

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



SCWT
04-05-06

March 31, 2006

Nicholas Molnar
440 Grand Ave., Suite 320
Oakland, CA 94610

Raymond & Grace Yu
c/o Alpha TV
2819 MacArthur Blvd.
Oakland, CA 94602

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

Dear Mr. Molnar, Mr. & Mrs. Yu:

Subject: Fuel Leak Case No. RO0000001, Dan's Auto Repair, 2801 MacArthur Blvd., Oakland, CA 94602

Alameda County Environmental Health (ACEH) staff reviewed "Work Plan Additional Site Study..." dated October 11, 2005 prepared by . We approve of the Work Plan with the condition that the technical comment is adhered to. We request that you address the following technical comment, perform the proposed work, and send us the technical reports requested below.

TECHNICAL COMMENTS

- 1) Boring Soil Sampling – Soil samples shall be collected at changes of lithology, at the soil/groundwater interface, and at areas of obvious contamination. Please modify your proposal for boring soil sampling.

TECHNICAL REPORT REQUEST

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

May 31, 2006 – Soil and Water Investigation Report

If you have any questions, please call me at (510) 567-6746.

Sincerely,

Don Hwang

Hazardous Materials Specialist
Local Oversight Program

C: Aniko Molnar, 7 Morningsun Ave., Mill Valley, CA 94941
Donna Drogos
File

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



sent
12-22-04

December 22, 2004

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

Nicholas Molnar
c/o Aniko Molnar
775 E Blithedale Ave #325
Mill Valley, CA 94941

Raymond Yue
4098 Laguna Ave.
Oakland, CA 94602

Dear Messrs. Molnar and Yue:

Subject: Fuel Leak Case No. RO0000001, Dan's Auto Repair, 2801 MacArthur Blvd., Oakland, CA 94602

Alameda County Environmental Health (ACEH) staff reviewed "Groundwater Monitoring Event – March 2003" dated June 30, 2004 prepared by Aniko Molnar. The sampling in March 2003 included Wells M-3, M-4, M-5, M-6, and piezometer P-2. Wells M-1, M-2, and piezometer P-3 were inaccessible, as they have been paved over. We do not agree that the site is ready for closure. We request that you address the following comments and send us the technical reports requested below.

TECHNICAL COMMENTS

1) Professional Certification –

The California Business and Professions Code (Sections 6735, 6835, and 7835.1) require 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.

A review of our case file indicates that none of your consultant's (Aniko Molnar) reports are stamped by the licensed professional. Please note 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. We request that you submit the required professional certifications for the reports by Aniko Molnar. Please ensure that all future technical reports submitted for this fuel leak case meet these requirements.

2) Groundwater Contamination – Up to 54,000 ug/l TVH (g) (Total volatile hydrocarbons in the gasoline range C7-C12), 1,900 ug/l Benzene, 3,000 ug/l Toluene, 1,200 ug/l Ethylbenzene, and 7,100 ug/l Xylenes, were detected during sampling in March 2003. No groundwater cleanup levels have been proposed. Please propose groundwater cleanup levels in the Work Plan requested below.

3) Groundwater Monitoring needs to be reinstated – The groundwater contaminant concentrations noted above and historical groundwater analytical results indicates that an ongoing monitoring program is necessary. Please propose a groundwater monitoring program in the Work Plan requested below.

4) Groundwater Monitoring Well Locations – Monitoring wells exhibiting higher contaminant concentrations previously, were not sampled recently. M2, which was located close to and downgradient of the former underground gasoline tanks, and P-3, which was adjacent to one of the former pump islands, were omitted. On December 9, 1999, 11,000 ug/l TVH (g) and 560 ug/l Benzene were detected in M2, and 3,700 ug/l Benzene, was detected in P-3. Please propose sampling locations, which will be representative of conditions at the site and include areas where higher contaminant concentrations were found previously in the Work Plan requested below.

5) Historical Hydraulic Gradients – Please show using a rose diagram with magnitude and direction; include cumulative groundwater gradients in all future reports submitted for this site.

6) Preferential Pathway Survey – We request that you perform a preferential pathway study that details the potential migration pathways and potential conduits (wells, utilities, pipelines, etc.) for horizontal and vertical migration that may be present in the vicinity of the site.

- a) Utility Survey - Please submit map(s) and cross-sections showing the location and depth of all utility lines and trenches (including sewers, storm drains, pipelines, trench backfill, etc.) within and near the site and plume area(s). Evaluate the probability of the contaminant plumes encountering preferential pathways and conduits that could spread the contamination, particularly in the vertical direction to deeper water aquifers. Please submit with the Work Plan requested below.
- b) Well Survey – Locate wells within a quarter mile radius of the site. Show the location of the wells and the site on a map and tabulate well construction details for each well. Please submit with the Work Plan requested below.

7) Submerged Monitoring Well Screens for P-2, P-3, M-1, M-2, M-3, M-4, M-6 – During a major portion of the sampling events, the depth to groundwater has been above the top of the monitoring well screens. Please evaluate the effect of groundwater elevations rising above well screens on hydrocarbon concentrations and propose recommendations to augment or validate the groundwater concentrations obtained. Include, with your analysis, hydrographs for each monitoring well with groundwater elevation vs. time and plot TPH-G and benzene, and also indicate the top of screen elevations. Please submit with the Work Plan requested below.

8) Monitoring Well Screen Length - The monitoring well screen lengths are all 10 feet or greater. We request that your monitoring network be depth discrete, generally, screened intervals of 3 to 5 feet in length.

OTHER COMMENTS

9) Landowner Notification Requirement -

Pursuant to California Health & Safety Code Section 25297.15, the active or primary responsible party for a fuel leak case must inform all current property owners of the site of cleanup actions or requests for closure. Furthermore, ACEH may not consider any cleanup proposals or requests for case closure without assurance that this notification requirement has been met. Additionally, the active or primary responsible party is required to forward to ACEH a complete mailing list of all record fee titleholders to the site.

At this time we require that you submit a complete mailing list of all record fee title owners of the site, which states, at a minimum, the following:

A. In accordance with section 25297.15(a) of Chapter 6.7 of the Health & Safety Code, I, (name of primary responsible party), certify that the following is a complete list of current record fee title owners and their mailing addresses for the above site:

- OR -

B. In accordance with section 25297.15(a) of Chapter 6.7 of the Health & Safety Code, I, (name of primary responsible party), certify that I am the sole landowner for the above site.

