

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



F
R02746

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

November 30, 2007

Mr. Jack Krause
Alta Properties, LLC
P.O. Box 2399
Oakland, CA 94614

Mr. Richard Neu
Edenwood Corp.
47 Parsippany Road
Whippany, NJ 07981

Subject: SLIC Case No. RO0002746 and Geotracker Global ID SL0600186350, AAA Equipment, 745 50th Avenue, Oakland, CA 94601 and SLIC Case RO0002478 and Geotracker Global ID SLT2O150156, Learner Investment Company, 768 46th Avenue, Oakland, CA 94601

Dear Mr. Krause and Mr. Neu:

Alameda County Environmental Health (ACEH) staff has reviewed the Spills, Leaks, Investigations, and Cleanups (SLIC) case files for the above referenced sites including the recently submitted document entitled, "Workplan for Assessment of Dichlorobenzene in Soil and Groundwater, Former AAA Equipment Company Property, 745 50th Street, Oakland, California (SLIC Case No. RO0002746 and Geotracker Global ID SL0600186350) and Learner Investment Company Property, 768 46th Avenue, Oakland, California SLIC Case RO0002478 and Geotracker Global ID SLT2O150156, Learner Investment Company, 768 46th Avenue, Oakland, CA 94601," dated October 30, 2007. The above referenced work plan, which was prepared by LFR Environmental Management & Consulting Engineering proposes work at both the AAA Equipment and Learner Investment Company sites. We have also received a work plan entitled, "Additional Site Assessment Workplan, Learner Investment Company Property, 768 46th Avenue, Oakland, California," dated November 8, 2007 that proposes additional site investigation activities exclusively at the Learner Investment Company property. Technical comments in this correspondence apply only to the October 30, 2007 work plan; separate ACEH correspondence will address the November 8, 2007 work plan.

Petroleum hydrocarbons and chlorinated solvents, including 1,3-dichlorobenzene and 1,4-dichlorobenzene, have been detected in soil and groundwater samples collected on four adjacent properties in the area of your site. It appears that the chlorinated solvents are from a common source of historic releases that occurred on each of the four properties (PG&E, Learner Investment Company, AAA Equipment, and Superior Plaster Casting), resulting in a commingled plume. Therefore, ACEH considers all four parties responsible for the release. As presented in directive letters and discussed during a meeting with each of the four responsible parties held on October 10, 2007, ACEH requested that responsible parties for each of four adjacent properties work individually or cooperatively to evaluate the source and extent of the groundwater impacts. We thank Alta Properties LLC and Mr. Richard Neu for their cooperation in preparing a Work Plan to accomplish this goal. We note that you have also submitted a work plan for site investigation on the adjacent PG&E property. To date a work plan has not been submitted for the Superior

Plaster Casting site and we have again requested that a work plan be submitted for this fourth property.

The proposed scope of work in the October 30, 2007 work plan is generally acceptable and may be implemented provided that the technical comments below are addressed during the proposed field investigation. Submittal of a revised Work Plan is not required unless an alternate scope of work outside that described in the Work Plan and technical comments below is proposed. We request that you address the following technical comments, perform the proposed work, and send us the technical reports requested below.

TECHNICAL COMMENTS

- 1. Proposed Soil Sampling.** We request that soils from the proposed direct push soil borings be logged and screened continuously in the field as the boring is advanced. Field screening is to be conducted by a qualified field geologist using visual observations, odor, and measurements using a field photoionization detector (PID) fitted with an appropriate lamp and calibrated for the chemicals of concern. Soil samples are to be extracted from the continuous cores at frequent intervals and placed in sealed jars or plastic bags for measurement and recording of VOC concentrations in the headspace using the PID. Soil samples are to be collected for laboratory analysis from any zones where visible staining, odor, or elevated PID readings are observed. If visible staining, odor, or elevated PID readings are observed, a sufficient number of soil samples must be collected to characterize the vertical interval over which the contamination occurs. If no visible staining, odor, or elevated PID readings are observed, the collection of a soil sample at the proposed fixed interval of 4 feet bgs from each boring is acceptable. Please present boring logs, screening results, and analytical data for soil samples in the Site Investigation Report requested below.
- 2. Soil Sampling Procedures.** Soil samples for analyses other than VOCs may be collected in clean liners that are sealed at each end with plastic caps and silicone tape. However, it is important to limit the volatilization of VOCs from soil cores and samples that will be analyzed in the laboratory for VOCs. We request that soil samples for VOCs be collected using soil sampling syringes as soon as practicable after the soil core is available. Subsamples collected using the syringes are to be extruded in the field into new volatile organic analysis vials for transport to the laboratory.
- 3. Proposed Laboratory Analyses for Soil Samples.** We request that you analyze soil samples from proposed borings DCB-P1 through DCB-P4 for VOCs using EPA Method 8260B, TPH as diesel and TPH as motor oil using EPA Method 8015M with silica gel cleanup, polynuclear aromatic hydrocarbons (PAHs) using EPA Method 8270 selective ion monitoring, and CAM 17 metals using EPA Method 6010. We request that you analyze soil samples from proposed borings DCB-P5 and DCB-P6 for VOCs using EPA Method 8260B and TPH as diesel and TPH as motor oil using EPA Method 8015M with silica gel cleanup.
- 4. Groundwater Sampling Methods and Analysis for Metals.** The proposed grab groundwater sampling methods are generally acceptable. However, we note that the four grab groundwater samples collected for metals analysis from borings DCB-P1 through DCB-

P4 will be filtered at the laboratory prior to analysis. Grab groundwater samples are generally not of sufficient quality to provide representative results for dissolved metals due to elevated turbidity. Filtering of the samples may partially offset the effects of elevated turbidity but the results are not necessarily representative of dissolved concentrations in groundwater. You may analyze the filtered grab groundwater samples for metals; however, the metals data may only be considered on a relative basis to identify possible metals sources and should not be considered representative results for comparison to human health screening criteria. Installation of groundwater monitoring wells during a future phase of investigation will be necessary to obtain groundwater samples of sufficient quality for dissolved metals analysis, if warranted.

5. **Proposed Laboratory Analyses for Groundwater Samples.** In addition to the proposed analyses, we request that you analyze all groundwater samples for TPH as diesel and TPH as motor oil using EPA Method 8015M with silica gel cleanup.

TECHNICAL REPORT REQUEST

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

- **April 18, 2008** – Site Investigation Report

ELECTRONIC SUBMITTAL OF REPORTS

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

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

Mr. Jack Krause
Mr. Richard Neu
RO0002746 and RO0002478
November 30, 2007
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PERJURY STATEMENT

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

PROFESSIONAL CERTIFICATION & CONCLUSIONS/RECOMMENDATIONS

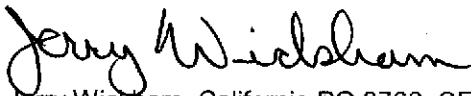
The California Business and Professions Code (Sections 6735, 6835, and 7835.1) requires that work plans and technical or implementation reports containing geologic or engineering evaluations and/or judgments be performed under the direction of an appropriately registered or certified professional. For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

AGENCY OVERSIGHT

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

If you have any questions, please call me at (510) 567-6791 or send me an electronic mail message at jerry.wickham@acgov.org.

Sincerely,



Jerry Wickham, California PG 3766, CEG 1177, and CHG 297
Hazardous Materials Specialist

Enclosure: ACEH Electronic Report Upload (ftp) Instructions

Mr. Jack Krause
Mr. Richard Neu
RO0002746 and RO0002478
November 30, 2007
Page 5

cc: Marcella Harrison, GVA Kidder Mathews, 505 Sansome Street, Suite 300, San Francisco,
CA 94111

Robert Saur, PG&E, 3400 Crow Canyon Road, San Ramon, CA 94583

Robert Nichols, P.O. Box 6716, Oakland, CA 94603

John Miller, 250 Cambridge Avenue, Palo Alto, CA 94306

Tom Chandler, LFR, 3150 Bristol Street, Suite 250, Costa Mesa, CA 92626-7324

Robert Schultz, Geomatrix, 2101 Webster Street #12, Oakland, CA 94612

Donna Drogos, ACEH
Jerry Wickham, ACEH
File RO2746
File RO2478

ALAMEDA COUNTY
HEALTH CARE SERVICES

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FAX (510) 337-9335

November 30, 2007

Mr. Robert Saur
PG&E
3400 Crow Canyon Road
San Ramon, CA 94583

Subject: SLIC Case No. RO0000099 and Geotracker Global ID T0600100258, PG&E, 4930 Coliseum Way, Oakland, CA 94601

Dear Mr. Saur:

Alameda County Environmental Health (ACEH) staff has reviewed the Spills, Leaks, Investigations, and Cleanups (SLIC) case file for the above referenced site including the recently submitted document entitled, "Additional Investigation Work Plan, PG&E Oakland General Construction Yard, 4930 Coliseum Way, Oakland, California," dated November 16, 2007. The Work Plan, which was prepared by Geomatrix, proposes advancing soil borings at nine locations to collect soil and groundwater samples.

Petroleum hydrocarbons and chlorinated solvents, including 1,3-dichlorobenzene and 1,4-dichlorobenzene, have been detected in soil and groundwater samples collected on four adjacent properties in the area of your site. It appears that the chlorinated solvents are from a common source of historic releases that occurred on each of the four properties (PG&E, Learner Investment Company, AAA Equipment, and Superior Plaster Casting), resulting in a commingled plume. Therefore, ACEH considers all four parties responsible for the release. As presented in directive letters and discussed during a meeting with each of the four responsible parties held on October 10, 2007, ACEH requested that responsible parties for each of four adjacent properties work individually or cooperatively to evaluate the source and extent of the groundwater impacts. We thank PG&E for their cooperation in preparing a Work Plan to accomplish this goal. We note that Alta Properties LLC and Mr. Richard Neu have also submitted a work plan for site investigation on the adjacent AAA Equipment and Learner Investment Company properties. To date a work plan has not been submitted for the Superior Plaster Casting site and we have again requested that a work plan be submitted for this fourth property.

The proposed scope of work in the November 16 work plan is generally acceptable and may be implemented provided that the technical comments below are addressed during the proposed field investigation. Submittal of a revised Work Plan is not required unless an alternate scope of work outside that described in the Work Plan and technical comments below is proposed. We request that you address the following technical comments, perform the proposed work, and send us the technical reports requested below.

TECHNICAL COMMENTS

1. **Proposed Soil and Groundwater Sampling.** The proposed soil and groundwater sampling locations and methods are generally acceptable. However, we request that the proposed soil samples within the former excavation area (borings SB-26 and SB-28) be collected 6 inches below the fill and native soil contact where the contact is obvious rather than at the proposed fixed interval. If the fill and native soil contact is not obvious, the soil samples are to be collected at 9.5 feet bgs in SB-26 and 8 feet bgs in boring SB-28.
2. **Depth of Deeper Soil Borings.** The proposed depth of deeper soil borings SB-29 and SB-30 was not specified in section 3.2.2 of the Work Plan. We request that borings SB-29 and SB-30 be extended to a minimum depth of 35 feet bgs. Determining the depth intervals for collection of depth-discrete groundwater samples in the field based on encountered soil stratigraphy is acceptable.
3. **Proposed Laboratory Analyses for Soil Samples.** We request additional analyses for several soil samples as shown on the attached Revised Table 1. We request that the four soil samples that will be analyzed for polynuclear aromatic hydrocarbons (PAHs) also be analyzed for polychlorinated biphenyls (PCBs) using EPA Method 8082 and CAM 17 metals using EPA Method 6010. We also request analysis for VOCs and TPH as diesel and motor oil for several additional samples as shown on attached Revised Table 1. Please present these results in the Site Investigation Report requested below.
4. **Proposed Laboratory Analyses for Groundwater Samples.** The proposed laboratory analyses for groundwater samples are acceptable.

