



STID 3410

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

May 24, 2001

Tony & Fee Ling Chan  
Property Owners  
78 Park Manor Drive  
Daly City, CA 94015

**Re: Required investigations at 10100 East 14<sup>th</sup> Street, Oakland, CA 94603**

Dear Ms. Gensler and Mr. & Mrs. Ling Chan:

This office approved a Subsurface Investigation Workplan submitted by Mr. Paul H. King of RGA En Environmental Inc. regarding the above referenced site. However, the plan has yet to be implemented. As you are aware, I have sent you several correspondences and have had several phone discussions with your consultant, Mr. King, in the past. However, the approved plan has not yet been implemented. This plan was approved with some minor modifications. As you are aware my previous correspondences detailed all the necessary items in need of modifications.

Therefore, please modify your plan to reflect the change and submit the completed plan:

**You need to investigate the surrounding properties to evaluate groundwater flow gradient prior to determination of the actual sample locations.** As you are aware, the limited number of samples must be placed correctly in order to reveal the actual subsurface condition. You may contact this office regarding the available data regarding the surrounding properties.

Per Cal /EPA and Regional Water Quality Control Board (RWQCB) guidelines, **you need to test for the presence of other oxygenated contaminants such as those of TAME, DIPE, ETBE, TBA, EDB, and EDC at least once to ensure absence of the indicated constituents**

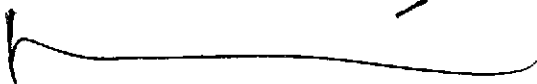
Fill out and submit the "Underground Storage Tank Unauthorized Release (Leak)/Contamination Site Report" form.

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.

Please submit the revised portion of the workplan by within 14 days from the receipt of this letter or by 5/7/2001, otherwise a Notice of Violation will be issued.

Should you have any questions, please call me at (510) 567-6876.

Sincerely,



Amir K. Gholami, REHS  
Hazardous Materials Specialist

C: Quan's Automotive, 10100 E 14<sup>th</sup> Street, Oakland, CA 94603  
Gregory R. Kamman, R.G., Project Geologist, Geomatrix Consultants  
100 Pine Street, 10<sup>th</sup> Floor, San Francisco, CA 94111  
Paul King of P&D Environmental at 4020 Panama Court, Oakland 94611  
Files

ALAMEDA COUNTY  
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



R0162

ENVIRONMENTAL HEALTH SERVICES

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

**STD 3410**

September 2, 1999

Tony & Fee Ling Chan  
Property Owners  
78 Park Manor Drive  
Daly City, CA 94015

**Re: Property at 10100 East 14<sup>th</sup> Street, Oakland, CA 94603**

Dear Ms. Gensler and Mr. & Mrs. Ling Chan:

I sent you a letter regarding the landowner notification and participation requirements. I explained about the law and its requirements. Additionally I enclosed "Sample Letter 2" and "Sample Letter 3", which had to be properly filled out by you and submitted to our office. However, the Sample Letters were not properly filled out.

Enclosed please find the sample letters. Fill them out properly and resubmit to this office.

Please call me at (510)-567-6876, if you have any questions.

Sincerely,

Amir K. Gholami, REHS  
Hazardous Materials Specialist

cc: Chuck Headlee, RWQCB

Attachments: Sample letter 2 and Sample letter 3, which must be filled out by the Responsible Party and mailed to Alameda County.

ALAMEDA COUNTY  
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



1  
R0162

STID 3410

July 30, 1999

Tony & Fee Ling Chan  
Property Owners  
78 Park Manor Drive  
Daly City, CA 94015

ENVIRONMENTAL HEALTH SERVICES

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

Page 1 of 2

**Re: Required investigations at 10100 East 14<sup>th</sup> Street, Oakland, CA 94603**

Dear Ms. Gensler and Mr. & Mrs. Ling Chan:

I have received and reviewed the "Subsurface Investigation Work Plan" dated July 12<sup>th</sup>, 1999 by Mr. Paul H. King of RGA En Environmental Inc. regarding the above referenced site. The plan is acceptable. Most of the items in the letter dated July 1<sup>st</sup>, 1999 were addressed. However, per our previous discussion, please address the following items:

- You need to investigate the surrounding properties to evaluate groundwater flow gradient prior to determination of the actual sample locations. As you are aware, the limited number of samples must be placed correctly in order to reveal the actual subsurface condition. You may contact this office regarding the available data regarding the surrounding properties.
- Per Cal /EPA and Regional Water Quality Control Board (RWQCB) guidelines, you need to test for the presence of other oxygenated contaminants such as those of TAME, DIPE, ETBE, TBA, EDB, and EDC at least once to ensure absence of the indicated constituents,
- Fill out and submit the "Underground Storage Tank Unauthorized Release (Leak)/Contamination Site Report" form.

Therefore, please modify your plan to reflect this change and submit the complete plan.

Please submit the revised portion of the workplan within 14 days from the receipt of this letter or by 8/12/99.

If you have any questions, please call me at (510) 567-6876.

Sincerely,

Amir K. Gholami, REHS  
Hazardous Materials Specialist

ALAMEDA COUNTY  
HEALTH CARE SERVICES



AGENCY  
DAVID J. KEARS, Agency Director

R0162

**STID 3410**

July 27, 1999

Tony & Fee Ling Chan  
Property Owners  
78 Park Manor Drive  
Daly City, CA 94015

ENVIRONMENTAL HEALTH SERVICES

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

Re: Property at 10100 East 14<sup>th</sup> Street, Oakland, CA 94603

LANDOWNER NOTIFICATION AND PARTICIPATION REQUIREMENTS

Dear Ms. Gensler and Mr. & Mrs. Ling Chan:

This letter is to inform you of new legislative requirements pertaining to cleanup and closure of sites where an unauthorized release of hazardous substance, including petroleum, has occurred from an underground storage tank (UST). Section 25297.15(a) of Ch. 6.7 of the Health & Safety Code requires the primary or active responsible party to notify all current record owners of fee title to the site of: 1) a site cleanup proposal, 2) a site closure proposal, 3) a local agency intention to make a determination that no further action is required, and 4) a local agency intention to issue a closure letter. Section 25297.15(b) requires the local agency to take all reasonable steps to accommodate responsible landowners' participation in the cleanup or site closure process and to consider their input and recommendations.

