

ALAMEDA COUNTY  
HEALTH CARE SERVICES

AGENCY  
DAVID J. KEARS, Agency Director



SENT  
05-30-06

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

May 26, 2006

Mr. Richard Lum and Ms. Linda Lum  
2188 Hillside Drive  
San Leandro, CA 94577-6369

Mr. Victor Lum  
Vic's Automotive  
245 8<sup>th</sup> Street  
Oakland, CA 94607

Subject: Fuel Leak Case No. RO0000202, Vic's Automotive, 245 8<sup>th</sup> Street, Oakland, CA

Dear Mr. and Ms. Lum and Victor Lum:

Alameda County Environmental Health (ACEH) staff has reviewed the case file for the above-referenced site and the documents entitled, "Soil Gas Investigation Work Plan," dated May 12, 2006 and "High Vacuum Dual Phase Extraction System Design, Operations, and Maintenance Plan," dated May 24, 2006. The "Soil Gas Investigation Work Plan," present plans to install and sample four soil vapor monitoring probes. We concur with the proposed scope of work for the soil gas investigation provided that additional probes are installed and sampled as requested in technical comment 1 below. We request that you address the following technical comments during the field investigation, perform the proposed work, and send us the reports described below.

The "High Vacuum Dual Phase Extraction System Design, Operations, and Maintenance Plan," presents plans to conduct interim remediation using high vacuum dual phase extraction (HVDPE). ACEH concurs with the proposed scope of work. We request that you address the following technical comments, perform the proposed work, and send us the reports described below.

**TECHNICAL COMMENTS**

1. **Soil Vapor Sampling.** We concur with the proposed locations for soil vapor probe installation. However, we request that soil vapor probes be installed at two depths at each of the four proposed soil vapor probe locations in order to help assess vertical attenuation of volatile compounds in soil vapor. Soil gas samples are to be installed in two separate boreholes at each location at depths of approximately 5 and 10 feet below ground surface (bgs). We concur with the proposal in the Work Plan to install the soil gas probes within more permeable and more-impacted intervals; therefore, the depths may be adjusted based on encountered conditions. Please present the results of the probe installation and initial sampling of the soil vapor probes in the Soil Vapor Probe Installation and Sampling Report requested below. In addition, please refer to the December 15, 2004 DTSC *Guidance for the Evaluation and Mitigation of Subsurface Vapor Intrusion to Indoor Air* to help evaluate the

results of the soil vapor sampling and present recommendations regarding additional sampling requirements in the Soil Vapor Probe Installation and Sampling Report requested below.

2. **Adjacent Residential Properties.** Please obtain information regarding building construction, basements, and foundation types for all residential properties that may potentially be affected by contamination from your site. In order to obtain this information, a door-to-door survey may be required. Please present this information in the Soil Vapor Probe Installation and Sampling Report requested below.
3. **Proposed Wells MW-8 and MW-9.** Proposed monitoring wells MW-8 in Alice Street and MW-9 in Seventh Street are needed to delineate and monitor the extent of fuel hydrocarbons in groundwater. The HVDPE Plan indicates that wells MW-8 and MW-9 have not been installed and likely will not be installed within the City of Oakland right-of-way due to insurance and permitting limitations. We request that you complete arrangements to install the proposed wells or propose alternate monitoring well locations that are not in the City of Oakland right-of-way to achieve plume delineation and monitoring to the south and east.

#### TECHNICAL REPORT REQUEST

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

- **August 15, 2006** – Quarterly Groundwater Monitoring Report for Second Quarter 2006
- **September 25, 2006** – Soil Vapor Probe Installation and Sampling Report
- **November 21, 2006** – Quarterly Groundwater Monitoring Report for Third Quarter 2006 and DVE System Start-up Report

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

#### ELECTRONIC SUBMITTAL OF REPORTS

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

Submission of reports to the Alameda County ftp site is an addition to existing requirements for electronic submittal of information to the State Water Resources Control Board (SWRCB)

Richard and Linda Lum  
Victor Lum  
May 26, 2006  
Page 3

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

#### PERJURY STATEMENT

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

#### PROFESSIONAL CERTIFICATION & CONCLUSIONS/RECOMMENDATIONS

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

#### UNDERGROUND STORAGE TANK CLEANUP FUND

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

#### AGENCY OVERSIGHT

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

Richard and Linda Lum  
Victor Lum  
May 26, 2006  
Page 4

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

Sincerely,



Jerry Wickham  
Hazardous Materials Specialist

Enclosure: ACEH Electronic Report Upload (ftp) Instructions

cc: Richard Bradford  
AEI Consultants  
2500 Camino Diablo, Suite 200  
Walnut Creek, CA 94597