TECHNICAL REPORT REQUEST

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

- **April 18, 2008** – Site Investigation Report

ELECTRONIC SUBMITTAL OF REPORTS

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

Submission of reports to the Alameda County ftp site is an addition to existing requirements for electronic submittal of information to the State Water Resources Control Board (SWRCB) Geotracker website. Submission of reports to the Geotracker website does not fulfill the requirement to submit documents to the Alameda County ftp site. In September 2004, the SWRCB adopted regulations that require electronic submittal of information for groundwater

Mr. Robert Saur
RO0000099
November 30, 2007
Page 3

cleanup programs. For several years, responsible parties for cleanup of leaks from underground storage tanks (USTs) have been required to submit groundwater analytical data, surveyed locations of monitor wells, and other data to the Geotracker database over the Internet. Beginning July 1, 2005, electronic submittal of a complete copy of all necessary reports was required in Geotracker (in PDF format). Please visit the SWRCB website for more information on these requirements (http://www.swrcb.ca.gov/ust/cleanup/electronic_reporting).

PERJURY STATEMENT

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

PROFESSIONAL CERTIFICATION & CONCLUSIONS/RECOMMENDATIONS

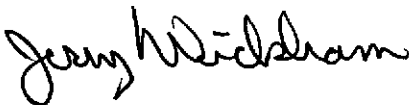
The California Business and Professions Code (Sections 6735, 6835, and 7835.1) requires that work plans and technical or implementation reports containing geologic or engineering evaluations and/or judgments be performed under the direction of an appropriately registered or certified professional. For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

AGENCY OVERSIGHT

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

If you have any questions, please call me at (510) 567-6791 or send me an electronic mail message at jerry.wickham@acgov.org.

Sincerely,



Jerry Wickham, California PG 3766, CEG 1177, and CHG 297
Hazardous Materials Specialist

Attachment: Revised Table 1

Mr. Robert Saur
RO0000099
November 30, 2007
Page 4

Enclosure: ACEH Electronic Report Upload (ftp) Instructions

cc: Marcella Harrison, GVA Kidder Mathews, 505 Sansome Street, Suite 300, San Francisco,
CA 94111

Jack Krause, Alta Properties, LLC, P.O. Box 2399, Oakland, CA 94614

Richard Neu, Edenwood Corp., 47 Parsippany Road Whippany, NJ 07981

Robert Nichols, P.O. Box 6716, Oakland, CA 94603

John Miller, 250 Cambridge Avenue, Palo Alto, CA 94306

Tom Chandler, LFR, 3150 Bristol Street, Suite 250, Costa Mesa, CA 92626-7324

Robert Schultz, Geomatrix, 2101 Webster Street #12, Oakland, CA 94612

Donna Drogos, ACEH
Jerry Wickham, ACEH
File RO2746
File RO2478

Revised Table 1

Table 1. Sampling and Analysis Plan

| Sampling Location | Location | Sample Depths to be Analyzed (feet bgs) | VOCs | TPHg | TPHd with Silica Gel Cleanup | TPHmo with Silica Gel Cleanup | PAHs |
|-------------------|--|--|------|------|------------------------------|-------------------------------|------|
| SB-23 | Former diesel UST, downgradient of former Superior Plaster | Soil: 3 ¹ | X | | | | |
| | | Soil: 4 ² | | | X | X | |
| SB-24 | Downgradient of former Superior Plaster | Soil: 3 | X | | X | X | |
| | | Groundwater: first ³ | X | | X | X | |
| SB-25 | Downgradient of former Superior Plaster and Learner, Adjacent to former Excavation | Soil: 3 ¹ | X | | | | |
| | | Soil: 4 ² | | | X | X | X |
| | | Groundwater: first ³ | X | X | X | X | |
| SB-26 | Downgradient of former AAA, Superior Plaster, and Learner | Soil: X 9.5 | X | | X | X | X |
| | | Groundwater: first ³ | X | X | X | X | |
| SB-27 | Downgradient of former AAA | Groundwater: first ³ | X | X | X | X | |
| SB-28 | Downgradient of former AAA | Soil: X 8 | X | | X | X | X |
| | | Groundwater: first ³ | X | X | X | X | |
| SB-29 | Downgradient of well OW-7, adjacent to former excavation | Soil: 3 ¹ | X | X | | | |
| | | Soil: 4 ² | | | X | X | X |
| | | Groundwater: first and deeper ³ | X | X | X | X | |
| SB-30 | Downgradient of well OW-7 | Soil: 3 ¹ | X | | | | |
| | | Groundwater: first and deeper ³ | X | X | X | X | |
| SB-31 | Downgradient of former AAA, Superior Plaster, and Learner | Groundwater: first ³ | X | X | X | X | |

Metals and PCBs

X

X

X

X

Notes:

- ¹ Sample to be collected in vadose-zone soil at least 1 foot above first-encountered groundwater.
- ² Sample to be collected from immediately above first-encountered groundwater.
- ³ Depth to groundwater is estimated at 5 feet bgs. Sampling interval will be from water table to 5 feet below.
- X Sample to be analyzed for listed parameters.

3.2.6 Quality Assurance and Quality Control Methodology

Field quality assurance/quality control (QA/QC) samples for chemical analysis will include the collection of one groundwater blind field duplicate and one trip blank per sample cooler. QA/QC procedures will include adherence to protocols for field sampling and decontamination procedures, as well as collection and laboratory analysis of controlled standards, matrix spike

RO2746

Wickham, Jerry, Env. Health

To: Chandler, Tom
Cc: 'Krause, Jack'; 'Dick Peckham (dpeckham@westsidebmc.com)'; 'Saur, Robert'; 'Marcella Harrison'
Subject: RE: Westside & Learner Properties, Oakland

Based upon your request, the schedule for submittal of a Work Plan for the former AAA Equipment (case RO2746) and Learner Investment (case RO2478) sites is extended to October 30, 2007.

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

From: Chandler, Tom [<mailto:Tom.Chandler@lfr.com>]
Sent: Friday, September 21, 2007 5:56 PM
To: Wickham, Jerry, Env. Health
Cc: 'Krause, Jack'; 'Dick Peckham (dpeckham@westsidebmc.com)'; 'Saur, Robert'; 'Marcella Harrison'
Subject: Westside & Learner Properties, Oakland

Attached is a request to extend the deadline for the submittal of workplans for the two referenced properties. Your consideration of this request is appreciated.

Thomas S. Chandler
Principal Engineer
LFR
3150 Bristol Street, Suite 250
Costa Mesa, CA 92626-7324
(714) 755-7229 Direct
(714) 444-0111 Main
(714) 444-0117 Facsimile
(714) 222-6101 Mobil
Tom.Chandler@lfr.com
Visit us at www.lfr.com

This message (including any attachments) is intended only for the use of the named a may contain information that is legally privileged, confidential or exempt from disc If you are not a named addressee, you are hereby notified that any use, dissemination of this message is strictly prohibited. If you have received this message in error, sender immediately by telephone or by return e-mail and delete this message, along w from your computer. Thank you.

9/25/2007



ENVIRONMENTAL MANAGEMENT & CONSULTING ENGINEERING

September 21, 2007

Jerry Wickman, P.G.
Hazardous Materials Specialist
Alameda County Environmental Health Department
Division of Environmental Protection
1131 Harbor Bay Parkway, 2nd Floor
Alameda, California 93402

Subject: Request for Extension for Submittal of Site Assessment Workplans for
SLIC Case RO0002746, AAA Equipment Company, 745 50th Avenue and
SLIC Case RO0002478, Learner Investment Company, 768 46th Avenue,
Oakland, California

Dear Mr. Wickman:

LFR, Inc. (LFR) is currently under contact with Westside Building Materials/Alta Properties (Westside, the current owners of the former AAA Equipment Company site located at 745 50th Avenue, Oakland, CA) and the Neu Investment Corporation (the current owners of the Learner Investment Company property located at 768 50th Avenue, Oakland, CA) to review the existing data and assist both parties in responding to your July 11, 2007 request for Site Assessment Workplans for the subject properties. Your July 11, 2007 letter also requested that Westside and the Neu Investment Company consider working cooperatively with the owners of the adjacent PG&E property located at 4930 Coliseum Way and Superior Plaster Castings property located at 4800 Coliseum Way, the two adjacent properties to the west.

LFR was granted access to the Alameda County Environmental Health Department (ACEHD) files on September 20, 2007 to obtain copies of the documents relating to the Learner property (the current owner did not have copies of the prior reports) and the Superior Plaster Casting site. There were several documents in the files for both sites and combined with the documents available for the PG&E site there is a lot of very important information to review and evaluate prior to developing an appropriate response to your request. Therefore, LFR is requesting an extension in the deadline to submit a response to your request for Site Characterization Workplans until October 30, 2007.

Your July 11, 2007 letter stated that there was a plume of volatile organic compounds (VOCs) extending under the Alta Site, Learner Site, Superior Plaster Site, and the PG&E Site and you encouraged the responsible parties to share data and develop comprehensive and compatible plans for each site. To date the responsible parties have only started preliminary communication and have not discussed details of any respective plans and have made no agreements to do so. An extension of the due date for a response to your request will allow more time for this process to materialize.

3150 Bristol Street, Suite 250
Costa Mesa, California 92626-7324
Offices Nationwide

714.444.0111 m
714.444.0117 f
www.lfr.com



LFR thanks you for your consideration of this request. If you have questions please call me at 714-755-7229.

Sincerely,

A handwritten signature in cursive script, appearing to read 'Thomas S. Chandler'.

Thomas S. Chandler
Principal Engineer

cc: Jack Krause, Alta Properties LLC, PO Box 2399, Oakland, CA
Marcella Harrison, GVA Kidder Mathews, 505 Sansome Street, Suite 300, San Francisco, CA
Robert Saur, PG&E 3400 Crow Canyon Road, San Ramon, CA 94583

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HEALTH CARE SERVICES

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DAVID J. KEARS, Agency Director



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ENVIRONMENTAL PROTECTION
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FAX (510) 337-9335

July 11, 2007

Mr. Jack Krause
Alta Properties, LLC
P.O. Box 2399
Oakland, CA 94614

Subject: SLIC Case No. RO0002746 and Geotracker Global ID SL0600186350, AAA Equipment, 745 50th Avenue, Oakland, CA 94601

Dear Mr. Krause:

Alameda County Environmental Health (ACEH) staff has reviewed the Spills, Leaks, Investigations, and Cleanups (SLIC) case file for the above referenced site in response to concerns over petroleum hydrocarbons and volatile organic compounds detected in groundwater samples collected from monitoring wells on the adjacent PG&E property at 4930 Coliseum Way (Case RO0000099), which is downgradient from your property. Petroleum hydrocarbons and chlorinated solvents, including 1,3-dichlorobenzene and 1,4-dichlorobenzene, have also been detected in soil and groundwater samples collected on your site and at two other adjacent properties (Learner Property at 746 46th Avenue [Case RO0002478] and Superior Plaster Castings at 4800 Coliseum Way [Case RO0002661]). The chlorinated solvents appear to be from a common source of historic releases that occurred on each of the four properties (PG&E, Learner Property, AAA Equipment, and Superior Plaster Casting), resulting in a commingled plume. Therefore, all four parties are considered responsible for the release.

Although you have proposed capping of your property and deed restrictions to address soil contamination at your site, the proposed mitigation measures may not be adequate to address the commingled plume of chlorinated solvents that extends off-site. Further investigation of the source of groundwater contamination and plume extent is required to complete site characterization. We encourage all parties to cooperate in terms of sharing data and generating compatible and comprehensive Corrective Action Plans for their sites. Whether you choose to investigate this source of groundwater contamination on your property individually or in conjunction with the other three responsible parties, we request that you submit a Work Plan to investigate the source of groundwater contamination and plume extent at your site **no later than September 17, 2007**. The Work Plan should include a compilation of site history and land uses including Phase I and Phase II reports, a site conceptual model, maps showing the distribution of analytical data, tables of historic data, and maps of proposed soil and groundwater sampling locations.