For purposes of implementing these sections, you have been identified as the primary or active responsible party. Please provide to this agency, within twenty (20) calendar days of receipt of this notice, a complete mailing list of all current record owners of fee title to the site. You may use the enclosed "list of landowners" form (sample letter 2) as a template to comply with this requirement. If the list of current record owners of fee title to the site changes, you must notify the local agency of the change within 20 calendar days from when you are notified of the change.

If you are the sole landowner, please indicate that on the landowner list form. The following notice requirements do not apply to responsible parties who are the sole landowner for the site.

ALAMEDA COUNTY  
HEALTH CARE SERVICES

AGENCY  
DAVID J. KEARS, Agency Director



1

ENVIRONMENTAL HEALTH SERVICES

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

**STID 3410**

July 1, 1999

Tony & Fee Ling Chan  
Property Owners  
78 Park Manor Drive  
Daly City, CA 94015

**Re: Required investigations at 10100 East 14<sup>th</sup> Street, Oakland,  
CA 94603**

Dear Ms. Gensler and Mr. & Mrs. Ling Chan:

I have received and reviewed the letter and sampling proposal dated June 18<sup>th</sup>, 1999 by Mr. Paul H. King of P&D Environmental regarding the required investigation at the above referenced site. Per my discussion with Mr. Greg Brown of P&D Environmental, the overall sampling plan is acceptable. However, the water samples need to be taken at the groundwater surface due to the fact that the expected hydrocarbon constituents, if any, will be expected to be floating on top of the ground water surface. Therefore, please modify your plan to reflect this change and submit the complete plan.

Additionally and per our previous correspondence, please ensure that the following items are addressed in the required workplan as well:

- State certified laboratory analysis of the samples
- Determination of the groundwater flow gradient
- Submittal of the "Underground Storage Tank Unauthorized Release (Leak)/Contamination Site Report" form, which has been filled out

**Please submit the workplan within 14 days from the receipt of this letter or by 7/15/99.**

If you have any questions, please call me at (510) 567-6876.

Sincerely,

Amir K. Gholami, REHS  
Hazardous Materials Specialist

C: Quan's Automotive, 10100 E 14<sup>th</sup> Street, Oakland, CA 94603  
Gregory R. Kamman, R.G., Project Geologist, Geomatrix Consultants 100 Pine Street, 10<sup>th</sup>  
Floor, San Francisco, CA 94111  
Paul King of P&D Environmental at 4020 Panama Court, Oakland  
94611  
files

ALAMEDA COUNTY  
HEALTH CARE SERVICES

AGENCY  
DAVID J. KEARS, Agency Director



ENVIRONMENTAL HEALTH SERVICES

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

**STID 3410**

June 30, 1999

Tony & Fee Ling Chan  
Property Owners  
78 Park Manor Drive  
Daly City, CA 94015

**Re: Required investigations at 10100 East 14<sup>th</sup> Street, Oakland,  
CA 94603**

Dear Ms. Gensler and Mr. & Mrs. Ling Chan:

As you are aware, this office had extended the submission of the required workplan regarding the above referenced on several occasions. Mr. Paul King of P&D Environmental had previously informed me that he would be participating in the submittal of the required workplan. The workplan was to be submitted no later than June 30<sup>th</sup>, 1999. To this date, this office has not received this document.

Please be advised that this workplan is required pursuant to **Section 2722(c)(d) of Title 23 California Code of Regulations.**

Please ensure that the following items are addressed in the required workplan:

- Soil and groundwater samplings around the perimeter of the former tank to delineate the extent of plume on your site
- State certified laboratory analysis of the samples
- Determination of the groundwater flow gradient
- Submittal of the "Underground Storage Tank Unauthorized Release (Leak)/Contamination Site Report" form, which has been filled out

For a complete description of the above items, refer to the letters dated March 9, 1999, and May 4, 1999.

Per previous discussion, if the samples verify that the soil and ground water are, in fact, not impacted significantly, then the case can be considered for closure.

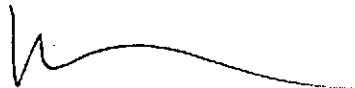
**Please comply with the above within 14 days from the receipt of this letter or by 7/15/99.**

**This is a formal request for technical information and hence any delays should be requested in writing.**



Please call me at (510) 567-6876, should you have any questions.

Sincerely,



Amir K. Gholami, REHS  
Hazardous Materials Specialist

C: Quan's Automotive, 10100 E 14<sup>th</sup> Street, Oakland, CA 94603  
Gregory R. Kamman, R.G., Project Geologist, Geomatrix Consultants 100 Pine Street, 10<sup>th</sup>  
Floor, San Francisco, CA 94111  
Paul King of P&D Environmental at 4020 Panama Court, Oakland  
94611  
files

# EXXON COMPANY, U.S.A.

P.O. BOX #032, CONCORD, CALIFORNIA 94524-4032  
MARKETING DEPARTMENT

FUEL PRODUCTS • BUSINESS SERVICES  
ENVIRONMENTAL ENGINEERING

DARIN L. ROUSE  
SENIOR ENGINEER

ENVIRONMENTAL  
PROTECTION  
99 JUN 30 AM 9:27

*Handwritten notes:*  
Dustin Hill  
EPA. (see letter 4/28/99)

June 28, 1999

Mr. Amir K. Gholami  
Alameda County Health Care Services Agency  
1131 Harbor Bay Parkway, Suite 250  
Alameda, CA 94502-6577

**RE: STED 3410, Former Humble RAS #70691 / 10100 East 14th Street, Oakland, California.**

Dear Mr. Gholami:

As a result of your recent correspondence, Exxon has performed a historical record search of the above referenced location.

The property was acquired by Humble Oil and Refining Company (Humble Oil) in February of 1962. At that time the location was a former used car dealership known as "Sierra Motors".

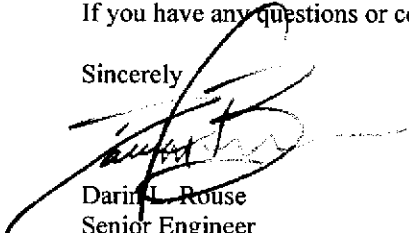
A Preliminary Title Search conducted by California Pacific Title Insurance Company in November of 1961 indicates that prior to being a used car dealership, the location was an operating Gasoline Service Station known as "Hall's Service Station."