(Note: Complete item A if there are multiple site landowners. If you are the sole site landowner, skip item A and complete item B.)

In the future, for you to meet these requirements when submitting cleanup proposals or requests for case closure, ACEH requires that you:

1. Notify all current record owners of fee title to the site of any cleanup proposals or requests for case closure;
2. Submit a letter to ACEH which certifies that the notification requirement in 25297.15(a) of the Health and Safety Code has been met;
3. Forward to ACEH a copy of your complete mailing list of all record fee title holders to the site; and
4. Update your mailing list of all record fee titleholders, and repeat the process outlined above prior to submittal of any additional *Corrective Action Plan* or your *Request for Case Closure*.

Your written certification to ACEH (Item 2 above) must state, at a minimum, the following:

- A. In accordance with Section 25297.15(a) of the Health & Safety Code, I, (name of primary responsible party), certify that I have notified all responsible landowners of the enclosed proposed action. (Check space for applicable proposed action(s)):*
- cleanup proposal (Corrective Action Plan)*
 - request for case closure*
 - local agency intention to make a determination that no further action is required*
 - local agency intention to issue a closure letter*

- OR -

- B. In accordance with section 25297.15(a) of Chapter 6.7 of the Health & Safety Code, I, (name of primary responsible party), certify that I am the sole landowner for the above site.*

(Note: Complete item A if there are multiple site landowners. If you are the sole site landowner, skip item A and complete item B.)

TECHNICAL REPORT REQUEST

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


February 22, 2004 – Work plan
February 22, 2004 - Professional Certification, Historical hydraulic gradients, Utility Survey, Well Survey, Submerged Monitoring Well Screens Evaluation

OTHER REQUEST

February 22, 2004 – List of record fee titleholders

If you have any questions, please call me at (510) 567-6746.

Sincerely,


Don Hwang

Hazardous Materials Specialist
Local Oversight Program

C: Aniko Molnar, 7 Morning Sun Ave., Mill Valley, CA 94941
Donna Drogos
File

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



DH
SENT
7-29-05

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

July 28, 2005

Nicholas Molnar
440 Grand Ave., Suite 320
Oakland, CA 94610

Raymond Yu
4098 Laguna Ave.
Oakland, CA 94602

Dear Messrs. Molnar and Yu:

Subject: Fuel Leak Case No. RO0000001, Dan's Auto Repair, 2801 MacArthur Blvd., Oakland, CA 94602

Alameda County Environmental Health (ACEH) staff reviewed "Groundwater Monitoring Event - March 2003" dated June 30, 2004 prepared by Aniko Molnar and determined it to be unacceptable and not ready for submittal. We do not agree that the site is ready for closure. We request that you address the following comments and send us the technical reports requested below.

TECHNICAL COMMENTS

1) Professional Certification & Conclusions/Recommendations - The report has not been submitted as a valid technical report. Please note 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 that all future technical reports submitted for this fuel leak case meet these requirements.

2) Lack of Verification Groundwater Sampling in the Source area - After the excavation and removal of petroleum and benzene affected soils on November 13, 2000, no groundwater samples have been collected from the source area. Additionally, monitoring wells M-1 and M-2, both located just outside the excavation pit, have been paved over. Also, we were told that piezometer P-3, located adjacent to one of the former pump islands, was decommissioned. However, our file does not have any such documentation. M-2 and P-3 have not been sampled since December 9, 1999 and M-1

has never been sampled. On December 9, 1999, 11,000 ug/l TVH (g) and 560 ug/l Benzene were detected in M2, and 3,700 ug/l Benzene, was detected in P-3. The source areas have not been evaluated since remediation. We request that you propose sampling, which will be representative of conditions in the source areas in the Work Plan requested below.

3) Monitoring Wells M-1, M-2, and piezometer P-3 must be located – Unless these wells are used, they must be properly destroyed.

4) Increasing Groundwater Concentrations – During the most recent monitoring event, March 25, 2003, concentrations of TVH (g) increased to 54,000 ug/l from 32,000 ug/l the previous monitoring event on December 9, 1999 for sample location P-2. Also, on March 25, 2003, concentrations of TVH (g) increased to 6,200 ug/l from 1,500 ug/l on December 9, 1999 for sample location M-4. Thus, please continue groundwater monitoring.

5) Historical Hydraulic Gradients – Please show using a rose diagram with magnitude and direction; include cumulative groundwater gradients in all future reports submitted for this site. This information will be used to assess whether groundwater contamination has been adequately delineated downgradient of the source areas.

6) Contaminated Groundwater Plume between P-2 and M-4 - Please propose additional groundwater sampling locations, which will determine if M-5 and M-6 are properly situated to intercept the plume. Please submit with the Work Plan requested below.

7) Submerged Monitoring Well Screens for P-2, P-3, M-1, M-2, M-3, M-4, M-6 – During a major portion of the sampling events, the depth to groundwater has been above the top of the monitoring well screens. Please evaluate the effect of groundwater elevations rising above well screens on hydrocarbon concentrations and propose recommendations to augment or validate the groundwater concentrations obtained. Include, with your analysis, hydrographs for each monitoring well with groundwater elevation vs. time and plot TPH-G and benzene, and also indicate the top of screen elevations. Please submit with the Work Plan requested below.

OTHER COMMENTS

8) Landowner Notification Requirement -

Pursuant to California Health & Safety Code Section 25297.15, the active or primary responsible party for a fuel leak case must inform all current property owners of the site of cleanup actions or requests for closure. Furthermore, ACEH may not consider any cleanup proposals or requests for case closure without assurance that this notification requirement has been met. Additionally, the active or primary responsible party is required to forward to ACEH a complete mailing list of all record fee titleholders to the site.