TECHNICAL REPORT REQUEST

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

- **September 17, 2007** – Site Investigation Work Plan

ELECTRONIC SUBMITTAL OF REPORTS

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

PROFESSIONAL CERTIFICATION & CONCLUSIONS/RECOMMENDATIONS

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

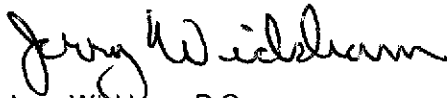
Mr. Jack Krause
RO0002746
July 11, 2007
Page 3

AGENCY OVERSIGHT

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

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

Sincerely,



Jerry Wickham, P.G.
Hazardous Materials Specialist

Enclosure: ACEH Electronic Report Upload (ftp) Instructions

cc: Ms. Marcella Harrison, GVA Kidder Mathews, 505 Sansome Street, Suite 300, San Francisco, CA 94111

Mr. Richard Neu, Edenwood Corp., 47 Parsippany Road, Whippany, NJ 07981

Mr. Robert Saur, PG&E, 3400 Crow Canyon Road, San Ramon, CA 94583

Mr. Robert Nichols, P.O. Box 6716, Oakland, CA 94603

Mr. John Miller, 250 Cambridge Avenue, Palo Alto, CA 94306

Mr. Robert Schultz, Geomatrix, 2101 Webster Street #12, Oakland, CA 94612

Donna Drogos, ACEH
Jerry Wickham, ACEH
File

Wickham, Jerry, Env. Health

From: Saur, Robert [R4Sw@pge.com]
Sent: Tuesday, March 13, 2007 5:19 PM
To: Chan, Barney, Env. Health
Cc: Drogos, Donna, Env. Health; Wickham, Jerry, Env. Health; Jonathan Skaggs; Robert Schultz
Subject: RE: RO0000099, 4930 Coliseum Way, PG&E site

Barney-

Below is a proposed agenda for tomorrow's meeting. See you tomorrow at 10 am.

-Rob

Agenda

1. Update on PG&E's monitoring status (dates of past events, plans for next event)
2. GW monitoring results
 - a. Lead
 - b. TPH (near various onsite USTs)
 - c. other compounds (VOCs and TPH from upgradient)
3. Pathway to LUFT case closure
4. Update from County or upgradient property owners re. characterization results and regulatory status
5. Deed restriction - ongoing needs at PG&E site

From: Chan, Barney, Env. Health [mailto:barney.chan@acgov.org]
Sent: Monday, March 05, 2007 9:21 AM
To: Saur, Robert
Cc: Drogos, Donna, Env. Health; Wickham, Jerry, Env. Health
Subject: RE: RO0000099, 4930 Coliseum Way, PG&E site

I do not believe so, for this site. See you on the 14th at the County offices.

Barney

From: Saur, Robert [mailto:R4Sw@pge.com]
Sent: Monday, March 05, 2007 7:41 AM
To: Chan, Barney, Env. Health
Subject: RE: RO0000099, 4930 Coliseum Way, PG&E site

Barney-

Yes, March 14, 10 am at the County offices works for us. Geomatrix is our new consultant for the site, so I plan to bring them to the meeting as well. I understand that you would like to discuss the long and short term needs for the site, impacts from adjacent properties and groundwater monitoring. Do you have any other agenda items that we should be prepared to discuss?

Thanks,

-Rob

3/14/2007

Wickham, Jerry, Env. Health

To: Krause, Jack
Cc: Marcella Harrison
Subject: RE: SLIC Case # RO0002746

Jack,

I am trying to resolve issues with groundwater contamination from your site potentially affecting the PG&E site to the south. Petroleum hydrocarbons have been detected in PG&E's wells along their northern property boundary. Groundwater in this area generally flows from north to south. The PG&E site, which is overseen by another case worker, is in long-term monitoring for lead contamination. We plan to meet with PG&E to resolve long-term monitoring issues for their site.

Regards,

Jerry Wickham

Alameda County Environmental Health
1131 Harbor Bay Parkway
Alameda, CA 94502-6577
510-567-6791 phone
510-337-9335 fax
jerry.wickham@acgov.org

From: Krause, Jack [mailto:jkrause@westsidebmc.com]
Sent: Tuesday, February 06, 2007 6:18 AM
To: Wickham, Jerry, Env. Health
Cc: Marcella Harrison
Subject: SLIC Case # RO0002746

Dear Jerry,

By chance I ran into Marcella Harrison at a business function last week. You may recall that she is my contact person for the leased parcel involved in the above referenced case. We were both curious to know the state of affairs on the SLIC, and what steps are pending to achieve closure on this matter.

Please contact me at your convenience with any updated information that may be available.

Sincerely,

Jack Krause

Wickham, Jerry, Env. Health

From: Wickham, Jerry, Env. Health
Sent: Wednesday, December 06, 2006 7:48 AM
To: 'Krause, Jack'
Subject: RE: SLIC Case # RO0002746

Jack,

The review at the Regional Water Quality Control Board has been completed. However, I need to review potential water quality issues on two cases on the adjacent properties that are downgradient from your property prior to proceeding with closure on your property. It is not clear how long the water quality issues may take to resolve. I will provide you with an update by January 1 or sooner if it is resolved sooner.

Regards,

Jerry Wickham

Alameda County Environmental Health
1131 Harbor Bay Parkway
Alameda, CA 94502-6577
510-567-6791 Phone
510-933-9335 Fax
jerry.wickham@acgov.org

From: Krause, Jack [<mailto:jkrause@westsidebmc.com>]
Sent: Monday, December 04, 2006 9:09 AM
To: Wickham, Jerry, Env. Health
Subject: SLIC Case # RO0002746

Greetings Jerry,

I was reviewing my file on the above noted case and wanted to see where we currently stood. My last email with you appears to have been on May 24th, 2006. At that point in time, you indicated that my portion of the file and case had been forwarded to the Regional Water Quality Control Board; and we were awaiting their endorsement and sign off.

Do we have any current or updated information as to the status of this case?

I'll look forward to your reply, at your convenience.

Sincerely,
Jack Krause

Wickham, Jerry, Env. Health

From: Wickham, Jerry, Env. Health
Sent: Wednesday, May 24, 2006 10:12 AM
To: 'Krause, Jack'
Subject: RE: SLIC Case #RO0002746

Hi Jack,

There are no issues with the Lerner site delaying closure at this point. I submitted the case closure on April 18 and got approvals within Alameda County Environmental Health. The case was submitted to the Regional Water Quality Control Board for a concurrence signature on May 10, which is standard. Currently waiting for a signature from RWQCB to proceed.

Regards,

Jerry Wickham

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

From: Krause, Jack [<mailto:jkrause@westsidebmc.com>]
Sent: Wednesday, May 24, 2006 8:15 AM
To: Wickham, Jerry, Env. Health
Cc: Peckham, Dick
Subject: SLIC Case #RO0002746

Hi Jerry,

I haven't heard anything recently on the status of the above referenced SLIC case. Your last letter of March 31st, 2006 indicated that additional issues had surfaced with respect to Lerner Investments and their adjacent parcels. My understanding was that we would be able to proceed with closure for the Alta Properties site, by going forward with recording the appropriate deed restrictions; but additional approvals were pending in your office prior to my taking the restrictions to the Recorder's Office.

Any progress updates would be appreciated.

Sincerely,

Jack Krause

Wickham, Jerry, Env. Health

From: Yoo, James
Sent: Wednesday, April 12, 2006 3:51 PM
To: Wickham, Jerry, Env. Health
Subject: RE: Well survey for 745 50th Avenue, Oakland

Jerry:

Sorry for the delay.

No production wells were found within a 2,000 foot radius from 745, 50th Ave, Oakland.

The closest well (3/4 of a mile away) was in Berkeley at 3215 Adeline St (Washington Coin Wash). Not in use (5-14-01) and left abandon (City of Berkeley jurisdictions).

ACPWA has records of this State Well Number 1S/4W11K-1 (200 ft well) of water level measurement from 6-16-1993 to 5-14-2001.

Thanks and sorry for the delay.
James

From: Wickham, Jerry, Env. Health
Sent: Friday, March 31, 2006 10:14 AM
To: Yoo, James
Subject: Well survey for 745 50th Avenue, Oakland

James,

Can you please do a 2,000 foot well survey for a site at 745 50th Avenue in Oakland?

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

4/12/2006

ALAMEDA COUNTY
HEALTH CARE SERVICES



7

AGENCY
DAVID J. KEARS, Agency Director

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

March 31, 2006

Mr. Jack Krause
Alta Properties, LLC
P.O. Box 2399
Oakland, CA 94614

Ms. Amy Neu
Mrs. Allen Schneider
Neu Investment Corporation
C/o Eden Realty
47 Parsippany Road
Whippany, NJ 07981

Subject: SLIC Case No. [REDACTED], Former AAA Equipment, 745 50th Avenue, Oakland, CA

Dear Mr. Krause:

Alameda County Environmental Health (ACEH) staff has reviewed the Spills, Leaks, Investigations, and Cleanups (SLIC) case file for the above-referenced site including two proposed deed restrictions you submitted on March 15, 2006. One proposed deed restriction is for Parcel 034-2293-002-09 (formerly Parcels 034-2293-002-07 and 034-2293-002-08), which is located at 745 50th Avenue in Oakland and is owned by Alta Properties LLC. The second proposed deed restriction is for Parcel 034-2293-002-05, which is an L-shaped parcel that borders the Alta Properties LLC parcel to the north and east. Parcel 034-2293-002-05 is owned by Learner Investment Company c/o Neu Investment and has been referenced in previous reports for the site as the "Flag Lot."

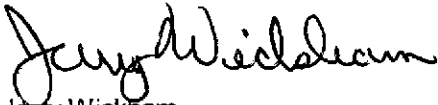
In correspondence dated February 14, 2006, ACEH indicated that due to the elevated concentrations of residual fuel hydrocarbons, PCBs, PNAs, and metals in soil at the Alta Site and Flag Lot, additional investigation and remediation is required in order for the sites to have unrestricted future use. Therefore, ACEH requested in the February 14, 2006 correspondence that you submit a Corrective Action Plan or Proposal for Deed Restriction for the above-referenced site, including the "Flag Lot." Subsequent to issuance of our February 14, 2006 correspondence, we have found that Parcel 034-2293-002-05 (the "Flag Lot") is part an adjacent site with an open SLIC case (ACEH SLIC case RO0002478; Learner Investment, 768 46th Avenue). Therefore, all future regulatory evaluations of Parcel 034-2293-002-05 (the "Flag Lot") will be conducted separately as part of ACEH SLIC case RO0002478. We will continue our review and evaluation of the proposed deed restriction for Parcel 034-2293-002-09 (Alta Site) under this case RO0002746.

A request for an additional deposit to provide regulatory oversight for case RO0002478 has been sent to Learner Investment under separate correspondence.

Mr. Jack Krause
Ms. Amy Neu
Mrs. Allen Schneider
March 31, 2006
Page 2

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

Sincerely,

A handwritten signature in black ink that reads "Jerry Wickham". The signature is written in a cursive style with a large, prominent "J" and "W".