Humble Oil operated the location as a service station from 1963 to 1970. In 1970 operations at the facility ceased. In 1971 the underground storage tanks were filled with water and abandoned in place in accordance with all applicable laws and requirements of the time. In 1973 Humble Oil and Refining Company became Exxon Company USA (Exxon). The property was sold by Exxon to Frances Kee Shepard on August 25, 1976. Exxon has had no interest in this property since 1976 and has not operated at the site in over 29 years.

Exxon Environmental Engineering files indicate that no notification of responsibility has been received from your office regarding this site. If Exxon is considered to be a responsible party in this case, please submit a formal written notice of responsibility. This notice is required in order for Exxon to obtain State of California reimbursement for remedial activities.

If you have any questions or comments please contact me at (925) 246-8768.

Sincerely



Darin L. Rouse  
Senior Engineer

- Cc: Mr. Stephen Hill - California Water Quality Control Board, San Francisco Bay Region  
Mr. Jerry Turner - Exxon Company USA Claims Department  
Mr. Ron Palmer - Exxon Company USA Environmental Engineering Department.



**RGA ENVIRONMENTAL INC**



4701 Doyle Street, Suite 14, Emeryville, California 94608  
Fax: 510 ~~847-4363~~ Tel: 510 ~~847-4363~~ 658-4363  
658-9074 E-Mail: RGAEnv@AOL.com

STIP  
3410  
CALLED

**FAX TRANSMITTAL SHEET**

6/2/99

<p>TO: AMIR GHOLAMI          COMPANY: ACDEH          FAX NO: 510/932-9335 (F)          PHONE NO: 510/567-6876          RE: 10100 E 14TH ST., OAKLAND          (STID 3410)</p>	<p>FROM: Paul King          DATE: 6/18/99          TOTAL NO. OF PAGES FAXED:          SENDER'S JOB REFERENCE NO:</p> <p>MS PDW to JUL 1, 1999</p>
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URGENT     FOR REVIEW     PLEASE COMMENT     PLEASE REPLY

AMIR-

~~NO~~ PLEASE FIND THE FOLLOWING ATTACHED:  
 0 LETTER 0216.61, WITH DETAILS OF A SUBSURFACE INVESTIGATION AT THE SUBJECT SITE (2 PP.)

PLEASE CALL WITH YOUR COMMENTS!

Greg



June 18, 1999  
Letter 0216.1.1

Mr. Amir Gholami  
Alameda County Department of Environmental Health  
1131 Harbor Bay Parkway, Suite 250  
Alameda, CA 94502-6577

RE: SUBSURFACE INVESTIGATION WORK PLAN, DRAFT DETAILS  
STID 3410  
Quan's Automotive Service  
10100 East 14<sup>th</sup> Street  
Oakland, CA 94603

Dear Mr. Gholami

RGA Environmental, Inc. (RGA) is pleased to propose specific details for the work at the subject site exploring the extent, if any of groundwater and soil contamination. RGA's hope is that you to approve these specifics before a formal work plan is submitted, in the interest of expediting approval.

The details of the subsurface investigation on site are as follows:

- Four soil borings would be drilled by a Geo-Probe at the subject site.
- The four borings would be spread in a circle around the former oil-water separator, each approximately 10 feet from the separator. (The borings will lay approximately along the northeast-southwest and northwest-southeast axes)
- One groundwater and three soil samples would be taken from each boring, for a total of four water samples and twelve soil samples. (It is anticipated that groundwater will be encountered between 20 to 30 feet below grade) Each groundwater sample would be taken from approximately three feet below first encountered groundwater. Soil samples for each boring would be taken at three depths: from below the bottom of the oil-water separator, approximately 5 feet below grade, at the interface, where groundwater is encountered; and at one other point to be decided on-site.



4701 Doyle Street  
Suite 14  
Emeryville, CA 94608

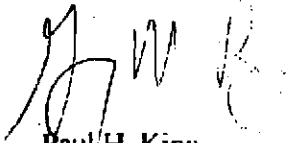
510 547 7771  
FAX 547 1983

- Each of the sixteen samples will be analyzed for: TPH-D by EPA Method 8015; EPA Method 8020 compounds (purgeable aromatics and halocarbons, including BTEX and MTBE); EPA Method 8270 compounds (PNAs); and the LUFT 5 meta's. Analysis will be done at a state-certified hazardous materials testing lab.

Should you have any questions, please do not hesitate to call us at (510) 658-4363.

Sincerely,

RGA Environmental, Inc.

 FOR  
Paul H. King  
Hydrogeologist

PHK  
0216.L1

ALAMEDA COUNTY  
HEALTH CARE SERVICES

AGENCY  
DAVID J. KEARS, Agency Director



ENVIRONMENTAL HEALTH SERVICES

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

**STID 3410**

May 20, 1999

Marla Gensler  
Exxon Company USA  
P.O. Box 4032  
Concord, CA 04524

Tony & Fee Ling Chan  
Property Owners  
78 Park Manor Drive  
Daly City, CA 94015

**Re: Required investigations at 10100 East 14<sup>th</sup> Street, Oakland,  
CA 94603**

Dear Ms. Gensler and Mr. & Mrs. Ling Chan:

Mr. Paul King of P&D Environmental has recently informed me that he would be participating in the submittal of the required workplan regarding the above referenced site. As you are aware, this workplan was required through several correspondences, by this office, dated March 9<sup>th</sup>, 1999 and May 4<sup>th</sup>, 1999. Additionally, Mr. King requested an extension regarding the submittal of the required workplan till June 30<sup>th</sup>, 1999. The extension for the submission of the workplan is granted. You may submit the required workplan by June 30<sup>th</sup>, 1999. Please disregard the "Notice of Violation", which this office has just sent you recently, subject to the submission of the required workplan by the set deadline.

Additionally, Please ensure that all the required items in the workplan, indicated in the previous letters, are addressed properly. The items include:

- Soil and groundwater samplings around the perimeter of the former tank to delineate the extent of plume on your site
- State certified laboratory analysis of the samples
- Determination of the groundwater flow gradient
- Submittal of the "Underground Storage Tank Unauthorized Release (Leak)/Contamination Site Report" form, which has been filled out

Please refer to the letters dated March 9, 1999, and May 4, 1999 for a complete description of the required items. If the samples verify that the soil and ground water are, in fact, not impacted significantly, then the case can be considered for closure.