Peter McIntyre  
AEI Consultants  
2500 Camino Diablo, Suite 200  
Walnut Creek, CA 94597

Donna Drogos, ACEH  
Jerry Wickham, ACEH  
File

ALAMEDA COUNTY  
HEALTH CARE SERVICES

AGENCY  
DAVID J. KEARS, Agency Director



sent  
03-20-06

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

March 20, 2006

Mr. Richard Lum and Ms. Linda Lum  
2188 Hillside Drive  
San Leandro, CA 94577-6369

Mr. Victor Lum  
Vic's Automotive  
245 8<sup>th</sup> Street  
Oakland, CA 94607

Subject: Fuel Leak Case No. RO0000202, Vic's Automotive, 245 8<sup>th</sup> Street, Oakland, CA

Dear Mr. and Ms. Lum and Victor Lum:

Alameda County Environmental Health (ACEH) staff has reviewed the case file for the above-referenced site and the document entitled, "High Vacuum Dual Phase Extraction Event Report," dated December 14, 2005 and received by ACEH on February 28, 2006. The report presents the results of a high vacuum dual phase extraction (HVDPE) event conducted from July 11 to July 27, 2005. During the HVDPE event, influent hydrocarbon recovery rates were relatively high and were sustained during the event, indicating that a significant mass of fuel hydrocarbons remains in the subsurface at your site.

The "High Vacuum Dual Phase Extraction Event Report," concludes that DPE would be effective at removing the mass of fuel hydrocarbons in the subsurface and recommends that HVDPE be implemented as an interim corrective action using fixed equipment. Based on the vapor flow rates and vapor concentrations during the July 2005 HVDPE event and the significant mass of fuel hydrocarbons remaining at the site, ACEH concurs with the recommendation to implement HVDPE. Please submit a DPE System Design and Operation and Sampling Plan for Interim HVDPE by **May 25, 2006** as requested below.

Elevated concentrations of fuel hydrocarbons have been detected in soil and groundwater on-site and off-site in a vacant lot at 708 Alice Street that is approximately 60 feet to the south. Free phase product has been detected on site and may potentially extend beneath two apartment buildings south southwest of the site. Up to 39,000 micrograms per liter ( $\mu\text{g/L}$ ) of dissolved benzene have been detected in groundwater samples collected from three monitoring wells located on the vacant lot at 708 Alice Street, that is south southwest (downgradient) of the two apartment buildings.

Due to the elevated concentrations of volatile fuel hydrocarbons on the site and extending off-site, soil vapor sampling is required to evaluate the potential for indoor air vapor intrusion. Please submit a Work Plan by **May 5, 2006** to install soil vapor probes and evaluate potential indoor air vapor intrusion as discussed in technical comment 1 below.

ACEH requests that you address the following technical comments, perform the proposed work, and send us the reports described below.

### **TECHNICAL COMMENTS**

1. **Soil Vapor Sampling.** ACEH requests that you collect soil vapor samples on site and off-site in order to evaluate the potential for indoor air vapor intrusion. ACEH requests that fixed soil vapor probes be installed and sampled periodically in order to assess temporal trends. Soil vapor sampling and quality control protocol are to be in conformance with guidelines contained in the January 28, 2003 *Advisory for Active Soil Gas Investigations* prepared jointly by the California Department of Toxic Substances Control and Los Angeles Regional Water Quality Control Board. Please describe the proposed scope of work and methods for soil vapor sampling and analyses in the Work Plan for Soil Vapor Probe Installation and Sampling requested below.
2. **Adjacent Residential Properties.** Please obtain information regarding building construction, basements, and foundation types for all residential properties that may potentially be affected by contamination from your site. In order to obtain this information, a door-to-door survey may be required. Please present this information in the Work Plan for Soil Vapor Probe Installation and Sampling requested below.
3. **Proposed Wells MW-8 and MW-9.** Please complete arrangements to install extraction/monitoring well MW-8 in Alice Street and monitoring well MW-9 in Seventh Street.