Jerry Wickham
Hazardous Materials Specialist

Enclosure: ACEH Electronic Report Upload (ftp) Instructions

cc: Donna Drogos, ACEH
Jerry Wickham, ACEH
File RO0002746
File RO0002478

Wickham, Jerry, Env. Health

From: Krause, Jack [jkrause@westsidebmc.com]
Sent: Wednesday, March 15, 2006 7:46 AM
To: Wickham, Jerry, Env. Health
Cc: Marcella Harrison; Peckham, Dick
Subject: FW: Deed Restrictions
Attachments: Deed Restriction AC (V-3) - AltaProperties LLC.doc; Deed Restriction AC (V-3) - Lerner Investment Company.doc

Good Morning Jerry,

I am forwarding you the revised Deed Restrictions with your suggested modifications. Attached are revisions to both the Alta Properties parcels, and the Lerner Investment leased parcel. I trust these will be acceptable for you to process and return approved; by your supervisors, and any other appropriately involved Agency. Upon receipt and return from you, we will proceed to have these recorded with the County.

I have not heard back from the owners of the lease property, or seen the letter you had requested from them. I trust this correspondence will be forth coming.

I will be out of the office after today, returning on Monday, March 27th. Please feel free to contact me if I can be of any further assistance, or if you require any additional information.

Sincerely,

Jack Krause

From: Dunkin, Dena
Sent: Tuesday, March 14, 2006 1:56 PM
To: Krause, Jack
Subject: Deed Restrictions

The third time is the charm.



Dena Dunkin

Westside/Alta Building Materials
Office Administrator
510-532-2582
fax 510-532-2602

Wickham, Jerry, Env. Health

From: Krause, Jack [jkrause@westsidebmc.com]
Sent: Thursday, March 09, 2006 10:05 AM
To: mharrison@whitcress.com
Cc: Peckham, Dick; Wickham, Jerry, Env. Health
Subject: Alameda County Health Care Services

Good Morning Marcella,

I met with Jerry Wickham of Alameda County yesterday regarding the requested Deed Restrictions. He thought for the most part that my submittal looked acceptable, based on similar cases he has handled in the past. He may request some minor changes, but he will let me know in the not too distant future. He will need to obtain approval from his supervisors, at which point they will sign off and return the Deed Restrictions to us. At that juncture, we can then have notarized, and then proceed to have them recorded with the County.

What he did request is that Amy, or an appropriate representative of the lease property ownership; submit a letter to him, acknowledging that they are in agreement to record the Deed Restrictions, and that they are desirous of seeking closure on the Spill and Leak Investigation Case. He suggested that this letter reference the SLIC Case # RO0002746.

Additionally he indicated that we are well within the timeframe that they expect and he is satisfied with our timely cooperation. In so much as this will require review by others, it is not mandatory that the restrictions be recorded by April 10th.

Please let me know if all this is acceptable to the owners, and I will inform you of any and all developments. Talk to you soon,

Jack Krause

Wickham, Jerry, Env. Health

From: Krause, Jack [jkrause@westsidebmc.com]
Sent: Tuesday, March 07, 2006 2:46 PM
To: Wickham, Jerry, Env. Health
Subject: RE: Deed Restrictions: 745 50th Ave. Oakland

Thanks for getting back to me Jerry, and for resending the restrictions. The purpose of the meeting would just be to ensure that we are submitting it complete. What I am hoping is that we get it right the first time, so that it doesn't go back and forth, thus delaying the process. I should have it ready by tomorrow afternoon. If it is convenient, I could bring it by for you to look review. If it looks satisfactory, I would leave you copies for your management's approval.

I'll be in touch soon, and I appreciate your assistance.

Sincerely,
Jack Krause

From: Wickham, Jerry, Env. Health [mailto:jerry.wickham@acgov.org]
Sent: Tuesday, March 07, 2006 10:56 AM
To: Krause, Jack
Subject: RE: Deed Restrictions: 745 50th Ave. Oakland

Jack,

Attached is a copy of a deed restriction. Once you have a draft of the deed restriction, I will need to have it reviewed by my management. With regard to meeting prior to submitting a draft deed restriction, I am happy to meet if you have a specific issue. I am in the office most days except Mondays. Once the deed restriction is approved on your end and my management approves of it, we will set up a time to have the deed restriction signed by the ACEH director and notarized prior to recording.

Regards,

Jerry Wickham

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

From: Krause, Jack [mailto:jkrause@westsidebmc.com]
Sent: Monday, March 06, 2006 9:16 AM
To: Wickham, Jerry, Env. Health
Subject: Deed Restrictions: 745 50th Ave. Oakland

Hi Jerry,

I'm finalizing the preparation of the deed restrictions for our property as you have requested. Would it be possible for you to resend the attachment of the Deed Restrictions that you forwarded to me originally? I can then forward that, and work from the attachment to finalize our draft of the required restrictions. I left you a voice mail to see if I could meet with you to review the document prior to recording it at the county. If it's easier to reply to this email with an available opening in your schedule, feel free to do that. Thanks for your help,

3/31/2006

Wickham, Jerry, Env. Health

From: Krause, Jack [jkrause@westsidebmc.com]
Sent: Friday, February 17, 2006 6:42 AM
To: Wickham, Jerry, Env. Health
Subject: RE: RO2746 AAA Equipment, 745 50th, Oakland
Follow Up Flag: Follow up
Flag Status: Red

Hi Jerry,
Thanks for the help on the deed restrictions. I will get this going next week. I will meet with the property manager and hopefully move this forward for both properties simultaneously.
Enjoy your Holiday weekend!
Jack

From: Wickham, Jerry, Env. Health [mailto:jerry.wickham@acgov.org]
Sent: Thursday, February 16, 2006 3:53 PM
To: Krause, Jack
Subject: RE: RO2746 AAA Equipment, 745 50th, Oakland

Jack,

My letter was dated February 14 and went out on February 15. I am attaching the model Deed Restriction.

Regards,
Jerry

From: Krause, Jack [mailto:jkrause@westsidebmc.com]
Sent: Friday, February 10, 2006 1:16 PM
To: Wickham, Jerry, Env. Health
Subject: RE: RO2746 AAA Equipment, 745 50th, Oakland

Hi Jerry,
Thanks for checking back on this. I did speak to the property manager and sent her a letter with copies of your correspondence to me. She was fine with the information I provided, and would inform the owner to let them know they would be receiving a letter from your office.
Once I have received my copy, I will follow up with you so we can move forward on the verbiage of the Deed Restriction.
Thanks and I'll talk to you soon,
Jack

From: Wickham, Jerry, Env. Health [mailto:jerry.wickham@acgov.org]
Sent: Friday, February 10, 2006 10:09 AM
To: Krause, Jack
Subject: RO2746 AAA Equipment, 745 50th, Oakland

Mr. Krause,

When we last spoke, you indicated that you would like me to send out correspondence for the site after you had spoken to the owners of the adjacent parcel. Is it okay to now send out a letter to yourself and the adjacent property owner?

3/31/2006

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



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

February 14, 2006

Mr. Jack Krause
Alta Properties, LLC
P.O. Box 2399
Oakland, CA 94614

Ms. Amy Neu
Mrs. Allen Schneider
Neu Investment Corporation
C/o Eden Realty
47 Parsippany Road
Whippany, NJ 07981

Subject: SLIC Case N [REDACTED] Former AAA Equipment, 745 50th Avenue, Oakland, CA

Dear Mr. Krause:

Alameda County Environmental Health (ACEH) staff has reviewed the Spills, Leaks, Investigations, and Cleanups (SLIC) case file for the above-referenced site, including the reports entitled, "Residual Soil Management Plan," dated April 27, 2004, and "Underground Storage Tank Removal Report," dated April 27, 2004. Both reports were prepared by Levine-Fricke. The "Underground Storage Tank Removal Report," dated April 27, 2004 concluded, "that no further soil removal be required under the current industrial use of the site, however, provided that intrusive activities (such as trenching or grading) were conducted in accordance with the Residual Soil Management Plan. The "Underground Storage Tank Removal Report," also concluded that, "further groundwater assessment or remediation in this area is not warranted at this time."

The above-referenced site consists of three adjacent parcels. Parcel 034-2293-002-07, which is located at 745 50th Avenue in Oakland and contains an office building, and parcel 034-2293-002-08, which contains two warehouses, are owned by Alta Properties LLC. These two parcels are referenced in the Levine-Fricke report as the "Alta Site." Parcel 034-2293-002-05 is an L-shaped parcel that borders the Alta Properties LLC parcels to the north and east. Parcel 034-2293-002-05 is owned by Learner Investment Company c/o Neu Investment and is referenced in the Levine-Fricke "Residual Soil Management Plan," as the "Flag Lot." For consistency, these previously referenced terms, "Alta Site and Flag Lot," are used in this correspondence in discussing the sites.

Beginning in the 1950s, the Alta site was reportedly used by AAA Equipment as a junkyard to store scrap metal, used machinery, and machine parts until Alta Properties LLC purchased the site in 2002. The Phase I Environmental Site Assessment (Hageman-Aguiar 2000) reported random spillage of various lubricating oils, waste motor oil, and motor fuels onto soil at the site. Minor handling of other chemicals, including solvents, paints, and chemicals associated with lead/acid batteries, and electrical transformers were reported. Subsequent investigations reported elevated concentrations of mercury at the site as well.

Mr. Jack Krause
Ms. Amy Neu
Mrs. Allen Schneider
February 14, 2006
Page 2

In the fall of 1987, diesel fuel contamination was observed by Larry Seto of ACEH near an above ground storage tank on the Alta Site. A cleanup reportedly took place in July and August 1989 in which residual waste oil, the above ground storage tank, and associated piping and fuel dispensers were removed. On November 30, 1994, ACEH observed oil spillage and lead/acid batteries on the ground of the Alta Site.

An 800-gallon underground storage tank (UST) located in the southern portion of the site was removed on September 4, 2002. Several pinholes and some corrosion were identified on the bottom of the UST. The tank verification sample collected beneath the former tank at a depth of 7.5 feet bgs contained 4,700 milligrams per kilogram (mg/kg) of total petroleum hydrocarbons (TPH) as diesel, 3,300 mg/kg of TPH as gasoline, and 87 mg/kg of lead. The former tank case was closed by the City of Oakland Fire Department in correspondence dated February 13, 2003.

During site development activities in October 2002, two USTs were encountered in the northwestern portion of the Alta Site and extending onto the Flag Lot. The USTs were removed in September 2003. Soil from the excavation was stockpiled and later disposed off-site at the Forward Landfill, a Class II non-hazardous waste landfill. Oily product was observed seeping from the UST excavation. To remove free product in the near surface soils, some additional excavation was conducted around the former USTs to a maximum depth of 5 feet bgs. Water-saturated soils were removed from the bottom of the excavations for geotechnical purposes. The excavations were filled with drain rock to the level of saturated soils, covered with filter fabric, and then backfilled with compacted soil derived from site grading activities.

During site development activities in 2002, the Flag Lot was graded along with the rest of the site in preparation of final paving with concrete or asphalt. The soil removed during grading (approximately 2,800 cubic yards) was stockpiled on an adjacent parcel and was termed the "Loaf Pile," (Levine-Fricke 2004). Laboratory analyses of the soil in the Loaf Pile detected elevated concentrations of fuel hydrocarbons, PCBs (Aroclor 1254 and 1260), polynuclear aromatic hydrocarbons (PNAs), and metals. The concentrations of these chemicals exceed Environmental Screening Levels for shallow soil developed by the San Francisco Regional Water Quality Control Board (Water Board 2005) for residential or commercial /industrial use. Soils from the "Loaf Pile" were placed back on the Alta and Flag Lot sites as subgrade material and were covered with concrete or asphalt. Elevated concentrations of fuel hydrocarbons have been detected in groundwater samples collected in several areas of the Alta site.