**Please submit a workplan by June 30<sup>th</sup>, 1999.**

**This is a formal request for technical information and hence any delays should be requested in writing.**

If you have any questions, please call me at (510) 567-6876.

Sincerely,



Amir K. Gholami, REHS  
Hazardous Materials Specialist

C: Quan's Automotive, 10100 E 14<sup>th</sup> Street, Oakland, CA 94603  
Gregory R. Kamman, R.G., Project Geologist, Geomatrix Consultants 100 Pine Street, 10<sup>th</sup>  
Floor, San Francisco, CA 94111  
Paul King of P&D Environmental at 4020 Panama Court, Oakland  
94611  
files ✓

*Response 5/19/99*

**RGA ENVIRONMENTAL, INC**

*SH 3410*



4701 Doyle Street, Suite 14, Emeryville, California 94608  
Fax: 510 547-1983 Tel: 510 547-7771  
www.RGAEnvironmental.com

**FAX TRANSMITTAL SHEET**

TO: <i>Amit Gholami</i>	FROM: <i>Paul W. King</i>
COMPANY: <i>Alameda Co. Env. Health</i>	DATE: <i>5/19/99</i>
FAX NUMBER: <i>337-9335</i>	NO. OF PAGES INCLUDING COVER: <i>1</i>
RE: <i>10100 E. 14th St. Oakland, CA</i>	JOB REFERENCE NUMBER:

URGENT    
 FOR REVIEW    
 PLEASE COMMENT    
 PLEASE REPLY

Dear Mr. Gholami,

In accordance with your telephone conversation today, the ~~was~~ deadline for submittal of the work plan identified in your May 4, 1999 letter concerning the subject site will be extended to June 30, 1999.

During that time, the county<sup>file</sup> will be reviewed and Exxon will be contacted regarding involvement in site investigation.

If you have any questions, please call me at (510) 658-4363.

Sincerely,  
RGA Environmental, Inc.  
Paul W. King

California Registered Geologist



ALAMEDA COUNTY  
HEALTH CARE SERVICES

AGENCY  
DAVID J. KEARS, Agency Director



ENVIRONMENTAL HEALTH SERVICES

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

STID 3410

May 19, 1999

Marla Gensler  
Exxon Company USA  
P.O. Box 4032  
Concord, CA 04524

Tony & Fee Ling Chan  
Property Owners  
78 Park Manor Drive  
Daly City, CA 94015

**Notice of Violation**

**Re: Required investigations at 10100 East 14<sup>th</sup> Street, Oakland,  
CA 94603**

Dear Ms. Gensler and Mr. & Mrs. Ling Chan:

It has come to my attention that you have not responded to the requests made by this office regarding the required investigation at the above referenced site, through the letters dated March 9, 1999, and May 4, 1999. In the letters, I discussed the need to submit a work plan to define the extent of ground water and soil contamination. I recommended, at a minimum, four ground water samples and four soil samples be collected around the perimeter of the former tank to delineate the extent of plume on your site. The samples are necessary to confirm that the soil and or ground water have not been greatly impacted. Besides, I indicated the need to determine the groundwater flow gradient and that the data available regarding the surrounding properties can be used to help with groundwater flow gradient determination.

Additionally, I requested that the State certified laboratory analysis of the samples, among others, were to perform EPA method 8020 for BTEX as well as MTBE and EPA method 8010 for TPHd, and that if diesel is found, then the sample with the highest concentration of diesel should be analyzed for PNA's (Poly Nuclear Aromatic).

I also requested that "Underground Storage Tank Unauthorized Release (Leak)/Contamination Site Report" be filled in and submitted to this office.

I, furthermore, discussed possibility of closure consideration, if the samples verify that the soil and ground water are, in fact, not impacted significantly.

To this date, this office has not received any work plan regarding the above requirements.

Please be advised that this is a formal request for a work plan pursuant to Section 2722(c)(d) of Title 23 California Code of Regulations. Any extensions of the stated deadlines, or modifications of the required tasks, must be confirmed in writing by either

this agency or RWQCB.

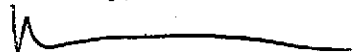
Please comply within 14 days from the receipt of this letter or by 6/3/99.

This is a formal request for technical information and hence any delays should be requested in writing.

Please be advised that failure to respond will result in referral of the case to the Alameda County District Attorney's Office for an enforcement action.

If you have any questions, please call me at (510) 567-6876.

Sincerely,



Amir K. Gholami, REHS  
Hazardous Materials Specialist

C: Quan's Automotive, 10100 E 14<sup>th</sup> Street, Oakland, CA 94603  
Gregory R. Kamman, R.G., Project Geologist, Geomatrix Consultants 100 Pine Street, 10<sup>th</sup>  
Floor, San Francisco, CA 94111

ALAMEDA COUNTY  
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



ENVIRONMENTAL HEALTH SERVICES

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

STID 3410

May 4, 1999

Marla Gensler  
Exxon Company USA  
P.O. Box 4032  
Concord, CA 04524

Tony & Fee Ling Chan  
Property Owners  
78 Park Manor Drive  
Daly City, CA 94015

**Re: Required investigations at 10100 East 14<sup>th</sup> Street, Oakland,  
CA 94603**

Dear Ms. Gensler and Mr. & Mrs. Ling Chan:

I sent a letter on March 9, 1999 regarding the required investigation at the above referenced site. In that letter, I mentioned that due to petroleum contamination indicated by the previous laboratory reports, you need to submit a work plan to define the extent of ground water and soil contamination. I recommended at a minimum four ground water samples and four soil samples be collected around the perimeter of the former tank to delineate the extent of plume on your site. The samples are required to confirm that the soil and or ground water have not been greatly impacted. I also indicated that if the samples verify that the soil and ground water are, in fact, not impacted significantly, then the case could be considered for closure, and that groundwater flow gradient should be determined. The data available regarding the surrounding properties can be used to help with groundwater flow gradient.

Additionally, I requested that the State certified laboratory analysis of the samples, among others, were to perform EPA method 8020 for BTEX as well as MTBE and EPA method 8010 for TPHd, and that if diesel is found, then the sample with the highest concentration of diesel should be analyzed for PNA's (Poly Nuclear Aromatic). I also requested that "Underground Storage Tank Unauthorized Release (Leak)/Contamination Site Report" be filled in and submitted to this office.