At this time we require that you submit a complete mailing list of all record fee title owners of the site, which states, at a minimum, the following:

A. *In accordance with section 25297.15(a) of Chapter 6.7 of the Health & Safety Code, I, (name of primary responsible party), certify that the following is a complete list of current record fee title owners and their mailing addresses for the above site:*

- OR -

B. *In accordance with section 25297.15(a) of Chapter 6.7 of the Health & Safety Code, I, (name of primary responsible party), certify that I am the sole landowner for the above site.*

(Note: Complete item A if there are multiple site landowners. If you are the sole site landowner, skip item A and complete item B.)

In the future, for you to meet these requirements when submitting cleanup proposals or requests for case closure, ACEH requires that you:

1. Notify all current record owners of fee title to the site of any cleanup proposals or requests for case closure;
2. Submit a letter to ACEH which certifies that the notification requirement in 25297.15(a) of the Health and Safety Code has been met;
3. Forward to ACEH a copy of your complete mailing list of all record fee title holders to the site; and
4. Update your mailing list of all record fee titleholders, and repeat the process outlined above prior to submittal of any additional *Corrective Action Plan* or your *Request for Case Closure*.

Your written certification to ACEH (Item 2 above) must state, at a minimum, the following:

A. *In accordance with Section 25297.15(a) of the Health & Safety Code, I, (name of primary responsible party), certify that I have notified all responsible landowners of the enclosed proposed action. (Check space for applicable proposed action(s)):*

cleanup proposal (Corrective Action Plan)

request for case closure

local agency intention to make a determination that no further action is required

local agency intention to issue a closure letter

- OR -

Messrs. Molnar and Yu

July 28, 2005

Page 4 of 4

B. In accordance with section 25297.15(a) of Chapter 6.7 of the Health & Safety Code, I, (name of primary responsible party), certify that I am the sole landowner for the above site.

(Note: Complete item A if there are multiple site landowners. If you are the sole site landowner, skip item A and complete item B.)

TECHNICAL REPORT REQUEST

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

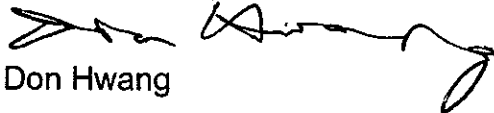
September 28, 2005 – Work plan

OTHER REQUEST

September 28, 2005 – List of record fee titleholders

If you have any questions, please call me at (510) 567-6746.

Sincerely,



Don Hwang

Hazardous Materials Specialist
Local Oversight Program

C: Aniko Molnar, 7 Morningsun Ave., Mill Valley, CA 94941
Donna Drogos
File

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



01-16-03

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

RO0000001

January 14, 2003

Mr. Nicholas Molnar
c/o Aniko Molnar
775 E Blithedale Ave #325
Mill Valley, CA 94941

Mr. Raymond Yue
4098 Laguna Ave
Oakland, CA 94602

RE: Groundwater Monitoring at 2801 MacArthur Blvd, Oakland, CA

Dear Messrs. Molnar and Yue:

I have reviewed the case file to determine if closure is warranted at this time. In November 2000 and December 2001, the pit was overexcavated and confirmation soil samples were collected for BTEX analysis. Little or no BTEX was detected in the soil samples. None of the soil samples were analyzed for TPH as gasoline. Groundwater was last sampled in December 1999. At that time, a maximum of 32,000ppb TPHg and 3,700ppb benzene was identified in groundwater.

Before I can recommend closure for the site, it must be demonstrated that remedial actions conducted at the site was effective in reducing risk to human health or the environment. At a minimum, another round of groundwater monitoring should be conducted. Groundwater should be sampled in the first quarter 2003 and analyzed for TPHg,, BTEX, and MTBE.

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

eva chu
Hazardous Materials Specialist

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



R01

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

StID 23

August 20, 1999

Ms. Aniko Molnar
7 Morning Sun Avenue
Mill Valley, CA 94941

RE: CAP Approval for 2801 MacArthur Blvd., Oakland, CA

Dear Ms. Molnar:

I have completed review of Subsurface Consultants, Inc.'s August 1999 *Corrective Action Plan* prepared for the above referenced site. Three corrective action alternatives (natural attenuation, enhanced bioremediation, and excavation) were evaluated to address residual hydrocarbon contamination in the vadose zone. It was determined that excavation of benzene-impacted soil would be most immediate and cost-effective for the site. Therefore, the proposal to excavate the pump island area to a depth of 15 feet below grade is acceptable.

Please provide an update on whether the station building will be demolished. Also, I need to be present for the collection of soil samples upon completion of excavation.

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

eva chu
Hazardous Materials Specialist

c: Gene Ng, SCI, 3736 Mt. Diablo Blvd., Suite 200, Lafayette, CA 94549

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



RO# 1

StID 23

March 8, 1999

Ms Aniko Molnar
7 Morning Sun Ave
Mill Valley, CA 94941

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

RE: Soil Remediation at 2801 MacArthur Blvd., Oakland, CA

Dear Ms. Molnar:

I have completed review of Subsurface Consultants, Inc.'s February 1999 *Additional Investigation* report prepare for the above referenced site. This report summarized results of soil vapor and soil sampling at three selected locations. Soil vapor analytical results exceeded the SF-RWQCB's Draft RBSLs (Recommended Maximum Allowable Concentrations of BTEX in Vapor at 3 Feet Below Ground Surface, No Building Slab Assumed) by two orders of magnitude for benzene. And, analytical results for benzene from soil samples collected at 10' and 15'bgs exceeded ASTM's Tier 1 RBSL Look-Up Table by one and two orders of magnitude for exposure via soil volatilization to outdoor air and soil vapor intrusion from soil to buildings, respectively. A target risk of one in 100,000 was assumed for each exposure pathway.

Before site closure can be granted, the elevated benzene concentrations in soil must be remediated to levels which would be protective of construction and utility workers, and for the future construction of a commercial structure. Overexcavation of hydrocarbon impacted soil may be most feasible. A workplan to remediate soil contamination is due within 90 days of the date of this letter, or **by June 11, 1999**.