### **TECHNICAL REPORT REQUEST**

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

- **May 5, 2006** – Work Plan for Soil Vapor Probe Installation and Sampling
- **May 15, 2006** – Quarterly Groundwater Monitoring Report for First Quarter 2006
- **May 25, 2006** – DPE System Design and Operation and Sampling Plan
- **August 15, 2006** – Quarterly Groundwater Monitoring Report for Second Quarter 2006
- **November 15, 2006** – Quarterly Groundwater Monitoring Report for Third Quarter 2006 and DVE System Start-up Report

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

### ELECTRONIC SUBMITTAL OF REPORTS

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

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

### PERJURY STATEMENT

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

### PROFESSIONAL CERTIFICATION & CONCLUSIONS/RECOMMENDATIONS

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

Richard and Linda Lum  
Victor Lum  
March 20, 2006  
Page 4

**UNDERGROUND STORAGE TANK CLEANUP FUND**

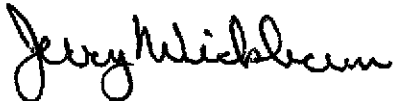
Please note that delays in investigation, later reports, or enforcement actions may result in your becoming ineligible to receive grant money from the state's Underground Storage Tank Cleanup Fund (Senate Bill 2004) to reimburse you for the cost of cleanup.

**AGENCY OVERSIGHT**

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

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

Sincerely,



Jerry Wickham  
Hazardous Materials Specialist

Enclosure: ACEH Electronic Report Upload (ftp) Instructions

cc: Peter McIntyre  
AEI Consultants  
2500 Camino Diablo, Suite 200  
Walnut Creek, CA 94597

Donna Drogos, ACEH  
Jerry Wickham, ACEH  
File



ALAMEDA COUNTY  
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director

April 5, 2004



ENVIRONMENTAL HEALTH SERVICES

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

Mr. Victor Lum  
245 8<sup>th</sup> Street  
Oakland, CA 94607

Dear Mr. Lum:

Subject: Fuel Leak Case RO0000202, Vic's Automotive, 245 8<sup>th</sup> St., Oakland, CA 94607

Alameda County Environmental Health (ACEH) staff has reviewed the case file for the referenced site including the January 14, 2004 AEI Interim Source Removal Work Plan and the March 24, 2004 AEI addendum to this work plan. The addendum modifies the original work plan, in that wells will be installed for the purpose of performing dual phase extraction (DVE) as opposed to soil vapor extraction (SVE) originally suggested. It is anticipated that this remediation may be more successful in removing free product and dissolved product as well as soil vapor contamination from the unsaturated areas. The interim work plan is proposed in three phases. In general, our office approves the work plan and work should be initiated immediately on Phase I. Please observe the following technical comments when performing this work.

#### TECHNICAL COMMENTS

1. In each of the sampling/extraction wells proposed, the estimated depth of these borings is stated as 30' bgs. The depths of the wells should be that necessary to define the vertical extent of contamination. This information will help determine the proper screen interval in the well. During the drilling of these wells, soil samples should be collected and screened for contamination. Those indicating contamination should be analyzed in the laboratory. Should more than one water bearing zone be present, depth discrete groundwater samples should be collected. Samples should be run for TPHg, BTEX, MTBE, the ether oxygenates TAME, ETBE, DIPE, TBA, ethanol and the lead scavengers, EDB and EDC. EPA Method 8260 should be used for this analysis. The samples from Phase I should be run for all the referenced compounds. Recommendations for modifying analysis can be made once these results are reviewed.

Selected groundwater samples are also proposed for general water chemistry analysis for parameters including chloride, calcium, magnesium, sodium, potassium, phosphate, nitrate, nitrite, sulfite, sulfate, total iron, BOD, COD and TOC. These results may be used to evaluate the potential for enhanced bio-remediation at the site once free product and elevated dissolved concentrations are remediated. Please also include dissolved oxygen and oxidation-reduction potential in your analysis. An evaluation of your results should be included in your future report.

Phase I consists of installing and testing wells in the known area of highest soil and groundwater, within the former tank pits and immediately down-gradient of them. Phase II consists of installing wells in Alice Street and 7<sup>th</sup> Street, which will be used to confirm the extent of the contamination in groundwater. Phase III consists of installing wells and extending the remediation system to the vacant property located at 708 Alice Street. Because permits and access agreements are required for the latter two phases, these phases may be subject to delays.

ALAMEDA COUNTY  
HEALTH CARE SERVICES

AGENCY  
DAVID J. KEARS, Agency Director



0528-02

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

May 24, 2002

Mr. Victor Lum  
Vic's Automotive  
245 8<sup>th</sup> St.  
Oakland, CA 94607

Dear Mr. Lum:

Subject: Fuel Leak Case No. RO0000202, 245 8<sup>th</sup> St., Oakland, CA 94607

Alameda County Environmental Health, Local Oversight Program (LOP), has reviewed the case file for the subject site up to the February 7, 2002 Quarterly Monitoring Report prepared by AEI, your consultant. We have determined that additional work is necessary to progress your site to case closure. We request that you address the technical comments below.