To this date, no work plan has been submitted to this office regarding the above requirements.

**Please be advised that this is a formal request for a work plan pursuant to Section 2722(c)(d) of Title 23 California Code of Regulations. Any extensions of the stated deadlines, or modifications of the required tasks, must be confirmed in writing by either this agency or RWQCB.**

**Please comply within 14 days from the receipt of this letter or by 5/19/99.**

**This is a formal request for technical information and hence any delays should be requested in writing. Failure to respond will result in referral of the case to the Alameda County District Attorney's Office for an enforcement action.**

Please do not hesitate to call me at (510) 567-6876 if you have any questions.

Sincerely,



Amir K. Gholami, REHS  
Hazardous Materials Specialist

C: Quan's Automotive, 10100 E 14<sup>th</sup> Street, Oakland, CA 94603  
Gregory R. Kamman, R.G., Project Geologist, Geomatrix Consultants 100 Pine Street, 10<sup>th</sup>  
Floor, San Francisco, CA 94111  
files

ALAMEDA COUNTY  
HEALTH CARE SERVICES

AGENCY  
DAVID J. KEARS, Agency Director



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

**STID 3410**

March 9, 1999

Marla Gensler  
Exxon Company USA  
P.O. Box 4032  
Concord, CA 04524

Tony & Fee Ling Chan  
Property Owners  
78 Park Manor Drive  
Daly City, CA 94015

**Re: Required investigations at 10100 East 14<sup>th</sup> Street, Oakland,  
CA 94603**

Dear Ms. Gensler and Mr. & Mrs. Ling Chan:

I have been assigned to review the above referenced site. After reviewing your file and discussing it with other staff, the following has come to my attention:

- Due to petroleum contamination indicated by the previous laboratory reports, you need to submit a work plan to define the extent of ground water and soil contamination. This department recommends at a minimum four grab ground water samples and four soil samples be collected around the perimeter of the former underground tanks and two soil and two grab ground water sample around the perimeter of oil/water separator to delineate the extent of soil and groundwater contamination on your site. Samples will be required to confirm that the soil and or ground water have not been greatly impacted. If the laboratory results of the samples verify that the soil and ground water are, in fact, not impacted significantly, then the case can be evaluated for closure.
- You need to determine groundwater flow gradient. You may use the data available regarding the surrounding properties to help you make this determination.
- Fill in and submit "Underground Storage Tank Unauthorized Release (Leak)/Contamination Site Report" to this office.
- Laboratory analysis must be done by a state certified lab and should include among others the EPA method 8020 for BTEX and EPA method 8010 for TPHd.

If diesel is found, then the sample with the highest concentration of diesel should be analyzed for PNA's (Poly Nuclear Aromatic).

Please submit work plan to address the above issues within 30 days from receipt of this letter.

**This is a formal request for technical information and hence any delays should be requested in writing.**

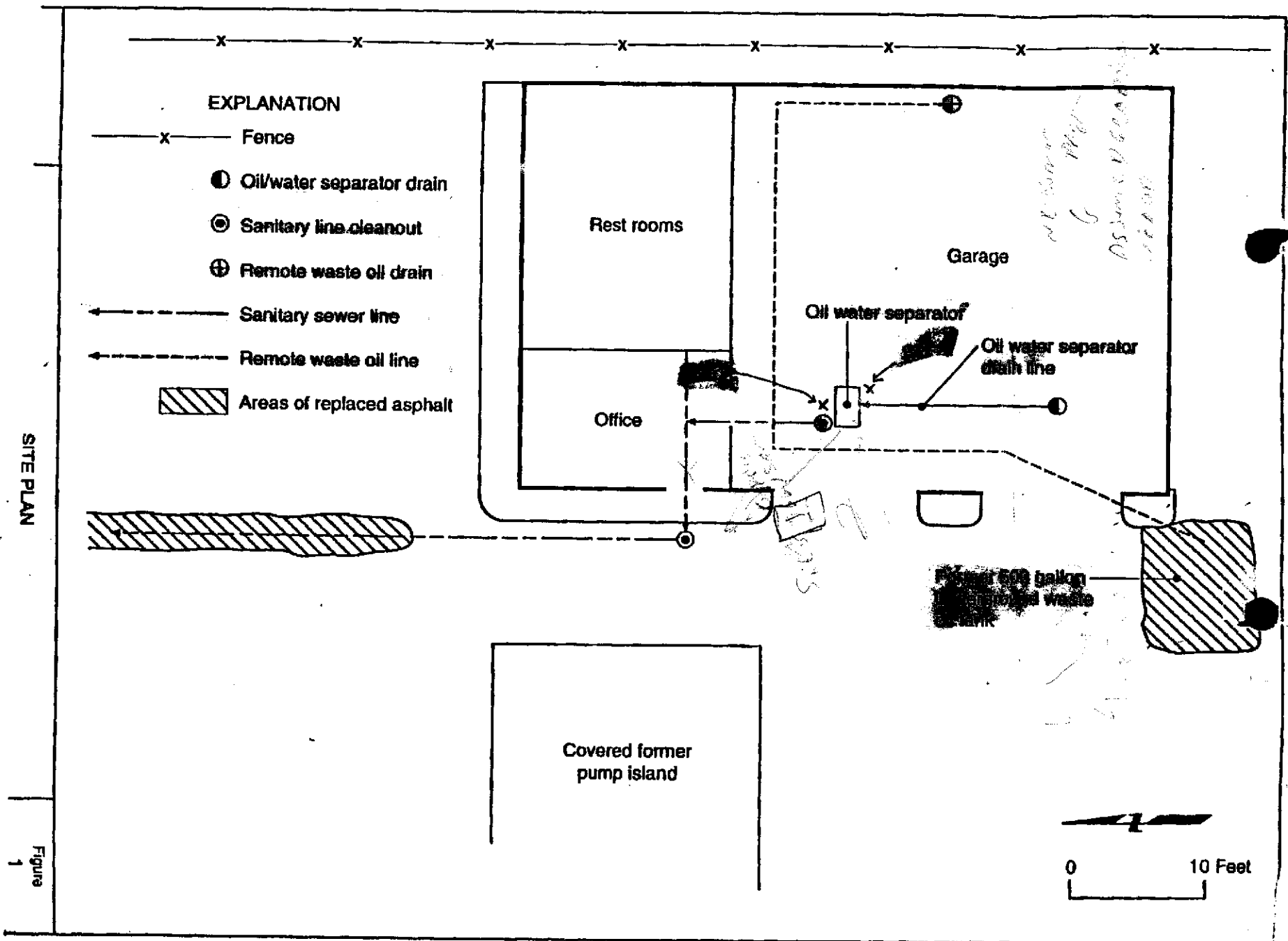
If you have any questions, please call me at (510) 567-6876.

