

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



sent
12-19-05

December 16, 2005

Mr. Jim Minor
P.O. Box 726
Diablo, CA 94528

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

Dear Mr. Minor:

Subject: Fuel and Solvent Leak Case RO0000136, 4341 Howard St.,
Oakland, CA 94601

LANDOWNER NOTIFICATION AND PARTICIPATION REQUIREMENTS

Dear Mr. Minor:

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 title holders to the site.

At this time we require that you submit a complete mailing list of all record fee title owners of the site by January 17, 2005 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 title holders, 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.)

If you have any questions, please contact me at (510) 567-6765.

Sincerely,



Barney M. Chan
Hazardous Materials Specialist

C: files, D. Drogos

landowner 4341Howard 12_16_05

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



06-27-01

R0136

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

June 26, 2001
StID #2623

Mr. Jim Minor
P.O. Box 726
Diablo, CA 94528

Re: Soil and Groundwater Investigation at 4341 Howard St., Oakland CA 94601

Dear Mr. Minor:

Our office has received the fax document dated 6/21/01 from you stating that you are awaiting a project manager to be named by Mr. Jim Jacobs of Artesian at which time you will proceed with the previously proposed work. Our office has also received a voice message from Mr. Jacobs reiterating the same. Please be reminded that our office also requested that you re-sample the monitoring well at this site for the chemical MTBE. In addition, you are to submit a check in the amount of \$2100.00 to cover County oversight fees for the requested investigation.

Please attend to these items immediately as originally requested in my May 21, 2001 letter. We look forward to completing both the petroleum and chlorinated solvent investigations at this site.

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

Sincerely,

Barney M. Chan
Hazardous Materials Specialist

C: B. Chan, files

Mr. J. Jacobs, Clearwater/Artesian Environmental, 229 Tewksbury, Point Richmond,
CA 94801

4-4341Howard

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



05/22/01

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

May 21, 2001
StID # 2623
RO0000136

Mr. Jim Minor
P.O. Box 726
Diablo, CA 94528

Re: Soil and Groundwater Investigation at 4341 Howard St., Oakland CA 94601

Dear Mr. Minor:

This letter addresses both the petroleum and chlorinated solvent releases that have impacted the above referenced site. As you are aware, our office separated the investigations into a gasoline release from the former 1000 gallon gasoline tank removed in 1991 and the release of chlorinated solvents, which was detected while investigation 500 High St.

It appears that the release from the underground tank is minor, however, prior to closure of the petroleum release case, you are required by the State Water Resources Control Board (SWRCB) to sample monitoring well MW-1 for the chemical, MTBE, methyl tertiary butyl ether. This may be done by EPA Method 8020, but any detected MTBE must be confirmed by EPA Method 8260. **Please have this done and submit the results to our office within 30 days, no later than June 25, 2001.**

Our office is still waiting for your deposit for \$1200.00 for the oversight of the chlorinated solvent release. Because we have yet to receive your check, you are now informed that the minimum deposit for this type of oversight has increased to \$2100.00. This is the third request for this deposit. Please submit your check for \$2100 to our office payable to Alameda County Environmental Health with the address of this site (4341 Howard St., Oakland 94601) written on it.

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

Sincerely,

Barney M. Chan
Hazardous Materials Specialist

C: B. Chan, files

Mr. J. Jacobs, Artesian Environmental, 229 Tewksbury, Point Richmond, CA 94801
Ms. S. Torrence, Alameda County District Attorney Office

3deprq4341Howard

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



05-17-01

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

May 16, 2001

Mojdeh Mehdizadeh
C/o Mohammed H. Mehdizadeh
678 La Corso Dr.
Walnut Creek, CA 94598

Dear Ms. Mehdizadeh:

Subject: Former Exxon Station, 5175 Broadway St., Oakland, CA 94611;
RO0000139

I have received a copy of the November 30, 1990 report by Tank Protect Engineering, which documented the over-excavation and verification soil sampling at the above referenced site. Included were soil samples VSN, VSN-1, and VSN-2, which were collected approximately 10 to 20 feet from the west side property line where the neighboring apartment building is located. The results were nondetectable or nearly nondetectable for all contaminants. Therefore, it appears that most of the hydrocarbon-impacted soil was removed.

Quarterly groundwater monitoring may be suspended. However, due to the relatively high concentrations of Total Petroleum Hydrocarbons-Gasoline (TPH-G) still found during groundwater monitoring, up to 7,400 ug/l on February 16, 2001, an evaluation of the risk of chemicals of concern in the groundwater to human health and the environment is needed. Please submit a workplan, which will satisfy this requirement.