Technical Comments

1. Please analyze groundwater samples for TPHg and by EPA Method 8260, BTEX, MTBE, TAME, ETBE, DIPE, TBA, EDB and EDC.
2. As previously requested, please provide the results of your basement survey. You should also inquire if any of the homes have a domestic well.
3. Please proceed with the approved Geoprobe borings and soil vapor sampling approved in 11/01.
4. Although the extent of the free product and TPHg, BTEX and MTBE plume has not been determined, these plumes have migrated beyond the property boundaries and beneath residential properties. These contaminants pose an unacceptable risk to human health and therefore active remediation beyond free product removal from MW-2 is required. Our office cannot wait for you to complete the off-site investigation. Immediate interim remediation is necessary. Please provide a proposal to evaluate several remediation options, ie vapor extraction and groundwater extraction tests, et al.

Technical Report Request

- June 24, 2002- Provide results of basement/ domestic well survey and provide work plan for performing remediation extraction tests or other feasibility tests
- July 24, 2002- Provide results of off-site investigation. If this is not possible due to access issues, please advise our office immediately and proceed with remediation extraction tests.

It appears that there have been significant delays in performing your off-site investigation. Please inform our office of the nature of the problem. Further delay may subject your site to enforcement and ineligible for the UST Cleanup Fund. 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. P. McIntyre, AEI Consultants, 3210 Old Tunnel Rd., Suite B, Lafayette, CA 94549-4157

245 8th St

ALAMEDA COUNTY  
HEALTH CARE SERVICES

AGENCY  
DAVID J. KEARS, Agency Director



11-9-01

November 7, 2001  
StID 263/RO0000202

Mr. Victor Lum  
Vic's Automotive  
245 8<sup>th</sup> St.  
Oakland CA 94607

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

**Re: Site Characterization Work Plan for 245 8<sup>th</sup> St., Oakland CA 94607**

Dear Mr. Lum:

Our office has received and reviewed the October 29, 2001 Site Characterization Workplan prepared by AEI Consultants. I have also spoken with Mr. Ed Wallick of AEI. As you are aware, the work plan proposed investigation and remediation of this site in several phases. One phase was the installation of wells MW-3 and MW-4 and the reinstatement of free product removal from MW-1. The next phase involves the delineation of the free product and dissolved hydrocarbon plume. Twelve borings have been proposed (on and off-site) for the collection of groundwater. One soil sample will be analyzed from each boring. In addition, twelve adjacent boring will be advanced and soil vapor samples collected. After this phase and interpretation of the results, three monitoring wells will be installed for either remediation or monitoring.

The work plan is approved with the following comments and requirements:

- Please confirm positive MTBE results using the more definitive method, EPA 8260.
- Please collect a shallow soil vapor sample in addition to the vapor sample just above groundwater. This can provide information for the potential of hydrocarbon vapors collected beneath and into adjacent residential homes.
- Please survey all new wells to the same benchmark used on the other wells at the site.
- Please confirm whether any of the neighboring homes have basements.

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. E. Wallick, AEI Consultants, 2309 Pacific Coast Highway, Suite 206,  
Hermosa Beach, CA 90254

Wpap245 8th St

ALAMEDA COUNTY  
HEALTH CARE SERVICES

AGENCY  
DAVID J. KEARS, Agency Director



9-28-01

ENVIRONMENTAL HEALTH SERVICES

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

September 27, 2001  
StID 263/RO0000202

Mr. Victor Lum  
Vic's Automotive  
245 8<sup>th</sup> St.  
Oakland CA 94607

Re: 245 8th St., Oakland CA 94607

Dear Mr. Lum:

Our office has received the September 17, 2001 work plan extension request from AEI Consultants. Your request for a thirty (30) day extension is approved. **Please submit your work plan by October 22, 2001** for the determination of the extent of free and dissolved petroleum and performing a feasibility study to determine the most appropriate remediation method(s).

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

Sincerely,

Barney M. Chan  
Hazardous Materials Specialist

C: B. Chan, files

P. McIntyre, AEI Consultants, 3210 Old Tunnel Road, Suite B, Lafayette, CA 94549-4157

Wpext245 8thSt

ALAMEDA COUNTY  
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



08-09-01

August 8, 2001  
StID 263/RO0000202

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

Mr. Victor Lum  
Vic's Automotive  
245 8<sup>th</sup> St.  
Oakland CA 94607

**Re: Monitoring Well Installation Report for 245 8<sup>th</sup> St., Oakland CA 94607**

Dear Mr. Lum:

Our office has received and reviewed the July 31, 2001 Monitoring Well and Pump Installation Report prepared by AEI Consultants. This work is the first part of the site characterization plan proposed by your consultant. Two on-site wells were installed to determine the groundwater gradient and a pump was installed in MW-1 to automate the free product removal. The second part of plan includes off-site characterization and additional monitoring well installation.