Sincerely,



✓ Amir K. Gholami, REHS  
Hazardous Materials Specialist

C: Quan's Automotive, 10100 E 14<sup>th</sup> Street, Oakland, CA 94603  
Gregory R. Kamman, R.G., Project Geologist, Geomatrix Consultants 100 Pine Street, 10<sup>th</sup>  
Floor, San Francisco, CA 94111  
files



SITE PLAN

Figure 1

**LAW OFFICE OF GEORGE G. BENETATOS**

**333 Bush Street, 18th Floor  
San Francisco, California 94104  
Telephone: (415) 296-0333  
Facsimile: (415) 362-0516**

HAZMAT  
S4 DEC -2 PM 3:22

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November 29, 1994

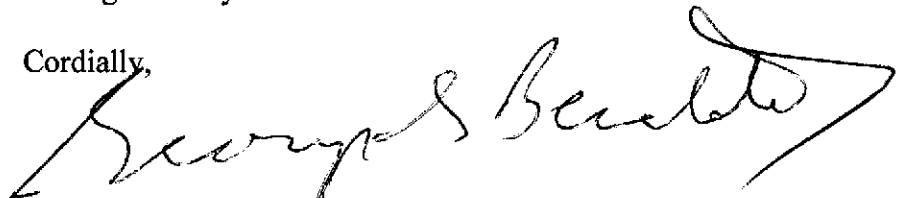
Mrs. Medhulla Logan  
Hazardous Materials Specialist  
ALAMEDA COUNTY HEALTH AGENCY  
Division of Hazardous Materials  
Department of Environmental Health  
1131 Harbor Bay Parkway, Second Floor  
Alameda, CA 94502

**RE: Property Located at 10100 East 14th Street, Oakland, CA 94603**  
**Owners: Tony M. Chan and Fee Ling Chan**

Dear Mrs. Logan:

Per our telephone conversation of today, enclosed please find the Geomatrix report.  
Please excuse the oversight in not returning this to you sooner.

Cordially,



George B. Benetatos

GGB:lmf

Enclosure

lmf:c:\wpdocs\ggb\chan\logan2.ltr



Listing of HAZMAT - FULL SITE HISTORY since 1987 for StID # 3410  
as of 03/09/99 .... all Activity Codes

SITE NAME & ADDRESS:

Budget Auto Center -- 10100 E 14th St , Oakland CA 94603

InspDat	Insp Act	InspT	StID	Proj#	COMMENTS	DailBDat
Archived Dailies:						
InspDat	Insp Act	InspT	StID	DRPro	Comment	DailBDat
05/15/91	BC	10	0.5	3410	2	
05/15/91	BC	20	0.5	3410	△	
05/15/91	BC	50	0.5	3410	8	
07/27/93	RO	10	0.5	3410	New generator inspection (Quan's Automotive Service)	
07/27/93	RO	30	0.5	3410	New UGT inspection (Quan's Automotive)	
07/27/93	RO	50	0.5	3410	New HMBP inspection (Quan's Automotive)	
07/27/93	RO	111	0.5	3410	60 day overdue list inspection-change owner	
07/28/93	RO	34	1.	3410	NOV letter to Tony Chan & L. Fee	
08/05/93	RO	34	0.5	3410	Revised UGT letter to Tony Chan & L. Fee	
10/19/93	RO	74	1.	3410	2347A Site mit. letter to Tony Chan	
12/02/93	DH	129	0.8	3410	no contact	
12/09/93	RO	120	2.	3410	Remove or relocate all engine blocks, tires and other auto parts stored on ground outside to the inside of the building. Clean up all litter and debris on premises. Provide covers for uncovered barrels as needed. Clean up spills and stains on asphalt surface. Pump out oil/water separator and dispose of as hazardous waste.	
07/13/94	ML	75	2.	3410	2347A review	
09/08/94	ML	75	1.	3410	2347A phone and review	
09/22/94	ML	75	2.	3410	2347A review and meeting	
11/09/94	LS	15	0.25	3410		
11/22/94	TP	40	0.2	3410	2347A about STID 3410 check on status as LOP site or not	
11/22/94	ML	75	1.5	3410	2347A review	
11/22/94	ML	77	1.	3410	2347A discussion with Tom Peacock and Exxon	
11/29/94	ML	75	1.5	3410	2347A site closure- transfer to LOP- and phone conversation to Goerge Benadattos	
11/29/94	ML	200	0.5	3410	RP identification	
12/16/94	ML	200	2.5	3410	RP identification, site info document, Rp letter	

Current Dailies:

InspDat	Insp Act	InspT	StID	DRPro	Comment	DailBDat
03/01/95	KT	31	1.5	3410	one tank indicated on database however their were no tanks found on site.	

03/02/95	KT	35	1.	3410	submit billing adjustment to remove tank from database.
03/02/95	KT	75	1.5	3410	research file and status of drp/ref.work.
08/18/95	DH	83	0.2	3410	
12/03/96	LS	10	2.	3410 23477	
12/04/96	LS	15	1.	3410	asst. completing contingency plan
01/11/99	TP	200	0.2	3410 23477	review ML's case for AG

Complete

*[Handwritten scribble]*

Law Office of George G. Benetatos  
333 Bush Street, 18th Floor  
San Francisco, California 94104  
Telephone: (415) 296-0333  
Facsimile: (415)362-0516

Ship  
3410

ALSO  
HAZMAT  
10/20/94

Bill  
Wang  
and  
MARIA

October 24, 1994

GUENSTER  
2300 Clayton  
St 1250  
Concord CA  
- 94520

Mrs. Medhulla Logan  
Hazardous Materials Specialist  
ALAMEDA COUNTY HEALTH AGENCY  
Division of Hazardous Materials  
Department of Environmental Health  
1131 Harbor Bay Parkway, Second Floor  
Alameda, CA 94502

*[Handwritten scribble]*

EXXON CO, USA

**RE: Property Located at 10100 East 14th Street, Oakland, CA 94603  
Owners: Tony M. Chan and Fee Ling Chan**

Dear Mrs. Logan:

This letter is written to memorialize our telephone conversation of October 18, 1994, and to follow-up my letter to you dated September 29, 1994.