Finally, the groundwater monitoring frequency may be reduced to a semi-annual basis. Groundwater should be sampled in the first and third quarter of each year until further notice. If you have any questions, I can be reached at (510) 567-6762.

eva chu
Hazardous Materials Specialist

c: Meg Mendoza
Subsurface Consultants
3736 Mt. Diablo Blvd., Suite 200
Lafayette, CA 94549-3659

apafund-5



201

ENVIRONMENTAL HEALTH SERVICES

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

StID 23

June 1, 1998

Ms Aniko Molnar
7 Morning Sun Ave
Mill Valley, CA 94941

RE: Workplan Approval for 2801 MacArthur Blvd., Oakland, CA

Dear Ms Molnar:

I have completed review of Subsurface Consultants, Inc's April 1998 "Work Plan, Additional Soil Investigation" report for the above referenced site. The proposal to collect soil vapor samples from three feet and six feet below grade near Boring B-9 and the former pump islands is acceptable. The soil-gas sample results (for TPHg and BTEX) may be averaged and compared with the Risk Based Screening Levels (RBSLs) established by the SF-RWQCB (see attachment).

In addition, soil samples will be collected from each boring. It is recommended that soil samples be collected at 10' and 15' bgs only. If the soil gas samples contain BTEX concentrations above the RBSLs, then the soil samples will be analyzed for TPHg, BTEX, and MTBE. Field work should commence within 60 days of the date of this letter.

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

A handwritten signature in cursive script, appearing to read 'eva chu'.

eva chu
Hazardous Materials Specialist

Attachment

c: Meg Mendoza, SCI, 3736 Mt Diablo Blvd, Suite 200, Lafayette, CA 94549
Ms. Quynh Hoa, UST Cleanup Fund

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



RO# 1

StID 23

January 13, 1998

Ms. Aniko Molnar
1920 Main Street, Suite 400
Irvine, CA 92714

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

RE: Soil Gas Survey at 2801 MacArthur Blvd, Oakland, CA 94602

Dear Ms. Molnar:

In 1997 an RBCA Tier 2 site analysis for soil and groundwater was performed for the above referenced site. Benzene concentrations in soil from the area of boring B-9 exceeded the site specific target levels of 0.25 mg/kg. Because soil data used for the risk assessment was collected eight years ago and with the likelihood that natural attenuation occurs at the site, Subsurface Consultants, Inc recommended that current soil data be collected to determine if volatilization of chemicals is still a concern.

At this time, you should conducted a soil vapor study in the vicinity of boring B-9 using Summa cannisters. Soil vapors should be collected from 3' and 6'bgs and analyzed for TPHg and BTEX. Please submit a workplan for this next phase of investigation within 45 days of the date of this letter.

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

eva chu
Hazardous Materials Specialist

c: Meg Mendoza, SCI, 3736 Mt. Diablo Blve, Suite 200, Lafayette,
CA 94549

ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY

DAVID J. KEARS, Agency Director



R01

RAFAT A. SHAHID, Director

StID 23

August 18, 1995

Ms. Aniko Molnar
1920 Main St, Suite 400
Irvine, CA 92714

DEPARTMENT OF ENVIRONMENTAL HEALTH
Environmental Protection Division
1131 Harbor Bay Parkway, #250
Alameda, CA 94502-6577
(510) 567-6700

RE: CAP for 2801 MacArthur Blvd, Oakland, CA 94602

Dear Ms. Molnar:

I have completed review of Subsurface Consultants' June 1995 Quarterly Groundwater Monitoring report for the above referenced site. This report provided results of the groundwater sampling event which took place on April 26, 1995. Please submit quarterly reports in a more timely manner, within 60 days upon completion of field work is acceptable.

It has been noted that piezometer P-2 recharges slowly after purging. As a pilot test, I recommend that wells at this site be sampled without purging for a period of four consecutive quarters. After which, it will be re-evaluated to determine if other changes should be implemented.

And at this time, pursuant to Section 2721 et seq. of Article 11, Title 23, California Code of Regulations, you are hereby requested to develop a Corrective Action Plan (CAP) for further investigation of this site, and to identify and evaluate all feasible alternatives for cleanup of soil and groundwater, both on- and off-site, caused by the unauthorized release of petroleum products.

The referenced CAP is due in this office within 45 days of the date of this letter or **by October 10, 1995**. Include a time schedule for the completion of each aspect of the remediation process. Please be advised that this is a formal request for technical reports pursuant to Title 23, CCR, Section 2722(c). Any extensions of the stated deadlines, or modifications of the required tasks, must be confirmed in writing by this agency.

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

eva chu
Hazardous Materials Specialist

cc: Jeriann Alexander, SCI, 171 12th St, #201, Oakland 94607
Nicholas Molnar, APA, 1904 Franklin, #501, Oakland 94612
files (APAFund.2)

ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY

DAVID J. KEARS, Agency Director



R01

RAFAT A. SHAHID, ASST. AGENCY DIRECTOR

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

StID 23

June 9, 1994

Mr. James Bowers
Subsurface Consultants, Inc
171 12th St, Suite 201
Oakland, CA 94607

Subject: Work Plan Approval for 2801 MacArthur Blvd, Oakland

Dear Mr. Bowers:

I have completed review of Subsurface Consultants' May 1994 Work Plan Amendment for Supplemental Soil and Groundwater Investigation at the above referenced site. The proposal to install a monitoring well on Georgia Street, and to obtain a grab groundwater sample from the soil boring proposed upgradient from the former tank pit is acceptable. Field work should commence **within 45 days of the date of this letter**. Please notify this office at least 72 hours prior to the start of field work.

A report documenting the proposed work is due 45 days after completion of field activities. If you have any questions, I can be reached at (510) 271-4530.

Sincerely,

eva chu
Hazardous Materials Specialist

cc: Aniko Molnar, 1920 Main St, Suite 400, Irvine, CA 92714
Nicholas Molnar, APA Fund, 1904 Franklin St, Suite 501,
Oakland, CA 94612
files

APAFund2

ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY

DAVID J. KEARS, Agency Director



ROI

RAFAT A. SHAHID, ASST. AGENCY DIRECTOR

StID 23

May 2, 1994

Mr. James Bowers
Subsurface Consultants, Inc
171 12 St, Suite 201
Oakland, CA 94607

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

Subject: Work Plan Amendment for 2801 MacArthur Blvd, Oakland

Dear Mr. Bowers:

I have completed review of Subsurface Consultants Inc.'s (SCI) April 1994 Work Plan for Supplemental Soil and Groundwater Investigation for the above referenced site. SCI proposes to advance six soil borings, converting one into an upgradient well, and the others into vapor extraction wells. Information gathered from this investigation will be used to more definitively evaluate remediation alternatives and costs, and to design the remediation system.