The results from this report indicate the following:

- The gasoline release appears to be defined in the northerly and easterly directions. No up-gradient source is likely to be impacting this site.
- The area near and down-gradient of MW-1 appears to be the source of the groundwater contamination. Future remediation efforts should concentrate in removing petroleum from this area once the extent of free product has been determined.
- Quarterly groundwater monitoring should continue.
- It is likely that the MTBE plume has migrated significantly beyond that of the gasoline plume.

As mentioned in the AEI 2/27/01 Workplan, the next step should include a soil, groundwater and soil vapor survey. Given the likely southeast to southwest gradient, our office requests the submittal of a work plan to start the next investigation stage, the determination of the extent of free product and dissolved product and the preparation of a feasibility study to examine the most reasonable remediation approach. **Please submit the investigative work plan to our office within 45 days or no later than September 21, 2001.** Given that the dissolved or free product plume has migrated beneath the adjacent residences, active remediation approaches should be examined in your feasibility study.

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. P. McIntyre, AEI Consultants, 3210 Old Tunnel Rd., Suite B, Lafayette, CA 94549-4157

Address: 245 8th St

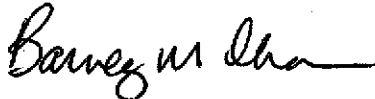
April 5, 2004  
Mr. Victor Lum  
RO0000202  
Vic's Automotive, 245 8<sup>th</sup> St., Oakland, CA 94607  
Page 2 of 2

#### TECHNICAL REPORT REQUEST

Please update your progress in performing Phase I of the approved interim work plan in your future monitoring reports. Please note that delays in investigation or late reports may result in your becoming ineligible to receive grant money from the Underground Storage Tank Cleanup Fund to reimburse your costs for site cleanup.

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

Sincerely,



Barney M. Chan  
Hazardous Materials Specialist

C: B. Chan, D. Drogos  
Mr. Robert Flory, AEI Consultants, 3210 Old Tunnel Road, Suite B, Lafayette,  
CA 94549-4157

245 8th St 4\_1\_04

ALAMEDA COUNTY  
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



83-08-01

R0202

ENVIRONMENTAL HEALTH SERVICES

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

March 6, 2001  
StID # 263

Mr. Victor Lum  
Vic's Automotive Services  
245 8<sup>th</sup> St.  
Oakland CA 94607

Re: Work Plan for 245 8<sup>th</sup> St., Oakland CA 94607, Vic's Automotive Services

Dear Mr. Lum:

Our office has received and reviewed the February 27, 2001 work plan prepared by AEI Consultants. As you are aware, this is the first phase of the investigation, the purpose of which is to verify the site-specific gradient and determine the extent of the gasoline plume. The following phase will include off-site characterization including soil, groundwater and soil vapor sampling and proposal for off-site well(s). This work plan and subsequent work plans take the place of the formerly approved August 1, 1997 work plan by AEI.

The first phase proposes the installation of 2- four inch wells, one immediately adjacent to one of the former 6000 gallon gasoline tanks and the existing fuel tanks, and the other in the southeast corner of the site. These two wells will help determine the extent of the gasoline plume and free product plume. The work plan states erroneously that 3 wells will be installed in the Purpose section. Two soil samples from each boring and one groundwater sample will be collected for analysis of TPHg, BTEX and MTBE. This work plan is approved with the condition that MTBE be run by EPA Method 8020 and any detected MTBE be confirmed using EPA Method 8260. In addition, this work plan calls for restarting free product removal from MW-1 and the commencing of quarterly groundwater monitoring of the 4 wells that will exist after completing this work plan.

As previously stated, your report must also include recommendations for additional off-site characterization. Please also include the location of SB-3 on figures referencing this boring.

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. Ed Wallick, AEI, 3210 Old Tunnel Road, Suite B, Lafayette, CA 94549-4157

Wpap245 8thSt

ALAMEDA COUNTY  
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



01-05-01

R0202

January 4, 2001  
StID # 263

Mr. Victor Lum  
Vic's Automotive Services  
245 8<sup>th</sup> St.  
Oakland CA 94607

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

**Re: Request for Technical Reports and Subsurface Investigation at 245 8<sup>th</sup> St.,  
Oakland CA 94607**

Dear Mr. Lum:

Due to changes within our office, I have taken over the oversight of the above referenced site. All future correspondences should be made to my attention. Upon review of the site history, it is apparent that the site has experienced a significant release of gasoline from former underground tanks, which has impacted groundwater beneath and likely beyond the property boundaries. It also apparent that the site has not been adequately characterized or remediated and there has been a lack of monitoring and reporting to our office.