I. October 18, 1994 Telephone Conversation.

I requested permission to allow our tenant to back-fill the hole in one of the double-bay garages, using the original dirt that was excavated from the hole. The dirt is stored on-site immediately next to the service station building. I requested this as a temporary measure so as to allow Mr. Chan's tenant to work comfortably and safely in the garage area pending further investigation. ~~You instructed me not to back-fill the hole, and to leave the dirt on-site and undisturbed, pending further investigation and possible remediation.~~ Immediately subsequent to our telephone conversation, I telephoned Mr. Chan's tenant and so instructed him.

*[Handwritten scribble]*

II. Site Investigation Since March 22, 1994 Geomatrix Report.

Mr. Chan's tenant, Mr. Aboushi, has been on-site for approximately 9 (nine) months. He operates a tire sales and repair facility. In mid-August, Mr.

GA: A 20P

200

5. quitclaim deed, recorded August 25, 1976, showing transfer of title from Homer Shepard to Frances Kee Shepard, his wife;
6. corporation grant deed, recorded August 25, 1976, showing transfer of title from Exxon Corporation (successor by merger to Humble Oil and Refining Company) to Frances Kee Shepard, a married woman, as her sole and separate property;
7. deed, recorded February 19, 1962, showing transfer of title from William Stanley Alves to Humble Oil and Refining Company;
8. deed, recorded February 19, 1962, showing transfer of title from Phillip F. VanCass and Anna M. Moody to Humble Oil and Refining Company.

IV. Exxon Contact Person.

Mr. Mark Hatcher.  
Exxon Corporation  
Post Office Box 2180, Room 2753  
Houston, Texas 77252 Telephone: (713) 656-1158

V. Prior Owners' Current Address & History of Use of Property.

We do not have this information at this time, except as is referenced in copies of the enclosed transfer of title documents. We are continuing our investigation and we will provide this information as soon as we obtain it.

VI. Exxon as the PRP.

The oil separator that is referenced in the March 26, 1994 Geomatrix report apparently was originally installed and operated by Exxon Corporation. Also, Exxon apparently was the sole installer and operator of the 500 gallon waste oil tank and the two eight thousand gallon gasoline and/or diesel tanks. So far as we know, only Exxon operated a service station at the site, including operation of the above-referenced tanks; operation occurred from 1962 until 1974 when the tanks

Aboushi arranged for a contractor to excavate dirt in the area of one of the service bays where the oil separator was located. ~~The excavation was for the purpose of determining the extent of soil contamination, if any. The excavation was done~~ with the knowledge and permission of Mr. Chan and it was done in contemplation of Mr. Aboushi purchasing the property. The dirt was excavated, leaving a hole approximately ~~seventeen~~ feet deep, and ~~six~~ feet wide. The excavated dirt is stored on-site immediately next to the service station building, approximately thirty feet from the excavation site. On August 23, 1994, a single soil sample from the excavated dirt was tested for TPH motor oil. The test showed 6,200 ppm. A copy of the test report from Anametrix, Inc. is enclosed. No other investigation has been done on-site.

III. Record of Title Since 1962.

Enclosed please find copies of the following documents:

1. individual grant deed recorded June 27, 1990, showing transfer of title from Frey Doune Hameditolu and Tanaz Hameditolu, husband and wife, and Gholamal Hereschiya, and Margarita Hereschiya, husband and wife, and Firouz Javidandarougar and Fakhrieh Seyedin, husband and wife, to ~~Tony~~ M.C. Chan and Fee Ling Chan;
2. individual grant deed, recorded June 27, 1990, showing transfer of title from Max Smith and Fay Smith, husband and wife, dba M & F Investment Company, to Frey Doune Hameditolu and Tanaz Hameditolu, husband and wife, and Gholamal Hereschiya, and Margarita Hereschiya, husband and wife, and Firouz Javidandarougar and Fakhrieh Seyedin, husband and wife;
3. corporation grant deed, recorded April 30, 1984, showing transfer of title from Old National Financial Services, Inc. to M & F Investment Company;
4. trustee's deed upon sale, recorded April 30, 1984, showing transfer of title from Frances Kee Shepard, a married woman, to Old National Financial Services, Inc;

Mrs. Medhulla Logan  
Hazardous Materials Specialist  
October 24, 1994  
Page 4

were removed. Exxon's service station operation, including storage and dispensing of gasoline, diesel fuel and motor oil is consistent with the soil contamination that has been discovered. Therefore, we respectfully request that you designate Exxon as the sole PRP. ~~It is our request that you order Exxon immediately to arrange for the property to be investigated and remediated.~~

Thank you for your attention to this matter. If you have any questions or comments, please do not hesitate to contact me.

Cordially,



George G. Benetatos

GGB:lmf

Enclosures

lmf:c:\wpdocs\ggb\chan\logan1.ltr

ANALYSIS DATA SHEET - TOTAL PETROLEUM HYDROCARBONS AS MOTOR OIL  
 ANAMETRIX, INC. (408) 432-8192

Anamatrix W.O.: 9408244  
 Matrix : SOIL  
 Date Sampled : 08/17/94  
 Date Extracted: 08/22/94

Project Number : 36323  
 Date Released : 08/25/94  
 Instrument I.D.: HP19

Anamatrix I.D.	Client I.D.	Date Analyzed	Reporting Limit (mg/Kg)	Amount Found (mg/Kg)	Surrogate Rec
9408244-01	S-1	08/23/94	500	6200	95%
BG22H1F1	METHOD BLANK	08/23/94	10	ND	91%

Note : Reporting limit is obtained by multiplying the dilution factor times 10 mg/Kg.  
 The surrogate recovery limits for o-terphenyl are 55-129%.

