, CA 94607

March 1, 2000

Page 3 of 5

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

Former Aervoe Pacific, 2528 Adelline Street, Oakland, CA 94607

March 1, 2000

Page 4 of 4

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

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



RO# 463

April 29, 1999

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

Ms. Jeriann Alexander
Subsurface Consultants
3736 Mt. Diablo Blvd., Suite 200
Lafayette, CA 94549-3659

RE: 2528 Adeline Street, Oakland, CA 94607

Dear Ms. Howkins:

As per our telephone conversation today, please submit the following information listed below to assist me in preparing the case closure summary for the above site.

- 1) Background summary of the site including but not limited to former owner(s), tenant(s), use of site, etc.
- 2) Detail summary of the different phases of the investigation
- 3) Detail summary of all remediation efforts. If there was off-site disposal, submit copies of all manifest and/or receipt
- 4) Explanation for the source of the barium, selenium and volatile organic compounds detected in the soil and groundwater.

If you have any questions, please contact me at (510) 567-6774.

Sincerely,

Larry Seto
Sr. Hazardous Materials Specialist

Cc: Shirley Howkins, c/o Gerald Smith, Fitzgerald, Abbott & Beardsley LLP,
1221 Broadway, 21st Floor, Oakland, CA 94612-1837
Leroy Griffin, City of Oakland-Fire Department, 505-14th Street, 7th Floor,
Oakland, CA 94612

Files

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



28104

RO# 463

January 22, 1999

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

Ms. Meg Mendoza
Subsurface Consultant
3736 Mt. Diablo Blvd., Suite 200
Lafayette, CA 94549-3659

RE: Former Aerovoe Pacific, 2528 Adeline Street, Oakland, CA 94607

Dear Ms. Mendoza:

I am preparing the case closure summary for the site at the above address. I have reviewed the file for the site, and could not locate the following documents listed below.

- 1) Site map drawn to scale identifying the location of the underground tank (UGT) that was removed in ~June 1987
- 2) Copy of the manifest(s) for the disposal of the underground tanks, piping, soil, etc.
- 3) Documentation of the exact date(s) MW-1, MW-2 and MW-3 were installed, and a copy of their boring logs
- 4) Summary of the laboratory results for the soil and water samples collected during monitoring well installations.
- 5) Final disposition of the excavated soil related to the UGT removal

Please forward the above items to assist me in preparing the closure summary for this site.

Sincerely,



Larry Seto
Sr. Hazardous Materials Specialist

Cc: Shirley Howkins c/o Gerald Smith, Fitzgerald, Abbot & Beardsley, 1221
Broadway, 21 Floor, Oakland, CA 94612-1837

Files

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



2528 ADELINE ST.
OAKLAND, CA

RO# 463

December 31, 1997

STID #266

Shirley B. Howkins
Formerly Aeroe Pacific
1132 Carpentier St., #207
San Leandro, CA 94577

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

Dear Shirley B. Howkins:

This office has received and reviewed Quarterly Monitoring Reports dated March 5, 1997 and September 26, 1997 by Subsurface Consultants, Inc. for the above site. The following are comments concerning these reports:

1. This office accepts the "conclusions and petition which runs from page 2 to page 3 of the latter report. It is assumed that MTBE does not have to be tested for because motor vehicle fuel was never used at the site.
2. Biannual testing, as stated in the first report, is acceptable.
3. This case may be acceptable for closure after the next round of sampling. Closure should be requested if it is desired.

Please contact Larry Seto at (510) 567-6774 if you have any questions.

Sincerely,

Thomas Peacock, Manager
Division of Environmental Protection

c: Meg Mendoza, Subsurface Consultants, Inc., 3736 Mt. Diablo Blvd., Suite 200, Lafayette, CA 94549
Dick Pantages - Chief - Files
LeRoy Griffin, City of Oakland Hazardous Materials

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



20463

STID 266

January 14, 1997

Shirley B. Howkins
Formerly Aervoe Pacific
1132 Carpentier Street #207
San Leandro, CA 94577

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

RE: 2528 ADELIN STREET, OAKLAND CA 94607

Dear Ms. Howkins,

This office recently completed a review of the case file for the above referenced Oakland site up to and including the Subsurface Consultants, Inc. (SCI) "Quarterly Groundwater Monitoring" report dated November 26, 1996.