This office does not see how remediation alternatives can be considered before the contaminant plume is fully characterized. The referenced workplan does not attempt to delineate the extent of the groundwater plume in the downgradient direction.

At this time, the investigation should be extended onto Georgia Street. Please submit an amended workplan to show where additional soil borings and/or monitoring wells will be advanced to fully characterized the contaminant plume. Information gathered from this added phase of the investigation can then be used to determine an appropriate course of action to remediate the site. The amended workplan is due by **May 31, 1994**.

If you have any questions, I can be reached at (510) 271-4530.

eva chu
Hazardous Materials Specialist

cc: Aniko Molnar, 1920 Main St, Suite 400, Irvine, CA 92714
Nicholas Molnar, APA Fund, 1904 Franklin St, Suite 501,
Oakland, CA 94612
files

APAfund1

ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY

DAVID J. KEARS, Agency Director



RO1

RAFAT A. SHAHID, ASST. AGENCY DIRECTOR

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

October 19, 1993
STID 23

The A. P. A. Fund Ltd.
ATTN: Nicholas Molnar
1904 Franklin St., Suite 501
Oakland, CA 94612

Re: 2801 MacArthur Blvd., Oakland, CA 94602

Dear Sir:

This office has received and reviewed a Supplemental Soil and Groundwater Investigation dated July 14, 1993, a Quarterly Groundwater Monitoring Report and a Conceptual Approach to Soil and Groundwater Remediation, both dated September 22, 1993 by Subsurface Consultants, Inc. Following are comments concerning these reports:

1. This office accepts the recommendations on page 11 of the first report.
2. This office accepts the second report. This report certainly shows that there are very serious levels of contamination in the soil and groundwater of this site.
3. This office accepts your conceptual approach to remediate your soil and groundwater contamination. The use of soil vapor extraction and air sparging are proven technologies that should work in this situation. Please contact this office with further design documents and when implementation will begin.

If you have any questions please call this office at (510) 271-4530.

Sincerely,

Thomas F. Peacock, Supervising HMS
Hazardous Material Division

cc: Edgar Howell. Chief - files
Raymond W. & Grace Yu, 4098 Laguna Ave., Oakland, CA 94602
A.P.A. Fund, LTD. c/o Ms. Aniko Molnar, 1920 Main
St., Suite 400, Irvine, CA 92714

ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY



DAVID J. KEARS, Agency Director

RAFAT A. SHAHID, ASST. AGENCY DIRECTOR

June 24, 1993
STID# 2047

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

Mr. Mark Miller
Chevron USA Products Company
2410 Camino Ramon
San Ramon, California 94583

**RE: Investigation / Remediation Related to an Underground
Storage Tank Unauthorized Release at Chevron Service
Station - 5509 Martin Luther King Way, Oakland, CA 94609**

Dear Mr. Miller:

The Alameda County Department of Environmental Health, Hazardous Materials Division has recently reviewed the files concerning the soil and groundwater investigation/remediation at the referenced site. Underground piping modifications were performed in December 14, 1989. Soil samples collected at the bottom of the piping trenches (approximately 3 feet bgs) exhibited elevated levels of TPH as gasoline (1700 ppm) and benzene (0.14 ppm). We are in receipt of the following reports:

- * Geotest's Laboratory Report dated 12/20/89
- * Underground Storage Tank Unauthorized Release (Leak) / Contamination Site Report (1/25/90)
- * Results of Groundwater Sampling Activities (April 2, 1990) prepared by Geraghty & Miller, Inc.
- * Site Assessment Workplan (April 23, 1990) prepared by Geraghty and Miller, Inc.
- * Site Assessment Report (December 15, 1990) prepared by Geraghty and Miller, Inc.
- * Quarterly Groundwater Sampling Results (March 6, 1991) prepared by Geraghty & Miller, Inc.
- * Chevron's letter dated February 25, 1991 in response to ACHD's letter of February 6, 1991
- * Quarterly Groundwater Sampling Results (May 20, 1991) prepared by Geraghty & Miller, Inc.
- * Quarterly Groundwater Sampling Results (September 25, 1991) prepared by Geraghty & Miller, Inc.
- * Quarterly Groundwater Sampling Results (November 26, 1991) prepared by Geraghty & Miller, Inc.
- * Quarterly Groundwater Sampling Report (February 28, 1992) prepared by Groundwater Technology, Inc.
- * Quarterly Groundwater Sampling Report (June 16, 1992) prepared by Groundwater Technology, Inc.
- * Quarterly Groundwater Sampling Report (August 27, 1992) prepared by Groundwater Technology, Inc.
- * Quarterly Groundwater Sampling Report (December 2, 1992) prepared by Groundwater Technology, Inc.
- * Quarterly Groundwater Sampling Report (February 26, 1993) prepared by Groundwater Technology, Inc.

Mr. Mark Miller
RE: 5509 Martin Luther King Way, Oakland, CA 94609
June 24, 1993
Page 2 of 4

- * Quarterly Groundwater Sampling Report (May 12, 1993)
prepared by Groundwater Technology, Inc,
- * Workplan For Additional Site Assessment (June 7, 1993)
prepared by Groundwater Technology, Inc.

Based upon the review process of all the reports submitted to this office for the referenced site, the following issues needed clarification and must be addressed:

- 1) Free floating product had been detected in MW-3. Please clarify the total volume of free floating product recovered from the referenced site to date. This data must be incorporated in your quarterly report. Free product must be recovered on a regular basis. Free product removal must comply with the California Code of Regulations, Title 23, Section 2655.
- 2) Elevated levels of TPH gasoline (1700 ppm) and benzene (0.14ppm) were detected in the soil samples collected from the bottom of the piping trenches. Please clarify if any overexcavation of contaminated soil was performed and provide this office with the results of verification soil samples.
- 3) Monitoring wells MW-1, MW-2 and MW-3 detected the highest concentration of petroleum hydrocarbon contaminants including free floating product in MW-3 (from 10/05/92 to 1/05/93). Boring logs and monitoring well construction diagrams for these three wells have not been submitted to this office. Please provide this office with copies of the boring logs and monitoring well installation diagrams for MW-1, MW-2 and MW-3, including data for the placement of the screens.
- 4) Currently, there is no downgradient well on site. The extent of the soil and groundwater contamination remains undefined. The workplan for additional site assessment proposes the installation of two downgradient wells located at the property boundary. Soil borings and/or monitoring wells within ten feet downgradient of the fuel pump islands (location where the soil contamination was found in December, 1989 that initiated this investigation / remediation) must be included in the proposed additional site assessment.