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

Sincerely,

Don Hwang
Hazardous Materials Specialist

C: Frank Hamedi-Fard & Lawrence Koo, Enviro Soil Tech Consultants,
131 Tully Rd., San Jose, CA 95111

Files

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



20136

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

November 20, 2000
StID # 2623

Mr. Jim Minor
P.O. Box 726
Diablo, CA 94528

Re: Request for Deposit for County Oversight at 4341 Howard St., Oakland CA 94601

Dear Mr. Minor:

This letter serves as a second request for the submission of a deposit in the amount of \$1200.00 payable to Alameda County Environmental Health. As you are aware, before our office can continue our oversight of the chlorinated solvent release at the above site, we must secure a deposit. I have enclosed a copy of my August 3, 2000 letter, which initially requested this deposit.

Please submit the requested check to our office as soon as possible so we can review and expedite the investigation work plan submitted by Artesian Environmental.

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

Sincerely,

Barney M. Chan
Hazardous Materials Specialist

Enclosure (Mr. Minor)

C: B. Chan, files
Mr. J. Jacobs, Artesian Environmental, 229 Tewksbury, Point Richmond, CA 94801
2deposit4341Howard

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



SENT 8-4-2000

RO# 136

August 3, 2000
StID # 2623

Mr. Jim Minor
P.O. Box 726
Diablo, CA 94528

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

Re: Soil and Groundwater Investigation at 4341 Howard St., Oakland CA 94601

Dear Mr. Minor:

Thank you for submitting the July 25, 2000 work plan for the above referenced site as prepared by Artesian Environmental. Prior to our office's review, we must start another project for this site. As you may recall, this site was initially brought into the County's oversight following the November 15, 1991 removal of the 1,000 gallon gasoline tank. At this same time, a soil and groundwater investigation was occurring at 500 High St., the former Cobble Dick Kibbe site. Using the groundwater gradient established at 500 High St., we only needed to install one monitoring well at 4341 Howard St. to evaluate the gasoline release. After monitoring, it appeared that the gasoline release was minimal and no further action would be necessary.

However, a chlorinated solvent release was discovered on 500 High St. near a former sump. The solvent release required additional investigation because of potential impact to nearby residences. Through additional off-site investigation (borings), there appeared a potential that chlorinated solvents had migrated onto 4341 Howard St. The well on 4341 Howard St. MW-1 or MW-7 as referred to by 500 High St., exhibited chlorinated solvents. In fact, the concentration of chlorinated solvents in MW-1 exceeded the concentration of solvents elsewhere, indicating the possibility that another solvent source existed other than the former Cobble Dick Kibbe sump. Your site was initially brought into the County's Local Oversight Program (LOP) as a petroleum release and now it appears to have a solvent release. Therefore, our office will need to start another oversight account for SLIC (Spill, Leaks, Investigation and Cleanup) releases. This will require a deposit to cover our oversight time. The deposit will be debited as the County provides oversight services. At the end of the project, any remaining deposit will be refunded to you.

Please submit a check for \$1200.00 payable to Alameda County Environmental Health as a deposit. Please write the address, 4341 Howard St., Oakland 94601 and StID # 2623, SLIC on the check.

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

Sincerely,

Barney M. Chan
Hazardous Materials Specialist

C: B. Chan, files

Mr. J. Jacobs, Artesian Environmental, 229 Tewksbury, Point Richmond, CA 94801

SLICdep4341Howard

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



SENT 10-8-99

20136

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

October 6, 1999
StID # 2623

Mr. Jim Minor
P.O. Box 726
Diablo, CA 94528

Re: Work Plan for Chlorinated Solvent Delineation, 4341 Howard St., Oakland CA 94601

Dear Mr. Minor:

This letter responds to your request for an extension to commence your work plan to evaluate the presence of chlorinated solvents at the above referenced site. Though your initial work plan was submitted nearly two years ago, our office will concur with the requested extension on the condition that you submit your amended work plan, (addressing the points in my November 14, 1997 letter), within 30 days or no later than November 10, 1999 and perform this work no later than January 28, 2000. The failure to submit the requested technical report and implement the approved work plan will cause your site to be referred to the District Attorney Office for enforcement.