As documented in the SCI November 26, 1996 report, total volatile hydrocarbons (TVH), total extractable hydrocarbons (TEH), oil and grease (O&G) and BTEX were not detected in groundwater samples collected from wells MW-1 through MW-3, on 10/31/96.

At this time please adhere to a revised **semi-annual (1st and 3rd quarters)** schedule of well sampling, monitoring, and report submittal as referenced in Title 23, California Code of Regulations (CCR) section 2652(d). Please have these groundwater samples analyzed for total petroleum hydrocarbons as gasoline, kerosene and stoddard solvent (TPHg, TPHk and TPHss), the aromatic hydrocarbons benzene, toluene, ethyl benzene and total xylene isomers (BTEX), oil and grease (O&G), the heavy metals barium and selenium, and volatile organic compounds (VOCs) as per EPA Method 8240. In addition, please have the groundwater samples filtered before performing metals analyses.

Please feel free to contact me directly at (510)567-6880 if you have any questions regarding the content of this letter.

Sincerely,

Dale Klettke, CHMM
Hazardous Materials Specialist

c: Carlo Mormorunni, Fitzgerald, Abbott & Beardsley, 1221 Broadway, 21st Floor, Oakland
CA 94612-1837

Dale Klettke--files

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ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



RO# 463
RAFAT A. SHAHID, DIRECTOR

DEPARTMENT OF ENVIRONMENTAL HEALTH
1131 Harbor Bay Parkway
Alameda, CA 94502-6577
(510) 567-6700

STID 266

March 21, 1996

Shirley B. Howkins
Formerly Aervoe Pacific
1132 Carpentier Street #207
San Leandro, CA 94577

RE: 2528 ADELIN STREET, OAKLAND CA 94607

Dear Ms. Howkins,

This office recently completed a review of the case file for the above referenced Oakland site up to and including the February 5, 1996 letter from Carlo C. Mormorunni of Fitzgerald, Abbott & Beardsley (F, A & B).

In the October 27, 1995, F, A & B report, laboratory analysis of soil and groundwater samples collected from the three (3) on-site monitoring wells (MW1, MW2 and MW3) have detected elevated levels of total petroleum hydrocarbons as gasoline, kerosene and stoddard solvent (TPHg, TPHk and TPHss), oil and grease (O&G), benzene, toluene, ethyl benzene and total xylenes (BTEX). Additional contaminants detected in the soil and groundwater samples collected include barium, selenium, 1,1-dichloroethene (1,1-DCE), 1,1-dichloroethane (1,1-DCA) and 1,1,1-trichloroethane (1,1,1-TCA).

At this time please adhere to a **quarterly** schedule of well sampling, monitoring, and report submittal as referenced in Title 23, California Code of Regulations (CCR) section 2652(d). Please have these groundwater samples analyzed for total petroleum hydrocarbons as gasoline, kerosene and stoddard solvent (TPHg, TPHk and TPHss), the aromatic hydrocarbons benzene, toluene, ethyl benzene and total xylene isomers (BTEX), oil and grease (O&G), the heavy metals barium and selenium and volatile organic compounds (VOCs) as per EPA Method 8240. In addition, please have the groundwater samples filtered before performing metals analyses.

Please feel free to contact me directly at (510)567-6880 if you have any questions regarding the content of this letter.