I have reached a number of conclusions and have a number of requests that need to be addressed to maintain regulatory compliance. It appears that you may have believed that the contamination at this site is from the Lim property at 250 8<sup>th</sup> St. This does not appear to be the case. That release appears to have migrated westerly not southerly toward your site. There was evidence of free gasoline product beneath both former 6,000 gallon tanks removed from your site. A significant amount of free product has been removed from monitoring well MW-1 at this site. Nearly 170 gallons was removed from 7/95-7/96 and an additional 380 gallons was removed from 4/97-8/97. How much free product has been removed since this time? It is clear that the removal of free product is addressing only a small part of the overall problem. There is likely other areas of free product and a large dissolved gasoline plume that needs to be characterized and remediated. No soil samples from beneath pipelines or dispensers were reported from either of the underground tank removals (4-1000 gallon and 2-6000 gallon USTs). Where were the former dispenser islands for these underground tanks and why weren't any samples taken? Ms. Jennifer Eberle of our office approved the All Environmental 8/1/97 "Groundwater Monitoring Well Installation Workplan" in her August 19, 1997 letter. Four monitoring wells were proposed, two onsite and two off-site. Why haven't these wells been installed?

In summary please address these items:

- What is the status of free product removal from the existing well? Particularly since August 1997? Please restart the removal if it has been turned off.
- What is the extent of soil, groundwater and free product contamination? Please provide a work plan to determine that which is unknown.
- Please clarify why no piping or dispenser samples were taken during the tank removals. Please provide a work plan for sampling if necessary.
- Please install the previously approved monitoring wells. Should you experience difficulty in obtaining access, please inform our office and offer an alternative, if possible.



Mr. Victor Lum  
245 8<sup>th</sup> St., Oakland 94607  
StID # 263  
January 4, 2001  
Page 2

Please be aware that quarterly reports (every three months) should be sent to our office informing us of the status of the site, what has been done the past quarter, what is expected to be done the next quarter, and recommendations for additional work. Any interpretation or recommendation requiring a technical judgment should also include the signature of a registered professional.

**Please respond to the above items within 30 days or no later than February 5, 2001.**

The failure to submit the requested items as is required by the Health and Safety Code and the Water Board may subject you to civil liability. In addition, you may be deemed not eligible for the State Water Resources Control Board Underground Storage Tank Cleanup Fund (the Fund) based upon non-compliance. The City of Oakland Fire Services may also choose to revoke your underground tank operating permit and prevent further dispensing of fuel at this site.

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

Sincerely,



Barney M. Chan  
Hazardous Materials Specialist

C: B. Chan, files

Mr. P. McIntyre, AEI Consultants, 3210 Old Tunnel Road, Suite B, Lafayette, CA 94549-4157

reps245 8thSt

ALAMEDA COUNTY  
HEALTH CARE SERVICES

AGENCY  
DAVID J. KEARS, Agency Director



SENT 4-25 2000  
incl cc's

R0202

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

April 21, 2000

Mr. Victor Lum  
Vic's Automotive Service  
245-8<sup>th</sup> Street  
Oakland, CA 94607  
STID 263

RE: Vic's Automotive Service, 245-8<sup>th</sup> Street, Oakland, CA 94607

Dear Mr. Lum:

I would like to introduce myself as the new caseworker for this site. I have reviewed the site file, and the last correspondence from you and your consultant was in August 1997. Up to 4.39 feet of free-floating product was detected in MW-1 in March 1996. A groundwater sample collected from SB-3 on August 8, 1996 contained 27,000 ppb of MTBE and 19,000 ppb of benzene. Please inform this office within 30 days of the receipt of this letter the current status of the subsurface investigation and remediation at this site.

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

Sincerely,

Larry Seto  
Sr. Hazardous Materials Specialist

Cc: Peter McIntyre, AEI Consulting, 3210 Old Tunnel Road, Suite B, Lafayette,  
CA 94549

Files

ALAMEDA COUNTY  
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



RO#202

August 19, 1997  
STID 263

Victor Lum  
Vic's Automotive Service  
245-8th St.  
Oakland CA 94607

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

RE: Vic's Automotive Service, 245-8th St., Oakland CA 94607

Dear Mr. Lum,

Since my last letter, dated 4/30/97, the following documents have been received in this office:

- 1) "Groundwater Monitoring Well Installation Workplan," prepared by All Environmental, Inc. (AEI), dated 8/1/97; and
- 2) letter from AEI regarding free product recovery update, dated 8/15/97.