Response to the items mentioned above must be provided to this office **no later than July 30, 1993.**

Mr. Mark Miller
RE: 5509 Martin Luther King Way, Oakland, CA 94609
June 24, 1993
Page 3 of 4

This department concurs with the basic elements of the workplan for additional site assessment. The work plan is acceptable and can be implemented with the following conditions:

- * Construction and placement of the well must adhere to the requirements specified in "Tri-Regional Board Staff Recommendations for Preliminary Evaluation and Investigation of Underground Tank Sites", August, 1990. Monitoring wells must be screened to intercept free floating product and accommodate seasonal water table fluctuations.
- * Soil samples must be collected every five feet as per RWQCB's guidelines. Field instruments are acceptable as a screening tools only. Any evidence of soil contamination such as odor, visual staining or field instrument readings must be verified by analysis from a state certified laboratory.
- * Groundwater monitoring wells must be sampled on a quarterly basis and analyzed for the following target compounds: TPH gasoline, benzene, toluene, ethyl benzene and xylene. Groundwater elevation readings must be included in the quarterly monitoring program. After four quarters of non detectable levels have been achieved, the frequency of sampling events will be evaluated and/or a recommendation for signoff/case closure by RWQCB will be determined.
- * Please submit a time schedule for all phases of the investigation and remediation activities and the anticipated time when cleanup will be completed at the site.
- * Please notify this office at least 48 hours in advance for the start up of work plan implementation so a site visit can be arranged by a representative from this office.
- * Response to item #4 listed above must be addressed.

A report must be submitted within **45 days** after completion of this investigation. Until cleanup is complete, you will need to submit reports to this office and to RWQCB every three months (or at a more frequent interval, if specified at any time by either agency). In addition, the following items must be incorporated in your future reports or workplans:

- a cover letter from the responsible party or tank owner stating the accuracy of the report and whether he/she concurs with the conclusions and recommendations in the report or workplan

Mr. Mark Miller
RE: 5509 Martin Luther King Way, Oakland, CA 94609
June 24, 1993
Page 4 of 4

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

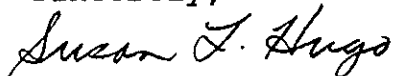
All reports and proposals must be submitted under seal of a California Registered Geologist or Registered Civil Engineer with a statement of qualifications for each lead professionals involved with the project. Copies of reports must also be submitted to :

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

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

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

Sincerely,



Susan L. Hugo
Senior Hazardous Materials Specialist

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



RAFAT A. SHAHID, Assistant Agency Director

June 9, 1993

DEPARTMENT OF ENVIRONMENTAL HEALTH
Hazardous Materials Division
80 Swan Way, Rm. 200
Oakland, CA 94621
(510) 271-4320

Mr. Ed Sterling
Chevron USA Products Co.
P.O. Box 5004
San Ramon, CA 94583

Subject: Chevron Station #1583, 5509 M.L.King Way, Oakland, CA

Dear Mr. Sterling,

On June 1, 1993, this office received a report from Ustman Industries, Inc., concerning data submitted by your company on "Statistical Inventory Reconciliation"(SIR) performed at the above facility. The results submitted indicate that your company should undertake an investigation of the facility for potential losses of fuel product.

Title 23, section 2543(c) of the California Code of Regulations states that "A tank is declared leaking if the leak rate determined by a test method exceeds the preset threshold shown in the data sheet." The report submitted by Ustman Industries indicates the results of the April 1993 data on the single walled tanks located above were inconclusive(IR).

Please be advised that following a second successive month of "inconclusive results" the office will require a formal investigation to be undertaken. This will entail at the minimum, a precision tank test within fifteen (15) calendar days of the second "Inconclusive Results(IR)" SIR report. Further, notification should be given to this office within 72 hours of such a second "IR" report.

This office recommends investigation as soon as a potential threat of release is discovered. Included in this letter you will find Local Government Letter (LG) 123-1, authored by the State Water Quality Control Board which offers guidelines on SIR. Please call this office if you have any questions concerning this document, or any other UST laws. The number is (510) 271-4320.

Sincerely,

Handwritten signature of Brian P. Oliva in cursive.

Brian P. Oliva, REHS, REA
Team Lead Underground Storage Tank Program

enclosures: LG-123-1

cc: Ed Howell, Chief, Division of Hazardous Materials

ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY

DAVID J. KEARS, Agency Director



ROI

RAFAT A. SHAHID, ASST. AGENCY DIRECTOR

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

February 3, 1993
STID 23

The A. P. A. Fund Ltd.
ATTN: Nicholas Molnar
1904 Franklin St., Suite 501
Oakland, CA 94612

Re: 2801 MacArthur Blvd., Oakland, CA 94602

Dear Sir:

This office has reviewed your letter dated January 18, 1993 and spoken with Aniko Molnar concerning a workplan for the above referenced site. You mentioned the workplan, dated 31 January 1992, which was addressed to Larry Seto. He did not have the plan but it was located in this office along with a groundwater monitoring report dated 28 January 1992. The plan and report were both reviewed by this office. The plan is accepted and should be implemented as soon as possible. You have significant contamination in all three of the monitoring points with TPHg as high as 99,000 ppb. You need to continue to delineate the lateral extent of contamination as soon as possible.

In addition, you have not monitored your sampling points quarterly, as required, since the last event in January, 1992. Your monitoring program should also be reimplemented as soon as possible. This office will be expecting that action be taken within 30 days.

If you have any questions please call this office at (510) 271-4530.