The residual chemicals in soil at the Alta Site and Flag Lot pose a potential human health risk due to direct exposure. The Alta Site is currently covered by buildings or concrete and the Flag Lot is currently covered by asphalt; therefore, there is currently no direct exposure pathway to chemicals in the surface soils. Due to the elevated concentrations of residual fuel hydrocarbons, PCBs, PNAs, and metals in soil at the Alta Site and Flag Lot, additional investigation and remediation is required in order for the sites to have unrestricted future use. The current commercial use of the sites is acceptable as long as the concrete and asphalt cover for the site is fully maintained to prevent direct exposure to soil or groundwater at the site. If additional investigation and cleanup is not conducted at the Alta and Flag Lot sites, deed restrictions are

Mr. Jack Krause
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Mrs. Allen Schneider
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required for each of the three parcels to minimize the potential for exposure to chemicals in soil and groundwater beneath the site.

We request that you submit a Corrective Action Plan or Proposal for Deed Restriction by **April 20, 2006**.

TECHNICAL COMMENTS

1. **Residual Soil Management Plan Screening Criteria.** The Residual Soil Management Plan cites Environmental Screening Levels (ESLs) developed by the San Francisco Bay Area Regional Water Quality Control Board for shallow soil and commercial/industrial use only. ESLs for residential land use are significantly lower than those cited in the Residual Soil Management Plan.
2. **Soil for Landscaped Areas.** The Residual Soil Management Plan indicates that on-site material (such as native soil) that has been specifically approved for reuse and meets the prevailing commercial standards may be used in landscaped areas that will be accessible for human use. Native soil is not to be used in landscaped areas unless the soil is fully characterized by laboratory analyses and the results approved by ACEH.

TECHNICAL REPORT REQUEST

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

- **April 20, 2006** -- Corrective Action Plan or Proposal for Deed Restriction

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

ELECTRONIC SUBMITTAL OF REPORTS

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

Submission of reports to the Alameda County ftp site is an addition to existing requirements for electronic submittal of information to the State Water Resources Control Board (SWRCB) Geotracker website. Submission of reports to the Geotracker website does not fulfill the requirement to submit documents to the Alameda County ftp site. In September 2004, the

Mr. Jack Krause
Ms. Amy Neu
Mrs. Allen Schneider
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Page 4

SWRCB adopted regulations that require electronic submittal of information for groundwater cleanup programs. For several years, responsible parties for cleanup of leaks from underground storage tanks (USTs) have been required to submit groundwater analytical data, surveyed locations of monitor wells, and other data to the Geotracker database over the Internet. Beginning July 1, 2005, electronic submittal of a complete copy of all necessary reports was required in Geotracker (in PDF format). Please visit the SWRCB website for more information on these requirements (http://www.swrcb.ca.gov/ust/cleanup/electronic_reporting).

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

PERJURY STATEMENT

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

PROFESSIONAL CERTIFICATION & CONCLUSIONS/RECOMMENDATIONS

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

UNDERGROUND STORAGE TANK CLEANUP FUND

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

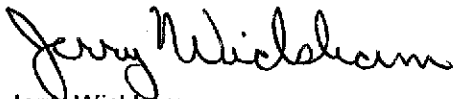
Mr. Jack Krause
Ms. Amy Neu
Mrs. Allen Schneider
February 14, 2006
Page 5

AGENCY OVERSIGHT

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

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

Sincerely,



Jerry Wickham
Hazardous Materials Specialist

Enclosure: ACEH Electronic Report Upload (ftp) Instructions

cc: Donna Drogos, ACEH
Jerry Wickham, ACEH
File



ALTA BUILDING MATERIAL COMPANY

FAX (510) 532-2602

(510) 532-2582

January 9, 2006

Alameda County

JAN 12 2006

Environmental Health

Mr. Jerry Wickham
Hazardous Materials Specialist
Alameda County Environmental Health Services
1131 Harbor Bay Parkway, Suite 250
Alameda, CA 94502-6577

Subject: SLIC Case No. RO0002746, Former AAA Equipment, 745 50th Avenue, Oakland, CA

Dear Mr. Wickham,

Per the request of your letter dated December 21, 2005, I am forwarding you the following documents related to work at the above referenced site:

- Phase 1 Environmental Site Assessment (Hageman-Aguilar 2000)
- Soil and Groundwater Investigation Report (Harding ESE 2002)
- Underground Storage Tank Closure Report (Morgan Environmental Services (2002)
- Closure Letter from the City of Oakland Hazardous Materials Supervisor (2003)
- Well Closure Report & Permit Application (2003)

Additionally, I am submitting, as provided by our Geotechnical Firm, Levine Fricke:

- Health & Safety Plan for Soil & Groundwater Sampling, Underground Storage Tank Removal & Grading & Trenching Activities (2003)
- Residual Soil Management Plan (2004)

These documents were prepared, and all work performed, was done under the supervision and direction of the City of Oakland Hazardous Materials Office of Emergency Services. To date, I have not received an answer as to why a Closure Letter was not provided by this agency, although it is my understanding that the Inspector, who supervised this work, is no longer employed by the City of Oakland.

I declare, under the penalty of perjury, that the information and/or recommendations contained in the attached documents or reports are true and correct to the best of my knowledge. I am a partner of Alta Properties LLC, and the Vice President & General Manager of Westside/ Alta Building Materials, the current lessee of the property at 745 50th Avenue in Oakland, California.

As I mentioned in my voicemail, I would look forward to a meeting to review this information with you, and assist in any further questions or additional information you



ALTA BUILDING MATERIAL COMPANY

FAX (510) 532-2602

(510) 532-2582

may require. If applicable, I might suggest that a representative from Levine & Fricke participate in this meeting should your questions or clarifications be outside of my expertise.

Sincerely,

Jack Krause
Vice President & General Manager

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



7

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

December 21, 2005

Mr. Jack Krause
Alta Properties, LLC
P.O. Box 2399
Oakland, CA 94614

Subject: SLIC Case No. [REDACTED] Former AAA Equipment, 745 50th Avenue, Oakland, CA

Dear Mr. Krause:

Alameda County Environmental Health (ACEH) staff has reviewed the Spills, Leaks, Investigations, and Cleanups (SLIC) case file for the above-referenced site, including the report entitled, "Underground Storage Tank Removal Report," dated April 27, 2004 and prepared on your behalf by Levine Fricke. The above-referenced report references several previous reports that are listed in the Request for Information below. We request that you submit these reports in order for us to complete our review of the SLIC case. We also request that you provide a response to the technical comments below by the date indicated in the Technical Report Request.

REQUEST FOR INFORMATION

ACEH's case files for the subject site contains only the report entitled, "Underground Storage Tank Removal Report," dated April 27, 2004. We request that you submit copies of the reports listed below along with other reports you have documenting additional investigation activities or other environmental work related to this site:

- Phase I Environmental Site Assessment (Hageman-Aguilar 2000)
- Soil and Groundwater Investigation Report (Harding ESE 2002)
- Underground Storage Tank Closure Report (Morgan Environmental Services 2002).

TECHNICAL COMMENTS

1. **Soil Excavation and Disposal.** The "Underground Storage Tank Removal Report," dated April 27, 2004 describes various excavations at the site, soil stockpiles, and soil disposal. However, the report is not clear as to the origins and dispositions of excavated and stockpiled soils from each area of the site. Presentation of a table with the approximate volumes of soil excavated from each area shown on Figure 3 would be useful. The table should also include a reference to the soil stockpiles shown on Figure 2, soil samples collected, and whether the soil was disposed off-site or used for backfill. If the soils were used for backfill, please clarify where the soils were placed. Based on the discussions in various locations within the report, the "Loaf Pile" appears to have been a stockpile of spoils from grading an adjacent area of the site. Please clarify whether the soils from the "Loaf Pile" were used for backfill and if so, where the soils were placed.

2. **Monitoring Well.** A monitoring well is described in section 2.0 of the "Underground Storage Tank Removal Report." Please indicate whether this monitoring well has been decommissioned or describe the current condition of the well. Please also provide any analytical data, water level measurements, well construction diagrams, boring logs, or other information relevant to the monitoring well.

TECHNICAL REPORT REQUEST

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

- **February 15, 2006** – Copies of Requested Reports and Response to Technical Comments

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

ELECTRONIC SUBMITTAL OF REPORTS

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

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

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

PERJURY STATEMENT

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

PROFESSIONAL CERTIFICATION & CONCLUSIONS/RECOMMENDATIONS

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UNDERGROUND STORAGE TANK CLEANUP FUND

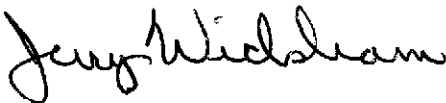
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AGENCY OVERSIGHT

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

Sincerely,



Jerry Wickham
Hazardous Materials Specialist

Enclosure: ACEH Electronic Report Upload (ftp) Instructions

Mr. Jack Krause
December 21, 2005
Page 4

cc: Larry Lapuyade, Levine Fricke, 1900 Powell Street, 12th Floor, Emeryville, CA 94608-1827

Donna Drogos, ACEH
Jerry Wickham, ACEH
File

ALAMEDA COUNTY
HEALTH CARE SERVICES



7

AGENCY
DAVID J. KEARS, Agency Director

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

November 4, 2005

Mr. Jack Krause
Alta Properties, LLC
P.O. Box 2399
Oakland, CA 94614

Subject: SLIC Cas [REDACTED] former AAA Equipment, 745 50th Avenue, Oakland, CA

Dear Mr. Krause:

In order for ACEH to review reports for your site, we would require an oversight account for the above-referenced site. To set up your account, please send a check in the amount of \$6,000.00 payable to Alameda County Environmental Health. Please send your check to the attention of our Finance Department.

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

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

Please write "SLIC" (the type of project), the site address, and the **AR# 0312481** on your check.

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

Sincerely,


Ariu Levi
Division Chief

cc: Larry Lapuyade
Levine Fricke
1900 Powell Street, 12th Floor
Emeryville, CA 94608-1827

Donna Drogos, ACEH
Jacquelyn Jacobs, ACEH
Jerry Wickham, ACEH

CITY OF OAKLAND FIRE DEPARTMENT
Office Of Emergency Services
 1605 Martin Luther King Jr. Way, Oakland, CA 94612

Alameda County

MAY 21 2004

Hazardous Materials Program

Environmental Health

Contaminated Site Case Transfer Form

Referral To:

| | |
|------------------|---|
| Date | 5/20/04 |
| Agency | Alameda County Environmental Health, 1131 Harbor Bay Parkway, Alameda, CA 94502 |
| Attention | Donna L. Drogos, LOP/SLIC Program Manager |

Site Information:

| | |
|--|--|
| Site Responsible Party(s) | ALTA Prop., LLC |
| Site Name | Former AAA Equipment Company Site |
| Site Address | 745 50 th Ave. Oak. Cal. |
| Site Phone | |
| Site Contractor/Consultant (if available) | Levine Fricke |
| Site DBA | |