The workplan involves the installation of four 4" diameter monitoring/extraction wells . **This workplan is acceptable for implementation on the condition that downgradient well MW6 be moved to a location no more than 30' to the south of MW1, in order to a) remove free product and/or dissolved product which may be present, and b) assess the risk to the residential community.** This well will therefore be located on the adjacent residential property, instead of the sidewalk (as proposed). [Be advised that the City of Oakland, Public Works Agency, Construction and Maintenance Services Division (telephone 238-3651) will not allow the installation of wells on city sidewalks.] **Please understand that you will need to get permission from the downgradient property owner(s).** Section 25289 of the California Health and Safety Code allows the local agency (Alameda County) to investigate releases within 2000 feet of an underground storage tank.

If you have any questions, feel free to contact me directly at 510-567-6761.

Sincerely,

A handwritten signature in cursive script, appearing to read "Jennifer Eberle".

Jennifer Eberle  
Hazardous Materials Specialist

cc: Jennifer Pucci, All Environmental, 3364 Mt. Diablo Blvd., Lafayette CA 94549

J. Eberle/file

je.263-H

ALAMEDA COUNTY  
HEALTH CARE SERVICES

AGENCY  
DAVID J. KEARS, Agency Director



RO # 202

April 30, 1997  
STID 263  
page 1 of 2

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

Victor Lum  
Vic's Automotive Service  
245-8th St.  
Oakland CA 94607

RE: Vic's Automotive Service, 245-8th St., Oakland CA 94607

Dear Mr. Lum,

Since my last letter, dated 9/24/96, the following documents have been received in this office:

- 1) results of the subsurface investigation letter report, prepared by All Environmental Inc (AEI), dated 9/19/96; and
- 2) letter from AEI dated 3/17/97 (update on free product recovery).

The 3/17/97 AEI letter documents that a pumping system was installed in MW1 on 11/6/96, and that approximately 630 gallons of product had been removed from the well between 11/6/96 and 3/13/97. **Please continue to submit free product recovery updates every two months. The next update is due by 5/17/97.**

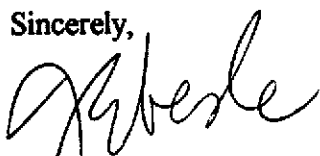
The 9/19/96 AEI report documents the existence of petroleum hydrocarbons in soil and groundwater in the offsite and downgradient direction. Grab groundwater samples contained concentrations as high as 19,000 parts per billion (ppb) benzene, 27,000 ppb MTBE, and 140,000 ppb TPH-gasoline. The extent of the groundwater/soil hydrocarbon plume is unknown. Therefore, you are requested to perform a Soil and Water Investigation (SWI), as per Sect. 2724 of Chapter 16, Division 3, Title 23, California Code of Regulations. **Please submit a workplan for a SWI within 45 days, or by June 15, 1997.** Please submit your own cover letter with your consultant's reports. Permanent groundwater monitoring/extraction wells will be required in order to assess the groundwater contaminant plume. An extraction well should be installed within 30' to the south of MW1, in order to remove free product and/or dissolved product. Soil samples should be collected in the capillary fringe, as well as 5' above the capillary fringe, in order to determine if groundwater contamination is due to the former USTs at 245-8th St. The groundwater plume must be assessed in all directions (upgradient, crossgradient, and downgradient).

April 30, 1997  
STID 263  
page 2 of 2  
Victor Lum

**The downgradient residential properties must be included in this investigation. Please understand that you will need to get permission from these downgradient property owners. Section 25289 of the California Health and Safety Code allows the local agency (Alameda County) to investigate releases within 2000 feet of an underground storage tank.**

If you have any questions, feel free to contact me directly at 510-567-6761.

Sincerely,



Jennifer Eberle  
Hazardous Materials Specialist

cc: Jennifer Andersen, All Environmental, 3364 mt. Diablo Blvd., Lafayette CA 94549  
J. Eberle/file

je.263-G

ALAMEDA COUNTY  
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



20202

September 24, 1996  
STID 263  
page 1 of 2

Alameda County CC4580  
Environmental Protection Services  
1131 Harbor Bay Parkway, Room 250  
Alameda CA 94502-6577

Victor Lum  
Vic's Automotive Service  
245-8th St.  
Oakland CA 94607

RE: Vic's Automotive Service, 245-8th St., Oakland CA 94607

Dear Mr. Lum,

I have received a letter from All Environmental Inc. (AEI), dated 9/9/96. This letter documents free product manual bailing activities performed between 3/19/96 and 7/25/96. It has been one year since manual bailing activities began in MW1. The data indicates that, although free product thicknesses decreased in the late summer and fall of 1995 (to 1.20 feet), they increased again in the spring of 1996 (to 4.39 feet). The last measurement was conducted on 7/25/96, when free product was 2.36 feet thick in MW1. This represents a slight increase from a year ago, when free product was 2.22 feet thick on 7/28/95.