Sincerely,

Thomas F. Peacock, Supervising HMS
Hazardous Material Division

cc: R. Hiatt, RWQCB
Edgar Howell, Chief - files
Gil Jensen, Alameda County District Attorney's Office
Raymond W. & Grace Yu, 4098 Laguna Ave., Oakland, CA 94602

ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY

DAVID J. KEARS, Agency Director



ROI

RAFAT A. SHAHID, ASST. AGENCY DIRECTOR

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

December 29, 1992
STID 23

Cali France Corporation
ATTN: Nicholas Molnar
1904 Franklin St., Suite 501
Oakland, CA 94612

Re: 2801 MacArthur Blvd., Oakland, CA 94602

SECOND NOTICE OF VIOLATION

Dear Sir:

This office has reviewed reports of the underground storage tank removals performed at the above referenced site on January 3, 1991 and subsequent investigations. The last sampling event was conducted sampling 2 monitoring wells on May 7, 1991. The following comments are to be considered:

1. You were requested to begin a soil and groundwater investigation in a letter from this office dated December 16, 1991 from Larry Seto. No further investigation has begun.
2. This office has no record of any further monitoring of existing wells or any other report since then except for the disposal of some drums of soil cuttings.
3. It is clear that the elevated total petroleum hydrocarbon concentrations in soil at the above site require a soil and groundwater investigation. Although you have begun this investigation you have not proceeded in a matter as stated by your consultant, with quarterly reports of actions taken and needed and monitoring of contaminated groundwater.

I have enclosed the document, Workplan for Initial Subsurface Investigation, a guidance document published by the Regional Water Quality Control Board (RWQCB). Please be advised this office is working in conjunction with the RWQCB to oversee the remediation of hydrocarbon contaminated sites such as these. The RWQCB is the agency entrusted to protect the waters of the state.

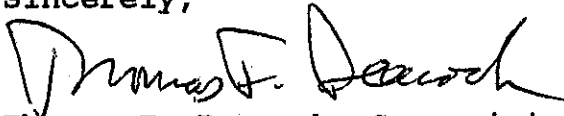
Please submit a workplan as described in the above document to this office within thirty (30) days of this letter.

2801 MacArthur Blvd. Oakland, 94602
STID 23
December 29, 1992
Page 2 of 2

You should consider this a formal request for technical reports pursuant to the California Water Code Section 13267 (b). All workplans, analytical results or reports should be sent to our office and to that of the RWQCB to the attention of Mr. Rich Hiatt. Their address is 2101 Webster St., Fourth Floor, Oakland CA 94612. Be aware that failure to submit the requested documents may subject you civil liabilities.

If you have any questions please call this office at (510) 271-4530.

Sincerely,



Thomas F. Peacock, Supervising HMS
Hazardous Material Division

cc: R. Hiatt, RWQCB
Edgar Howell. Chief - files
Gil Jensen, Alameda County District Attorney's Office
Raymond W. & Grace Yu, 4098 Laguna Ave., Oakland, CA 94602
enclosures

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



CERT # P 367 604 345 R01

RAFAT A. SHAHID, Assistant Agency Director

January 17, 1992

Mr. Nicholas Molnar
The A. P. A. Fund, Ltd.
1904 Franklin St., Suite 501
Oakland, CA 94612 STID 23

DEPARTMENT OF ENVIRONMENTAL HEALTH
80 Swan Way, Rm. 210
Oakland, CA 94621
(415) 271-4300

RE: 2801 MacArthur Blvd., Oakland, CA

Dear Mr. Molnar:

I followed up on a complaint received by this office and performed an inspection at the above site on January 16, 1992. There are approximately thirty to thirty-five 55 gallon drums of soil cuttings and purged groundwater on-site. Most of these drums are improperly labelled, and all the drums are in an unsecure area. The dates on some of the drums indicates that some of the drums have been there over one year.

The material in the drums must be classified and disposal of at an appropriate disposal site within 30 days. Please submit to this office within 15 days of the receipt of this letter a plan of correction. Your plan must include, but shall not be limited to:

1. Proposed sampling plan
2. Name of the certified laboratory that will perform the testing on the samples
3. Contaminates that will be sought
4. Name of hauler(s)
5. Name of disposal site(s)

If you have any questions, please contact me at 271-4320.

Sincerely,

Thomas Peacock, Supervising HMS
Hazardous Materials Division

cc: Gil Jensen, Alameda County District Attorney Office
RWQCB
Charlene Williams, DTSC
Doug Lovell, Steamborn
Rafat Shahid, Assistant Agency Director, Enviromental Health
Larry Seto, Hazardous Materials

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



R01

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

December 16, 1991

Mr. Nicholas Molnar
1904 Franklin Steet
Suite 501
Oakland, CA 94612

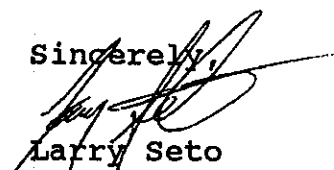
RE: 2801 MacArthur Blvd., Oakland, CA 94602

Dear Mr. Molnar:

This letter is to confirm our agreement during our meeting on December 12, 1991, that you will submit a workplan to this office no later than January 31, 1992, identifying how you propose to define the lateral and vertical extent of contamination. In addition, you agreed to write a narrative concerning the ownership history of the above site.

If you have any questions, please contact me at 271-4320.

Sincerely,


Larry Seto
Sr. Hazardous Materials Specialist

cc: Gil Jensen, Alameda County District Attorneys's Office
Consumer and Environmental Protection

RWQCB
Charlene Williams, DTSC
Rafat Shahid, Asst. Agency Director
Files

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



ROI

Cert. # P 367 604 339

November 11, 1991

Mr. Nicholas Molnar
Califrance Corporation
1904 Franklin St., Suite 501
Oakland, CA 94612

DEPARTMENT OF ENVIRONMENTAL HEALTH
Hazardous Materials Program
80 Swan Way, Rm. 200
Oakland, CA 94621
~~(415)~~
(510) 271-4320

RE: 2801 MacArthur Blvd., Oakland, CA

Dear Mr. Molnar:

I have reviewed your Additional Soil and Groundwater Investigation Report dated August 20, 1991, that was prepared by Streamborn. The report identified soil contamination up to 5,300 PPM-TPH(g) at or near the groundwater table. A petroleum odor and a slightly "greasy" coating on the the water level probe was observed during the monitoring of P2 and M2. Groundwater analytical results from P2 and M2 identified elevated concentrations of benzene (4,700 PPb and 1,300 PPb respectively) and TPH-gasoline (33,000 PPb and 16,000 PPb respectively). In addition, the lateral extent of soil contamination in the westerly direction has not been well defined.