Site Conditions:

| | | | |
|--|-----|-------------------------------------|-----------------------------|
| UST | | | |
| USTs removed? # removed: <u>2</u> Date removed: <u>9/11/03</u> | Yes | <input checked="" type="checkbox"/> | No <input type="checkbox"/> |
| Contents (circle): gasoline diesel waste oil heating oil solvents kerosene stoddard solvent other (specify) <u>hyd., VOCs, METALS</u> | Yes | <input checked="" type="checkbox"/> | No <input type="checkbox"/> |
| Observations of system (holes leaks)? | Yes | <input checked="" type="checkbox"/> | No <input type="checkbox"/> |
| Observed contamination (free product <u>smell</u> <u>soil</u> water discoloration)? | Yes | <input checked="" type="checkbox"/> | No <input type="checkbox"/> |
| Detectable concentrations of soil and/or groundwater contamination? | Yes | <input type="checkbox"/> | No <input type="checkbox"/> |
| o Highest Concentration Detected in Soil Contaminant (specify) <u>Hydrocarbons</u> Concentration <u>>100</u> ppm | | | |
| o Highest Concentration Detected in Water Contaminant (specify) <u>Residual Fuel</u> Concentration <u>>100</u> ppb | | | |
| Unauthorized Release Form filed? | Yes | <input type="checkbox"/> | No <input type="checkbox"/> |
| Future intended use if known? Specify <u>Industrial</u> | Yes | <input checked="" type="checkbox"/> | No <input type="checkbox"/> |
| NON-UST | | | |
| Former industrial use? | Yes | <input type="checkbox"/> | No <input type="checkbox"/> |
| Detectable concentrations of soil and/or groundwater contamination? | Yes | <input type="checkbox"/> | No <input type="checkbox"/> |
| o Highest Concentration Detected in Soil Contaminant (specify) _____ Concentration _____ ppm | | | |
| o Highest Concentration Detected in Water Contaminant (specify) _____ Concentration _____ ppb | | | |
| Future intended use if known? Specify _____ | Yes | <input type="checkbox"/> | No <input type="checkbox"/> |
| <i>If available, attach pertinent reports</i> | | | |

Transferred as:

LOP

SLIC

Level of Update requested: distribution list all meetings all site visits closure sign off all the above

Transfer requested by Inspector: Hernán Gómez Date: 5/20/04

Transfer accepted by (ACEH): [Signature] Date: 05/20/04

OAKLAND FIRE DEPARTMENT, OES

MAY 23 2004

UNDERGROUND STORAGE TANK CLOSURE/REMOVAL FIELD INSPECTION REPORT

Environmental Health

| | |
|---|----------------------------------|
| Site Address: 745 50 th Ave. | Name of Facility: |
| Inspector: H. Carney | Contact on site: L + F Bluewater |
| Date and Time of Arrival: 9/16/03 | Contractor/Consultant: L + F |

| General Requirements | Yes | No | N/A |
|--|-----|----|-----|
| Approved closure plan on site. | ✓ | | |
| Changes to approved plan noted. | ✓ | | |
| Residuals properly stored/transported. | ✓ | | |
| Receipt for adequate dry ice noted. | | | ✓ |

| General Requirements | Yes | No | N/A |
|---------------------------------------|-----|----|-----|
| Site Safety Plan properly signed. | ✓ | | |
| 40B:C fire extinguisher on site. | | | ✓ |
| "No Smoking" signs posted. | | | ✓ |
| Gas detector challenged by inspector. | | | ✓ |

| Tank Observations | T #1 | T #2 | T #3 | T #4 |
|---|------|------|------|------|
| Tank Capacity (gallons) | 10K | 10K | | |
| Material last stored | unk | unk | | |
| Dry ice used (pounds) | NA | → | | |
| Combustible gas concentration as %LEL. (Note time & sampling point) | | | | |
| (1) | | | | |
| (2) | N/A | | | |
| (3) | | | | |
| Oxygen concentration as % volume. (Note time & sampling point.) | | | | |
| (1) | | | | |
| (2) | N/A | | | |
| (3) | | | | |
| Tank Material | ST | | | |
| Wrapping/Coating, if any | N | | | |
| Obvious holes? | N | | | |

| Tank Observations | T #1 | T #2 | T #3 | T #4 |
|----------------------------------|---------|------|------|------|
| Obvious corrosion? | Y | Y | | |
| Obvious odors from tank? | Y | Y | | |
| Seams intact? | N/A | N/A | | |
| Tank bed backfill material | Y | Y | | |
| Obvious discoloration? | Y | Y | | |
| Obvious odors ex tank bed? | Y | Y | | |
| Water in excavation? | Y | Y | | |
| Sheen/product on water? | Y | Y | | |
| Tank tagged by transporter? | N/A | N/A | | |
| Tank wrapped for transport? | N/A | N/A | | |
| Tank plugged w/ vent cap? | N/A | N/A | | |
| Date/time tank hauled off? | 9/11/03 | | | |
| No. of soil samples taken? | 4 | 4 | | |
| Depth of soil samples (ft. bgs) | 12 | 12 | | |


| Piping Removal | Yes | No | N/A |
|---|-----|----|-----|
| All piping removed hauled off w/ tanks? | ✓ | | |
| Obvious holes on pipes? | | ✓ | |
| Obvious odors from pipes? | ✓ | | |
| Obvious soil discoloration in piping trench? | | | ✓ |
| Obvious odors from piping trench? | | | ✓ |
| Water in piping trench? | | | ✓ |
| Number & depth of soil samples from piping trench? | | | ✓ |
| Number & depth of water samples from piping trench? | | | ✓ |

| General Observations | Yes | No | N/A |
|---|-----|----|-----|
| Leak from any tank suspected? | ✓ | | |
| "Leak Report" form given to the operator? | | ✓ | |
| Obviously contaminated soil excavated? | ✓ | | |
| Soil stockpile sampled? | ✓ | | |
| Stockpile lined AND covered? | ✓ | | |
| Water in excavation sampled? | ✓ | | |
| Number/depth of water samples taken? | 1 | 1 | |
| All samples properly preserved for transport? | ✓ | | |

| Additional Observations | Yes | No | N/A |
|---|-----|---------|-----|
| Soil/water sampling protocols acceptable? | ✓ | | |
| Sampling "chain of custody" noted? | ✓ | | |
| Tank pit filled in or covered? | ✓ | | |
| Tank pit fenced or barricaded? | | | ✓ |
| Transporter a registered HW hauler? | ✓ | | |
| Uniform HW Manifest completed? | | | ✓ |
| Contractor/Consultant reminded of complete UST Removal Report due within 30 days? | | | ✓ |
| Date/Time removal/closure operations completed? | | 9/11/03 | |
| OT hours or additional charges due from contractor? | | | ✓ |

SITE & SAMPLING DIAGRAM

CITY OF OAKLAND



HERNAN E. GOMEZ
HAZARDOUS MATERIALS INSPECTOR
OFFICE OF EMERGENCY SERVICES
OAKLAND FIRE DEPARTMENT
e-mail: hegomez@oaklandnet.com

(510) 238-7253
FAX 238-7761
TDD 444-1616

1605 MARTIN LUTHER KING, JR. WAY, OAKLAND, CA 94612

Notes/Comments: Tanks cut in place - ensure no leaks more than walkie
these tanks - check for some things of upland

Environmental Restoration Services

Site Investigations * Fuel Tank Closures and Installations * Site Remediation * Regulatory Reporting

INVOICE

SUBMITTED TO:

Alfa Building Materials
2857 Hannah St.
Oakland, CA, 94608
September 27, 2003

WORK PERFORMED AT:

Same

510 444 2493 ;

COMPLETED SCOPE OF WORK

Close one 2" well, 15 feet deep, as per Alameda County Public Works Department (ACPWD) standards for closure in place.

Prepare site plan and well closure permit application.

Project Manager; B. Halsted 3hrs @ \$75per \$225

Pressure grout

Project Manager; B. Halsted 6hrs @ \$75per \$450

Service Truck one day @ \$100 \$100

Portland cement \$100

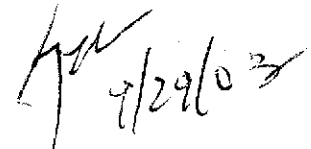
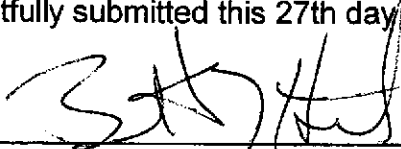
Compressor \$100

Prepare well destruction report, submit to County/client.

Project Manager; B. Halsted 1hrs @ \$75per \$ 75

TOTAL DUE \$1050

Respectfully submitted this 27th day of September, 2003



Environmental Restoration Services- Contractor#589652
Bennett T Halsted

Alameda County

JAN 12 2006

Environmental Health



ALAMEDA COUNTY PUBLIC WORKS AGENCY

WATER RESOURCES SECTION
399 KILMUNST ST. MAYFIELD CA. 94544-1391
PHONE (510) 670-6433 (TDD) YMG
FAX (510) 782-1929

APPLICANTS: PLEASE ATTACH A SITE MAP FOR ALL DRILLING PERMIT APPLICATIONS
DESTRUCTION OF WELLS OVER 45 FEET REQUIRE A SEPARATE PERMIT APPLICATION

DRILLING PERMIT APPLICATION

FOR APPLICANT TO COMPLETE

FOR OFFICE USE

LOCATION OF PROJECT
745 50th Ave, Oakland
A.P.N. # 34-22715-2-5

PERMIT NUMBER WD3-0850
WELL NUMBER _____
APN _____

CLIENT
Name Alta Building Materials
Address 745 50th Ave Phone 510-489-2405
City Oakland Zip _____

PERMIT CONDITIONS
Circled Permit Requirements Apply

APPLICANT
Name Environmental Restoration Services
Address 900 Santa Cruz Ave Phone 510-525-2214
City Menlo Park Zip 94025

- A. GENERAL**
1. A permit application should be submitted so as to arrive at the ACPWA office five days prior to proposed starting date.
 2. Submit to ACPWA within 60 days after completion of permitted original Department of Water Resources Well Completion Report.
 3. Permit is void if project not begun within 90 days of approval date.

TYPE OF PROJECT

| | | | |
|---------------------|--------------------------|----------------------------|-------------------------------------|
| Well Construction | | Geotechnical Investigation | |
| Cathodic Protection | <input type="checkbox"/> | General | <input type="checkbox"/> |
| Water Supply | <input type="checkbox"/> | Contaminant | <input type="checkbox"/> |
| Monitoring | <input type="checkbox"/> | Well Destruction | <input checked="" type="checkbox"/> |

- B. WATER SUPPLY WELLS**
1. Minimum surface seal thickness is two inches of cement grout placed by trowel.
 2. Minimum seal depth is 30 feet for municipal and industrial wells or 20 feet for domestic and irrigation wells unless a lesser depth is specially approved.

PROPOSED WATER SUPPLY WELL USE

| | | | |
|--------------|--------------------------|----------------------|--------------------------|
| New Domestic | <input type="checkbox"/> | Replacement Domestic | <input type="checkbox"/> |
| Municipal | <input type="checkbox"/> | Irrigation | <input type="checkbox"/> |
| Industrial | <input type="checkbox"/> | Other | <input type="checkbox"/> |

C. GROUNDWATER MONITORING WELLS INCLUDING PNEUMETERS

1. Minimum surface seal thickness is two inches of cement grout placed by trowel.
2. Minimum seal depth for monitoring wells is the minimum depth practicable or 20 feet.

Closure DRILLING METHOD:

| | | | | | |
|------------|--------------------------|------------|-------------------------------------|----------------|--------------------------|
| Mud Rotary | <input type="checkbox"/> | Air Rotary | <input type="checkbox"/> | Auger | <input type="checkbox"/> |
| Cable | <input type="checkbox"/> | Other | <input checked="" type="checkbox"/> | Pressure Grout | |

- D. GEOTECHNICAL**
- Backfill bore hole by trowel with cement grout or cement grout/sand mixture. Upper two-thirds foot replaced in kind or with compacted cuttings.

DRILLER'S NAME Environmental Restoration Services
DRILLER'S LICENSE NO. 58962

- E. CATHODIC**
- Fill hole inside casing with concrete placed by trowel.

WELL PROJECTS

| | | | |
|---------------------|--------------|---------------------|---------------|
| Drill Hole Diameter | <u>8</u> in. | Maximum Depth | <u>15</u> ft. |
| Casing Diameter | <u>8</u> in. | Owner's Well Number | <u>4227</u> |
| Surface Seal Depth | <u>5</u> ft. | | |

- F. WELL DESTRUCTION**
- See site map of work site. A separate permit is required for wells deeper than 45 feet.
- G. SPECIAL CONDITIONS**

NOTES: Case application must be submitted for each well or well destruction. Multiple borings on one application are acceptable for geotechnical and contamination investigations.