Sincerely,

Dale Klettke, CHMM
Hazardous Materials Specialist

Shirley Howkins
RE: 2528 Adeline Street, Oakland
March 21, 1996
Page 2 of 2

c: Carlo Mormorunni, Fitzgerald, Abbott & Beardsley, 1221 Broadway, 21st Floor, Oakland
CA 94612-1837
Tom Peacock, LOP Manager--files

re
0266amp.dkt



August 28, 1989

DEPARTMENT OF ENVIRONMENTAL HEALTH
 Hazardous Materials Program
 80 Swan Way, Rm. 200
 Oakland, CA 94621
 (415)

(5)

Byron T. Hobbs, Vice President
 SOTA Environmental Technology, Inc.
 16980 Via Tazon, Suite 130
 San Diego, CA 92127

Dear Mr. Hobbs:

As requested, a file search has been conducted for the area of one mile radius with 1970 Broadway Oakland being the center. The area was defined as being between 2nd and 34th Streets, North and South, and between Lakeshore Ave. and Adeline St., East and West on a Thomas Bros Map. Our files were reviewed for reported releases of hazardous materials or waste. This included any emergency response, underground tank release report or Prop. 65 report made to this Department.

The following reports were made to this department:

	07/02/87	601 Webster St.	Tear Gas
(R0151)	04/08/87	1700 Jefferson	Tank Release Gasoline
(R0463)	06/22/87	2528 Adeline	Tank Release 160ppm TPH in soil
(R0341?)	02/19/87	4th and Broadway	Tank Removal 25 gal. fuel oil
	03/10/87	1221 Broadway	Tank Release fuel oil
	12/13/88	13th & Franklin	Tank Release 29 gal. gasoline
	12/07/88	30 Bay Place	Tank Release waste oil
	06/25/88	774 West Grand	Tank Release gasoline
	03/22/88	39 - 4th St.	10 gal. fixer/devel. spilled
	03/21/88	Grand & Harrison	spilled white foaming liquid into Lake Merritt
	06/09/88	11th and Webster	EDB found at construction site
	01/21/88	515 Bay St.	Tank Release gasoline
	03/02/89	1764 - 13th St.	Tank Release diesel
	03/02/89	600 Fallon St.	Tank Release diesel pipe leak
(R0391)	03/02/89	500 Grand Ave.	Tank Release gasoline in monitoring well
(R0358)	03/02/89	2225 Telegraph	Tank Release product in monitoring well
(R018)	01/24/89	1310 - 14th St.	Tank Release gasoline/diesel
	02/13/89	600 Fallon St.	Tank Release diesel
(R0385)	03/14/89	404 Market	Spill petroleum naptha
	02/14/89	1769 - 13th St.	Tank Release gas/diesel/waste oil
(R01064)	04/03/89	255 - 27th St.	Spill 110 gals. hazardous liquid
(R09)	04/21/89	2800 Telegraph	Tank Release gasoline
(R01139)	04/21/89	822 Alice	Tank Release diesel

Byron T. Hobbs, Vice President
SOTA Environmental Technology, Inc.
16980 Via Tazon, Suite 130
San Diego, CA 92127
Page 2 of 2
August 28, 1989

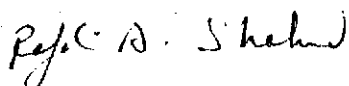
(R01082) 06/20/89	365 Hawthorne	Tank Release heating fuel
(R01033) 06/30/89	2735 Broadway	Tank Release waste oil
(R0954) 07/19/89	1 City Hall Plaza	Tank Release gasoline
(R01596) 08/11/89	2576 MLK, Jr. Way	Tank Release waste oil
(R0446) 08/21/89	330 Chestnut	Tank Release 75 ppm O&G in soil

This is limited to information available to this office and does not include any information available to other agencies or businesses which may be involved with these properties.

Please find enclosed, a copy of our invoice sent to our Billing Unit.

If you have any questions, please call Edgar Howell, Supv. Hazardous Materials Specialist at (415) 217-4320.

Sincerely,



Rafat A. Shahid, Chief
Hazardous Materials Program

RAS:mnc

cc: Edgar Howell, Alameda County Hazardous Materials
Files