ND - Not detected at or above the practical quantitation limit for the method.  
 TPHd - Total Petroleum Hydrocarbons as motor oil is determined by GC/FID following sample extraction by EPA Method 3550.

All testing procedures follow California Department of Health Services (Cal-DHS) approved methods.

Chetel  
 Analyst

08/26/94  
 Date

Charles B. ...  
 Supervisor 08/26/94  
 Date

RESULTS - TPHd - PAGE 1

RESPOND to 9/12/10 [redacted] (initials) 5710 3410  
06

ENVIRONMENTAL PROTECTION

Alameda County Health care Services Agency  
Environmental Health Services  
1131 Harbor Bay Parkway, Suite 250  
Alameda, CA 94502-6577  
9/10/10 PM 2:08

**"List of Landowners" form  
(Sample Letter 2)**

**SUBJECT: CERTIFIED LIST OF RECORD FEE TITLE OWNERS FOR ( Site name and address)  
( to be filled in by the primary responsible party and mailed to Alameda County)**

(Note: Fill out item 1 if there are multiple site landowners. If you are the sole site landowner, skip item 1 and fill out item 2)

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

FEE LING LAM CHEN

Sincerely,



Signature of primary responsible party

Name of primary responsible party



GEORGE G. BENETATOS

ATTORNEY AT LAW

VROOMAN, NASUTI & BENETATOS  
601 MONTGOMERY STREET, SUITE 1900  
SAN FRANCISCO, CALIFORNIA 94111

TELEPHONE (415) 291-0317  
FACSIMILE (415) 982-7372

DAVID J. JUNG

ATTORNEY AT LAW

LAW OFFICES OF  
**JUNG & JUNG**  
601 Montgomery Street, Suite 1900  
San Francisco, California 94111  
TELEPHONE: (415) 989-7897 FAX: (415) 989-1236

trans (na) 12/1/94

ST 10  
3410

DATE: 11/29/94  
TO : Local Oversight Program  
FROM: Madhulla Logan  
SUBJ: Transfer of Eligible Local Oversight Case

Site name: Evans Automotive  
Address: 10100 E 14th Street City Oakland Zip 94603

TO BE ELIGIBLE FOR LOP A CASE MUST MEET 3 QUALIFICATIONS:

- 1. Number of Tanks: 3 removed? Y N Date of removal 3/8/1974
- 2. Samples received?  Y N Contamination level: 1000 ppm - gasoline  
(ppm and type of test) 8015 - motor oil

Contamination should be over 100 ppm TPH to qualify for LOP

- 3. Petroleum  Y N Types: Avgas Jet unleaded Diesel  
fuel oil waste oil kerosene solvents

DepRef remaining \$ 60.00 Closed with Candace/Leeslie?  Y  N  
(If no explain why?)

IF YOUR SITE MEETS ALL OF THE ABOVE QUALIFICATIONS YOU SHOULD DO THE FOLLOWING TO TRANSFER THE SITE:

1. YOU MUST CLOSE THE DEPOSIT REFUND CASE AT THIS TIME. YOU MUST ACCOUNT FOR ALL TIME YOU HAVE SPENT ON THE CASE AND TURN IN THE ACCOUNT SHEET TO LESLIE. IF THERE ARE FUNDS STILL REMAINING IT IS STILL BETTER TO TRANSFER THE CASE TO LOP AS THE RATE FOR LOP ALLOWS THE ADDITION OF MANAGEMENT AND CLERICAL TIME. DO NOT ATTEMPT TO CONTINUE TO OVERSEE THE SITE SIMPLY BECAUSE THERE ARE FUNDS REMAINING!
2. COMPLETE THE A AND B PERMIT APPLICATION FORMS AND GIVE TO CONNIE/ELAINE
3. GIVE THE ENTIRE CASE TO THE PROPER LOP STAFF UPSTAIRS FOR THEM TO DO THE REST OF THE TRANSFER AND YOU ARE DONE!

~~going to give lee~~

ALAMEDA COUNTY HAZARDOUS MATERIALS DIVISION  
DEPOSIT / REFUND ACCOUNT SHEET

SITE INFORMATION

Quan's Automotive Service  
10100 E. 14th St  
Oakland 94603  
Site Contact:  
Site Phone :

4/24/99  
leave  
it to  
Leslie  
for  
closure

StID: 3410 Site#: 2347  
PROJECT#: 2347A  
PROJECT TYPE: M  
INSP: Ron Owcarz  
ACCT. SHEET PG #: \_\_\_\_\_

PROPERTY OWNER INFORMATION

Owner Contact:  
Owner Phone :

*Closed*  
Tony Chan

CONTRACTOR INFORMATION

Chan, Tony  
78 Park Manor Dr  
Daly City CA 94015 #103  
Contr. Contact:  
Contr. Phone :

Date	Action Taken	Time		Hours Spent/ Depstd	Hour Balance	Money Spent/ Depositd	Money Balance
		In	Out				
	Balance from Prev. Page	.....	.....	.....	.....	.....	750.00
	Rcpt# 704547 Deposit of \$750.00 @ \$75/hour			+10.			
10/28/93							
<del>6/22/94</del>	Review Report - Geomatics			1.5		112.50	637.50
7/13/94	Phone convos - Tom Groll			0.5		37.50	600.00
	<i>Billing</i>						
8/30/94	Phone conv with <i>Barnatotes + others involved</i>			1.0		75.00	525.00
9/20/94	Meeting with attorneys			2.0		150.00	375.00
11/22/94	Review of document & Review dated 10/24/1994			1.5		112.50	262.50
11/22/94	Discussion with Tom phone			1.0		75.00	187.50
11/22/94	Tom - RP identification <i>consult - Tom</i>			0.2		15.00	172.50
11/29/94	Phone conversation			0.5		37.50	135.00
11/29/94	RP identification/closure			0.5		<del>37.50</del> 75.00	60.00

UPON COMPLETION OF PROJECT

PROJ COMPLETED BY : Madhulla Logan ATTACH:  State Forms A, B & C  
 Billing Adjustment\*  
DATE OF COMPLETION : 11/29/94 DATE SENT TO BILLING: \_\_\_\_\_  
TOTAL COST OF PROJECT: 690.00 REFUND AMOUNT: 60.00 Rev. 1/93

\* Billing adjustment forms needed when site is in our UST program.

1-75.00  
0.2