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

Sincerely,

Barney M. Chan
Hazardous Materials Specialist

C: B. Chan, files

Mr. T. Fortner, Artesian Environmental, 229 Tewksbury Ave., Point Richmond, CA 94801

Wpext4341Howard

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



R1736

ENVIRONMENTAL HEALTH SERVICES

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

July 23, 1999
StID 2623

Mr. Jim Minor
P.O. Box 726
Diablo CA 94528

Re: Work Plan for Chlorinated Solvent Delineation, 4341 Howard St., Oakland CA 94601

Dear Mr. Minor:

As you may be aware, the 500 High St. site investigation has been closed by the County and the Water Board offices in regards to both the petroleum and chlorinated solvent releases. This was based upon extensive investigation both on and off-site along with the data from borings on your property. A human health risk assessment was also performed verifying that no unacceptable health risk exists for the neighboring residential properties.

The investigation on your site was deemed sufficient in regards to the former gasoline tank, however, the conclusion in regards to presence of chlorinated solvents was that the source of the solvent was up-gradient of MW-land was either on your site or further up-gradient. You had Artesian Environmental prepare a work plan for chlorinated solvent delineation. Our office reviewed the November 6, 1997 work plan and commented on it in my November 14, 1997 letter. My recommendation was to perform a site inspection and revise the location of the proposed borings as necessary. Based on past site usage, the rear area, formerly a wash rack, is a location where investigation is warranted. Other areas within the former service bays may also be a potential source. Speaking with Mr. Tom Fortner of Artesian Environmental, he suspects a sewer line might be a source bringing contamination from up-gradient. Please perform a site inspection, review historical records and utility maps to revise the map for boring locations.

Our office previously requested a revised work plan be submitted by December 15, 1997 and have yet to hear from you. Please submit this work plan **within 30 days or by August 24, 1999**. You should schedule this work within 30 days of receiving regulatory approval.

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

Sincerely,

Barney M. Chan
Hazardous Materials Specialist

c: B. Chan, files

Mr. T. Fortner, Artesian Environmental, 229 Tewksbury Ave., Point Richmond CA 94801
2rewp4341

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



✓ RO#136
RO#2500

October 6, 1997
StID# 2623

Mr. Jim Minor
P.O. Box 726
Diablo CA 94528

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

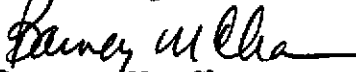
**Re: Request for Work Plan for Additional Subsurface Investigation
at 4341 Howard St., Oakland CA 94601, former El Monte RV**

Dear Mr. Minor:

This letter serves to approve your request for an additional 30 days to prepare and provide a work plan for additional site assessment for the above referenced property. Accordingly, please provide your work plan to our office by November 7, 1997.

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

Sincerely,


Barney M. Chan

Hazardous Materials Specialist

c: B. Chan, files

Mr. J. Jacobs, Artesian Env., 3100 Kerner Blvd., Suite C, San
Rafael, CA 94901

wpex4341

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



✓ RO# 136 (LOP)

RO# 2500 (SUC)

September 5, 1997
StID# 2623

Mr. Jim Minor
P.O. Box 726
Diablo CA 94528

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

**Re: Request for Additional Subsurface Investigation at 4341
Howard St., Oakland CA 94601, former El Monte RV**

Dear Mr. Minor:

Our office has reviewed the referenced site for consideration for site closure. In regards to the former 1,000 gallon gasoline tank, it appears that no further work is required.* However, you may be aware that the ongoing investigation of the chlorinated solvents at 500 High St. has exposed potential sources of solvent contamination other than from that site.

Bank of America has performed a Human Health Risk Assessment (HHRA) which estimated risk based upon chlorinated solvent in groundwater detected in their wells, MW-5 and MW-8, plus your well, MW-1 (also called MW-7 by Bank of America). The concentration of chlorinated solvents has consistently been higher in MW-1 when compared to any of the wells installed by Bank of America. Therefore, there is concern that there may be other sources of chlorinated solvents and a need to determine the limits of the chlorinated solvent plume. The area within and around the former El Monte Service Center has not been fully characterized. In order to estimate potential risk for human health, the entire extent of contamination needs to be determined. Our office recommends the advancement of borings via a rapid site assessment tool (ie Geoprobe, hydropunch etc.) and the sampling of both soil and groundwater. You should perform an inspection of the former service building and look for sources such as stained areas, sumps, floor drains, oil-water separators and catch basins.

Please provide, within 30 days or by October 6, 1997, a work plan to perform both a site inspection and additional subsurface investigation. You may contact me at (510) 567-6765 if you have any questions.

Sincerely,

Barney M. Chan, Hazardous Materials Specialist

c: B. Chan, files

Mr. J. Jacobs, Artesian Env., 3100 Kerner Blvd., Suite C, San
Rafael, CA 94901 adwp4341