GEOTECHNICAL PROJECTS

| | | | |
|-------------------|-----------|---------------|-----------|
| Number of Borings | _____ | Maximum Depth | _____ ft. |
| Hole Diameter | _____ in. | | |

STARTING DATE 9-15-03

COMPLETION DATE 9-15-03

APPROVED _____ DATE 9/15/03

I hereby agree to comply with all requirements of this permit and Alameda County Ordinance No. 73-68.

APPLICANT'S SIGNATURE Ben Halsted DATE 9/15/03

PLEASE PRINT NAME Ben Halsted Rev. 1-18-02

CITY OF OAKLAND



1605 MARTIN LUTHER KING JR. WAY

OAKLAND, CALIFORNIA 94612

Fire Department
Office of Emergency Services
Hazardous Materials Management Program

(510) 238-7759
FAX: (510) 238-7761
TTY/TDD: (510) 238-8884

FEBRUARY 13, 2003

Ms. Kathy Kovell
3393 Orchard Valley Lane
Lafayette, CA 94549

RE: Removal of Fuel Underground Storage Tank at 745 80th Avenue, Oakland, CA,

Dear Ms. Kovell:

This office has reviewed the case file regarding the removal of the fuel underground tanks at the above reference site.

The former tank has been removed in full compliance with the requirements of Title 23, California Code of Regulations. Therefore, based on the information in the above reference file and with the provision that the information provided to this agency was accurate and representative of site conditions, no further investigation or cleanup action is required.

A copy of the site closure report will be forwarded for review by the San Francisco Regional Water Quality Control Board.

If you have any questions regarding this matter, please contact me at (510) 238-7759.

Sincerely,


LEROY GRIFFIN
Hazardous Materials Supervisor


cc: Tom Morgan, Morgan Environmental
Chuck Headlee, RWQCB

Alameda County

JAN 12 2006

Environmental Health

City Of Oakland
FIRE PREVENTION BUREAU
250 Frank Ogawa Plaza, Ste. 3341
Oakland California 94612-2032
510-238-3851

 Alameda County
MAY 21 2004
Environmental Health

*Permit To Excavate And Install, Repair,
Or Remove Inflammable Liquid Tanks*

Oakland, California September 8, 2003

Tank Permit Number: 2003-002

Permission Is Hereby Granted To:

Tank And Excavate Commencing: Feet Inside: Line.

On The:

Site Address: 747 Mth Avenue

Present Storage:

Owner: Aho Properties, LLC

Address: PO Box 8867, Oakland, CA 94608

Phone: 510-444-2497

Applicant: LFR Levine Truck

Address: 1900 Powell St, Emeryville, CA 94608

Phone: 510-682-4500

Dimensions Of Street (sidewalk) Surface To Be Disturbed : X No. Of Tanks Capacity Gallons, Each

Remarks: These are not USTs, but underground tanks with no cap.

This Permit Is Granted In Accordance With Existing City Ordinances. Owner Hereby Agrees To Remove Tanks On Discontinuance Of Use Or When Notified By The City Authorities When Installing, Removing Or Repairing Tanks, No Open Flame To Be On Or Near Premises.

CERTIFICATE OF TANK AND EQUIPMENT INSPECTION

Type Of Inspection: Rem. of 2 UST 1/11/03

Inspected And Passed On: 9/11/03

Approved:  Fire Marshal

UST/AST Installations/modifications: By: 

Pressure Test: Inspected By: Date:

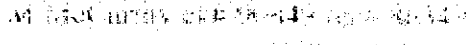
Primary Piping Test: Inspected By: Date:

Inspection Fee Paid: \$ 170.00

Secondary Containment & Sump Testing:

Inspected By: Date:

Final: Inspected By: Date:

Received By: 

Before Covering Tanks, Above Certification Must Be Signed When Ready For Inspection Notify Fire Prevention Bureau 238-3851

THIS PERMIT MUST BE LEFT ON THE WORK SITE AS AUTHORITY THEREFORE

Listing of HAZMAT - DEPREF SITE HISTORY since 1990 for StID # 1635
as of 12/17/97 only Activity Codes in 40's & 70's

SITE NAME & ADDRESS:

AAA Equipment Company -- 745 50th Ave , Oakland CA 94601

| InspDat | Insp Act | InspT | StID | Proj# | COMMENTS | DailBDat |
|-------------------|----------|-------|-----------|-------|--|----------|
| ==== | ==== | ==== | ==== | ==== | ===== | ===== |
| Archived Dailies: | | | | | | |
| InspDat | Insp Act | InspT | StID | DRPro | Comment | DailBDat |
| ----- | ----- | ----- | ----- | ----- | ----- | ----- |
| 11/20/90 | LS | 74 | 1. 1635 | 682A | L | |
| 11/30/90 | LS | 75 | 1. 1635 | 682A | phone conversation with owneâ) Δ va! | |
| 09/17/93 | LS | 75 | 0.75 1635 | 682A | | |

Current Dailies:

NO WORK FOR THIS SITE IS IN CURRENT DAILIES:

Complete

*This looks like
old SUC.*

*RO2746 is a
new site transferred
by Oak. to us this
year.*

J. Wickham

RECEIPT# U552882
 SITE# 682

PROJECT # 682A

Copy

ALAMEDA COUNTY HEALTH CARE SERVICES
 HAZARDOUS MATERIALS DIVISION / DEPARTMENT OF ENVIRONMENTAL HEALTH

SERVICE REQUESTED: M

NAME OF SITE: A A A Equipment Co.
 ADDRESS: 745 - 50th Ave.
 Oakland, CA 94601

CONTRACTOR: A A A Equipment Co.
 ADDRESS: 5900 Hollis St., Ste. -
 Emeryville 94608

*220.7 225.81
 Larry recommends
 I call RP if investy.
 is complete. No data
 input file Rich
 Ed Kavell
 261-24423*

*12/15/97 8:5
 Ask Larry ^{what} he
 knows of case.
 If this should be
 a SIC case -
 745-50th Ave
 -U-*

CONTACT PERSON: -0-

PHONE: -0-

DATE OF DEPOSIT: 09/12/89

DEPOSIT IN DOLLARS: \$333.00

DEPOSIT IN HOURS: 5.55

| Date | Action Taken | Time | | Time Spent | Time Balance |
|----------|--|------|------|------------|--------------|
| | | In | Out | | |
| 10-19-89 | Plan review & meeting with consultant | 1:00 | 2:00 | 1.0 | 297.00 |
| 11-21-89 | Meeting with consultant and property owner | 2:00 | 3:00 | 1.0 | 221.00 |
| 11-20-90 | Write letter | 1:00 | 2:00 | 1.0 | 161.00 |
| 11-30-90 | Phone with owner & briefing on ^{E.R. spill} checklist | 3:00 | 3:30 | 0.5 | 131.00 |
| | 87/84/91 | | | | |
| 9-17-93 | File review | | 0 | 0.50 | \$37.50 |
| 12/15/97 | Review - Ask / See if any work done? | | | 0.5 | |
| 12/17/97 | Onsite visit - No really problems - Case | | | 0.9 | |
| | SIC def/ref | | | | |

2 Hour
 Balance =
 MINIMUM

PROJECT COMPLETED BY : ewald

DATE OF COMPLETION : 12/17/97

DATE SENT TO BILLING: _____

TOTAL COST OF PROJECT: _____

REFUND AMOUNT: 0

LS

Printed: 06/24/97

***** Alameda County Department of Environmental Health *****
BILLING's WORKLOG: Total Deposit/Refund History for All Accounts at Site

** SITE INFORMATION **

Site#: 682 -- StID: 1635 A A A Equipment Co.
Date Open: 09/12/89 745 - 50th Ave.
Date Closed: Oakland CA 94601

** PAYOR INFORMATION **

> Project # ---682A for Payor # 258 A A A Equipment Co.
5900 Hollis St., Ste. D
Emeryville CA 94608

** DEPOSIT HISTORY **

| Proj# | Deposit Date | Receipt# | Amount Received |
|---------|--------------|----------|-----------------|
| ----- | ----- | ----- | ----- |
| ---682A | 09/12/89 | 552882 | \$ 333.00 |
| | | | ===== |
| | | | \$ 333.00 |

** WORKLOG HISTORY **

| Proj# | Work Date | Activity Description | Insp | Time (hrs) | Amount Charged |
|---------|-----------|-----------------------|-------|------------|----------------|
| ----- | ----- | ----- | ----- | ----- | ----- |
| ---682A | 10/17/89 | MEETING 1 HR @\$56/HR | | | \$56.00 |
| ---682a | 11/21/89 | meeting @\$56/hr | | 1. | \$56.00 |
| ---682a | 11/20/90 | Letter | | 1. | \$60.00 |
| ---682a | 11/30/90 | phone consultation | | 0.5 | \$30.00 |
| | | | | | ----- |
| | | | | | \$202.00 |

Balance: \$131.00 Amount Refunded:

Listing of HAZMAT - FULL SITE HISTORY since 1987 for StID # 1635
as of 06/24/97 all Activity Codes

SITE NAME & ADDRESS:

AAA Equipment Company -- 745 50th Ave , Oakland CA 94601

| InspDat | Insp Act | InspT | StID | Proj# | COMMENTS | DailBDat |
|---------|----------|-------|------|-------|----------|----------|
|---------|----------|-------|------|-------|----------|----------|

Archived Dailies:

| InspDat | Insp | Activi | Categ | InspT | StID | |
|----------|------|--------|-----------|-------|------------------------------------|--|
| 09/15/87 | LS | I | 1 | 5. | 1635 | |
| 09/16/87 | LS | O | 1 | 2. | 1635 | |
| 09/17/87 | LS | O | 1 | 2. | 1635 | |
| 03/01/88 | LS | O | 6 | 2. | 1635 | |
| 11/21/88 | LS | O | 1,6 | 2. | 1635 | |
| 07/05/89 | LS | O | 6 | 1. | 1635 | |
| 07/26/89 | LS | L | 6 | 6. | 1635 | |
| 09/05/89 | LS | Q | 6 | 4. | 1635 | |
| 10/17/89 | LS | O | 6 | 2. | 1635 | |
| 10/19/89 | LS | O | 6 | 2. | 1635 | |
| 11/20/90 | LS | 74 | 1. 1635 | 682A | L | |
| 11/30/90 | LS | 75 | 1. 1635 | 682A | phone conversation with ownea@) | */a! |
| 11/26/91 | BC | 11 | 2.5 1635 | | | followup inspection from PGE site |
| 02/04/93 | BJ | 12 | 0.5 1635 | | | went to site to look around no contact |
| 02/04/93 | BJ | 15 | 0.5 1635 | | | complaint from PG&E via Barney on contamination coming onto PG&E property from this facility |
| 09/17/93 | LS | 75 | 0.75 1635 | 682A | | |
| 04/07/94 | RW | 120 | 2.5 1635 | | | Art Leu and I inspected for Oakland Storm Water Program. Will need a general permit |

Current Dailies:

NO WORK FOR THIS SITE IS IN CURRENT DAILIES:

LEGEND FOR 'OLD' DAILY ENTRIES

Category: (Program)

- O - Office
- L - Legal
- P - Program
- T - Training
- A - Advice / consult.
- E - Environ. study

Activity:

- I - regular Inspection
- F - Follow up inspection
- S - Spill / release
- Q - reQuest / complaint
- 1 - Generators
- 2 - UG Tanks
- 3 - Business Plans
- 4 - Haz.Waste Hauler
- 5 - Emerg. Resp.
- 6 - Contam. Site
- 7 - Public Lands
- 8 - Residential

Valid for Dailies in 1987 --> 1989

Complete

Listing all LOP DAILY activities since 1991 for StID # 1635
as of 06/24/97

at as of 06/24/97 , CA

Act91_4

Act92_1

Act92_2

Act92_3

Act92_4

Act92_5

Act93_1

Act93_2

Act93_3

Act93_4

Act94_1

Act94_2

Act94_3

Act94_4

Act95_1

Act95_2

Act95_3

Act95_4

Act96_1

Act96_2

Act96_3

Act96_4

Action - Current LOP Dailies:

complete

ALAMEDA COUNTY ENVIRONMENTAL HEALTH - HAZARDOUS MATERIALS PROGRAM
INFORMATION PER SITE ON ALL DEPOSITS FROM ALL PAYORS

as of 06/24/97

DATABASE: DEPREF

===== SITE INFORMATION from DepRef DB =====

A A A Equipment Co.
745 50th Ave
Oakland CA 94601

StID: 1635 Site#: 682
Site Complete?