Please submit to this office within 30 days of the receipt of this letter a workplan. Your workplan must include, but shall not be limited to the following:

1. Method(s) that will be used to define the lateral extent of soil contamination in the westerly direction
2. Method(s) that will be used to define the extent of groundwater contamination. At a minimum, two additional monitoring wells must be install in the verified downgradient direction.
3. Proposal for soil and groundwater remediation
4. Time schedule for future investigation and remediation work

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



R01

DEPARTMENT OF ENVIRONMENTAL HEALTH

Hazardous Materials Program

80 Swan Way, Rm. 200

Oakland, CA 94621

~~(415)~~

(510) 271-4320

Page 2 of 2

If you have any questions, please contact me at 271-4320.

Sincerely,

Larry Seto

SR. Hazardous Materials Specialist

cc. Gil Jensen, Alameda County District Attorney Office,
Consumer and Environmental Protection Agency

RWQCB

Charlene Williams, DTSC

Doug Lovell, Steamborn

Rafat Shahid, Assistant Agency Director, Environmental Health
Files

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



R0429 (4035 Park)

✓R01 (2801 MacArthur)

9/23/91 ?

Ms. Melissa Gallio
National Pacific Mortgage Corporation
P.O. Box 66008
Anaheim, CA 92816-0608

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

Re Site Search for 2901 MacArthur Blvd., Oakland, CA 94602

Dear Ms. Gallio:

With regard to your inquiry of ongoing soil or groundwater remediation projects near Dimond View located at 2901 MacArthur Blvd., Oakland, CA 94602.

Upon review of our files the following addresses of remediation projects exist located at

Cal French Corp.
2801 MacArthur Blvd.
Oakland, CA 94602

Desert Petroleum
4035 Park Blvd.
Oakland, CA 94602

It is not certain that the Desert Petroleum property listed above is within a one mile radius of 2901 MacArthur Blvd. If you need further assistance please contact me at 510/271-4320 and I will elaborate the details of Alameda County's fee structure and procedure for completing site searches.

I apologize for the delay in responding to your request.

Sincerely:

A handwritten signature in cursive script that reads "Paul M. Smith".

Paul M. Smith
Hazardous Materials Specialist

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



R01

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

October 19, 1990

Mr. Nicholas Molnar
Califrance Corporation
1904 Franklin St., Suite 501
Oakland, CA 94612

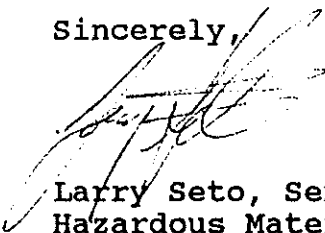
RE: 2801 MacArthur Blvd., Oakland, CA 94602

Dear Mr. Molnar:

I have reviewed your workplan dated August 31, 1990, and your modifications to it dated October 5, 1990, that was prepared by Streamborn. It is acceptable with the following condition; the soil samples taken from P2 and M1 also be tested for total oil and grease. In addition, pending the results of your investigation, additional monitoring wells may be required along with your remediation plan.

If you have any questions, please call me at, (415) 271-4320.

Sincerely,



Larry Seto, Senior
Hazardous Materials Specialist

LS:mnc

cc: Gil Jensen, Alameda County District Attorney, Consumer and
Environmental Protection Agency

RWQCB

Charlene Williams, DOHS

Doug Lovell, Streamborn

Rafat A. Shahid, Assistant Agency Director, Environmental Health
Files

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



Ro1

Certified Mail #P 062 127 841

May 23, 1990

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

Mr. Nicholas D. Molnar
CaliFrance Corp.
1904 Franklin St., Suite 501
Oakland, CA 94612

SECOND NOTICE OF VIOLATION

RE: 2801 MacArthur Blvd., Oakland, CA 94602

Dear Mr. Molnar:

A notice of violation dated March 8, 1990, was sent to you concerning violations at the above site. A plan of correction was requested within thirty (30) days of the receipt of this letter. As of this date, we have not received your plan of correction.

Please be aware that Section 25189(d), California Health and Safety Code, states that any person who negligently disposes or causes the disposal of any hazardous or extremely hazardous waste, at a point which is not authorized, shall be subject to a civil penalty of not more than twenty-five (\$25,000) thousand dollars for each violation.

Please submit your plan of correction within ten (10) days of the receipt of this letter.

Sincerely,

Larry Seto, Senior
Hazardous Materials Specialist

LS:mnc

Enclosure(s) 1

cc: Gil Jensen, Alameda County District Attorney, Consumer and
Environmental Protection Agency

RWQCB

Charlene Williams

Rafat A. Shahid, Assistant Agency Director, Environmental Health

Mike Buns, Riedel

Files

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Director



R01

Telephone Number: (415)

March 8, 1990

Mr. Nicholas D. Molnar
Califrance Corp.
1904 Franklin Street, Suite 501
Oakland, CA 94612

RE: 2801 MACARTHUR BLVD. OAKLAND, CA 94602

Dear Mr. Molar:

I have reviewed your remedial investigation report dated December 14, 1989 that was prepared by Riedel Environmental for the above site. Nine on-site soil borings were drilled, and contamination was detected in five of these boring with up to 5,300 PPM of total petroleum hydrocarbon.

The following items needs to be addressed:

- 1) The vertical and lateral extent of soil contamination needs to fully characterized.
- 2) The groundwater must be adequately characterized. Monitoring wells must be installed.
- 3) Method(s) of remediating the contamination found in the areas of soil borings B-4, B-7, and B-9.

Please submit your plan addressing the above concerns within 30 days after the receipt of this letter.

If you have any questions, please contact me at 415/271-4320.

Sincerely,


Larry Seto
Sr. Hazardous Materials Specialist

LS:tlh

cc: Gil Jensen, Alameda County District Attorney
RWQCB
Charlene Williams, DHS
Michael Burns, Riedel (4138 Lakeside Dr. Richmond, CA. 94806)