===== ALL PAYORS ON SITE =====

> Project# 682A for Payor# 258 A A A Equipment Co.
5900 Hollis St., Ste. D
Emeryville CA 94608

DR:WkShtPay

===== DEPOSIT INFORMATION =====

| Project# | Rcpt# | DepDate | DepAmount | Proj Type | Deposit Complete | Insp Init | Collect Fees? |
|----------|----------------------------|----------|-----------|--------------|---------------------|--------------|------------------|
| 682A | <----- | | | | | | |
| | 552882 | 09/12/89 | \$333.00 | M | | LS | |
| | Total Deposit for Project: | | \$333.00 | | | | |
| | ----- | | | | | | |
| | Total Deps for all Sites : | | \$333.00 | | | | |

Report WkShtDep Complete; 3/97

LAST WORK DATE FROM BILLING ON THIS SITE:

1635 ---682?
0

ALAMEDA COUNTY HAZARDOUS MATERIALS DIVISION
 DEPOSIT / REFUND ACCOUNT SHEET

printed 06/24/97

SITE INFORMATION

A A A Equipment Co.
 745 50th Ave
 Oakland 94601
 Site Contact:
 Site Phone :

StID: 1635 Site#: 682
 PROJECT#: 682A
 PROJECT TYPE: *** M ***
 INSP: Larry Seto
 ACCT. SHEET PG #: _____

PROPERTY OWNER INFORMATION

Owner Contact:
 Owner Phone :

PAYOR INFORMATION

A A A Equipment Co.
 5900 Hollis St., Ste. D
 Emeryville CA 94608 # 258
 Payor Contact:
 Payor Phone :

| Date | Action Taken | Insp Init | Hours Spent/ Depstd | Hour Balnce | Money Spent/ Depositd | Money Balance |
|-------|-------------------------|--------------|---------------------------|----------------|-----------------------------|------------------|
| ===== | ===== | ===== | ===== | ===== | ===== | ===== |
| | Rcpt# 552882 | | | | | |
| | Balance from Prev. Page | | | | | |
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UPON COMPLETION OF PROJECT

PROJ COMPLETED BY : _____ ATTACH: State Forms A, B & C
 Billing Adjustment*
 DATE OF COMPLETION : _____ DATE SENT TO BILLING: _____
 TOTAL COST OF PROJECT: _____ REFUND AMOUNT: _____ Rev. 7/96

* Billing adjustment forms needed when site is in our UST program. REPORT: WrkShtC (Continued balance

JOHN B. HOOK
RONALD E. MALLEN*
HOWARD M. GARFIELD
JOSEPH P. McMONIGLE
DONALD W. CARLSON
DAVID W. EVANS
MARSHA L. MORROW
BARRY D. BROWN
MICHAEL L. BOLI
JOHN E. PEER
LAWRENCE A. CALLAGHAN
RUSSELL S. ROECA
GUY D. CALLADINE
ROBERT M. PETERSON
WENDY M. LAZERSON
EDWARD F. DONOHUE, III
DEBRA L. MELLINKOFF
MARK SIMON KANNETT
MICHAEL F. HARDIMAN

*A PROFESSIONAL CORPORATION

IRENE K. GREENBERG
DON A. LESSER
GLEN R. OLSON
ROBERT C. CHILES
ESTHER Z. HIRSH
KEVIN P. KAMRACZEWSKI
CHRISTOPHER T. BORGESON
LINDA LANDRY MILLER
RANDALL A. MILLER
ELIZABETH A. COLPOYS
DAVID IAN DALBY
JOYCE C. WANG

EDWARD D. HAAS
OF COUNSEL
DEBRA A. BAKER
SPECIAL COUNSEL
LINDA S. VOTAW
SENIOR COUNSEL

BERT W. LEVIT (1903-1980)
PERCY V. LONG (1870-1933)

LONG & LEVIT

A PARTNERSHIP INCLUDING A PROFESSIONAL CORPORATION

633 WEST FIFTH STREET, SUITE 5900
LOS ANGELES, CALIFORNIA 90071
TELEPHONE: (213) 356-5900
FACSIMILE: (213) 613-0664

101 CALIFORNIA STREET, SUITE 2300
SAN FRANCISCO, CALIFORNIA 94111
TELEPHONE: (415) 397-2222
FACSIMILE: (415) 397-6392

IRA D. GOLDBERG
JEFFREY D. LIVINGSTON
JULIET A. LEFTWICH
MICHAEL A. VASQUEZ
BARRY K. TAGAWA
MARK L. NISSENBAUM
ANNE E. KUNZIG
GLENN W. ANGERS
JOHN M. FARRELL
BARBARA W. ENGLER
CLAIRE L. CORTNER
JEANETTE TRAVERSO
KATHLEEN M. MCKNIGHT
NAOMI K. YAMADA
RYAN T. RUSSELL
BRIAN W. WALSH
ANNE E. KUNZIG
REILLY ATKINSON
JUDITH A. TURY
MERLE J. PANICK
MICHAEL J. ESTRADA
MARTIN T. LEE
VINCENT T. MARCI, JR.
NANCY LAKE MARTIN

STEPHEN J. KAUFMAN
ROBERT J. ROMERO
ELIZABETH M. LINK
ROBERT A. O'BRIEN
GERALD K. CARROLL
CORY M. MARTIN
DEBBIE L. LEE
SCOTT W. BATES
PAUL S. COHEN
GLORIA S. HA
SCOTT J. HYMAN
DAVID P. OSAKO
WAYNE K. SNODGRASS
ANN L. STRAYER
DOW W. PATTEN
STERRETT J. BRANDT
KATHLEEN M. EWINS
ALEXIA JONES-MARTIN
LAUREN O'BRIEN
WILLIAM E. WADDELL
DARIO J. FROMMER
DOUGLAS J. MELTON
STEVEN D. STRAUSS

June 9, 1994

s1160.228

CALIFORNIA REGIONAL WATER

JUN 13 1994

QUALITY CONTROL BOARD

California Regional Water Quality Control Board
San Francisco Bay Region
2101 Webster St., Suite 500
Oakland, CA 94612

Re: PRP: The Learner Company
Site: 3675 Alameda Ave., Oakland CA
Claim: 13-342221
Your File: 2199,9217 (TR6)

Dear Sir or Madame:

On April 7, 1993, Kay Perry of Transportation Insurance Company wrote to you requesting information concerning the above-referenced site (copy enclosed). It is our understanding that no response from your agency was ever received. Please be informed that Long & Levit has been retained as counsel for Transportation Insurance Company with respect to the above-referenced matter. Please respond to the above-referenced request to the undersigned as soon as possible. Under the provisions of California Government Code § 6250 et seq., we are requesting copies of your files relating to the above-captioned site. We request copies of all documents, correspondence, memoranda and reports in your files and we will reimburse you for reasonable costs involved in locating, copying and sending this information to us.

01-0894

California Regional Water Quality Control Board
June 9, 1994
Page 2.

We would appreciate response at your earliest convenience.
If any part of this request is denied, kindly provide the
specific exemptions upon which your denial is based. If you have
any questions, do not hesitate to call.

Very truly yours,


JoLynn M. Klein

JMK/ehe
Enclosure

cc: Martin Lee, Esq.

S1160.228\LT001349.LAO

9-17-93

Amer:

We are still waiting for an investigative plan from this site. I sent them a typed letter dated 11-26-90 requesting one, but I have not heard from them.

Copy

Triple A
Auto wrecker
needs to be written
a letter

11-21-89

It was agreed up by Ed Kovell, property owner and his consultant that they will submit an on-site investigation plan to determine the extent of contamination.

11-20-90

Ed Kovell said ~~the~~ consultant drilled a number of borings and installed a monitoring well. I instructed him to call his consultant and ask him to send me a copy of his lab results and final plan. Ed also informed me the drums containing contaminated soil is still on his property.

11-30-90

Bill Faulhaber and Ravi went to site for an emergency response. There were leaking drums of oil on his property and drums in front of his property that were his that were also leaking. Alan Whitman of Oakland B.D. said ~~they~~ the drums outside his property was his, even though he did not agree. Kovell was clearing up the site himself when Bill and Ravi left the scene.

~~Learn~~ Learn our rights

Will submit investigation plan
for on-site (inc. sailing boat)
investigation.

TABLE
Chemical Analysis of Soil Samples
Concentrations in micrograms per kilogram (ppb)

| Sample LOCATION | DATE COLLECTED | DEPTH (FEET) | BENZENE | Ethyl BENZENE | TOLUENE | Xylenes | (ppm) TPH ^a | TOG ^c (ppm) | TCF ^d -METHANE |
|--------------------|-------------------|-----------------|------------------|------------------|------------------|------------------|---------------------------|------------------------|---------------------------|
| MW1-A | 10-23-89 | 2.5-3.0 | --- ^b | --- ^b | --- ^b | --- ^b | 240 | 170 | --- ^b |
| MW1-C | 10-23-89 | 8.5-9.0 | <250 | 4000 | <250 | 2500 | 89 | 440 | <250 |
| SB1-A | 10-23-89 | 5.0-5.5 | --- ^b | --- ^b | --- ^b | --- ^b | 30 | 170 | --- ^b |
| SB1-B | 10-23-89 | 6.5-7.0 | <250 | <250 | 2500 | <250 | <5 | <5 | 550 |
| SB2-A | 10-23-89 | 5.5-6.0 | --- ^b | --- ^b | --- ^b | --- ^b | <5 | <5 | --- ^b |
| SB2-B | 10-23-89 | 6.0-6.5 | <250 | <250 | <250 | <250 | 22 | 90 | <250 |
| SB3-A | 10-23-89 | 3.5-4.0 | --- ^b | --- ^b | --- ^b | --- ^b | 5900 | 9300 | --- ^b |
| SB3-C | 10-23-89 | 6.5-7.0 | 1400 | 7300 | 450 | 5400 | 590 | 240 | <250 |

^a Total petroleum hydrocarbons - concentrations in ppm

^b Constituent not analyzed

^c Total Oil and Grease - concentrations in ppm

^d Trichlorofluoromethanes

11-21-89

TABLE

Chemical Analysis of Groundwater Sample
 Concentration in micrograms per kilogram (ppb)

| <u>SAMPLE</u> <u>LOCATION</u> | <u>DATE</u> <u>SAMPLED</u> | <u>BENZENE</u> | <u>TOLUENE</u> | <u>Ethyl-</u> <u>Benzene</u> | <u>xylene</u> | <u>1,1,1-</u> <u>TPH (ppm)</u> | <u>TOG (ppm)</u> | <u>TPH as diesel</u> |
|----------------------------------|-------------------------------|----------------|----------------|---------------------------------|---------------|-----------------------------------|------------------|----------------------|
| MW-1 | 10/24/89 | 10 | <5 | <5 | <5 | <1 | <1 | 200 |

11-21-89