The manual bailing was intended as an interim remedial measure, and hopefully enough of a remedial measure to completely ameliorate the free product problem. However, the data show that the free product problem has not lessened over one entire year. **Therefore, you are requested to install a free product recovery system which will operate continuously and automatically (based on thickness present in the well). Please install this system within 30 days, or by October 24, 1996. You are also requested to IMMEDIATELY continue WEEKLY manual bailing until the system is installed. Please continue the weekly manual bailing within 7 days from the date of this letter, or October 1, 1996.**

I am awaiting the final report for the Geoprobe investigation. AEI faxed over the laboratory report on 8/16/96. The data indicate that there is a significant groundwater plume extending offsite. Control of the free product in MW1 is imperative, because it should help to slow the spread of the groundwater contamination.

Please notify me by telephone at least 2 business days in advance of field activities. If you have any questions, please contact me at 510-567-6761; our fax number is 510-337-9335.

September 24, 1996  
STID 263  
page 2 of 2  
Victor Lum

Sincerely,



Jennifer Eberle  
Hazardous Materials Specialist

cc: Jennifer Anderson, All Environmental Inc., 2641 Crow Canyon Rd., Suite 5, San Ramon  
CA 94583  
Jennifer Eberle/file

je.263-F

ALAMEDA COUNTY  
HEALTH CARE SERVICES



AGENCY  
DAVID J. KEARS, Agency Director

RO# 202

RAFAT A. SHAHID, DIRECTOR

Alameda County Environmental Health Div.  
Mail Code: 430-4580  
Environmental Protection Services  
1131 Harbor Bay Parkway, Room 250  
Alameda CA 94502-6577

March 12, 1996  
STID 263

Victor Lum  
Vic's Automotive Service  
245-8th St.  
Oakland CA 94607

RE: Vic's Automotive Service, 245-8th St., Oakland CA 94607

Dear Mr. Lum,

I have received (via fascimile) the "Phase II Groundwater Investigation Workplan," prepared by All Environmental Inc., dated 3/12/96. This workplan involves the installation of 4 borings via Geoprobe, and the collection of soil and grab groundwater samples. **This workplan is acceptable on the condition that soil samples are collected and analyzed from the capillary fringe of each boring.** (Depth to first water [or in this case fluid] in MW1 during drilling was 17'bgs). This will enable us to determine the lateral extent of soil contamination from the tank excavations. It appears that proposed boring SB2 is between the two tank excavations. Please include tank excavations and a scale in future site maps.

Please notify me by telephone at least 2 business days in advance of field activities. If you have any questions, please contact me at 510-567-6761; our fax number is 510-337-9335.

Sincerely,

Jennifer Eberle  
Hazardous Materials Specialist

cc: Jennifer Anderson, All Environmental Inc., 2641 Crow Canyon Rd., Suite 5, San Ramon  
CA 94583  
Acting Chief/file

je.263-E



**ALAMEDA COUNTY  
HEALTH CARE SERVICES  
AGENCY**

DAVID J. KEARS, Agency Director



R0202

RAFAT A. SHAHID, DIRECTOR

December 5, 1995  
STID 263

Victor Lum  
Vic's Automotive Service  
245-8th St.  
Oakland CA 94607

DEPARTMENT OF ENVIRONMENTAL HEALTH  
State Water Resources Control Board  
Division of Clean Water Programs  
UST Local Oversight Program  
1131 Harbor Bay Parkway  
Alameda, CA 94502-6577  
(510) 567-6700

RE: Vic's Automotive Service, 245-8th St., Oakland CA 94607

Dear Mr. Lum,

Since my last letter to you, dated 11/29/95, I have reviewed the file in depth for this case. As you know, there is a significant amount of free product in MW-1. The extent of the free product plume is unknown. Further investigation is warranted to assess the extent.

**Therefore, you are requested to perform a Soil and Water Investigation (SWI), as per Sect. 2724 of Chapter 16, Division 3, Title 23, California Code of Regulations. Rapid site assessment methods (i.e. cone penetrometer testing, geoprobe, hydropunch, etc.) are suggested to qualitatively assess impacts and to define the extent of the free product plume, as a first step of the SWI. The borings should be located to the north, south, and west of MW-1. The south borings should be located starting at approximately 20 to 35 feet from MW-1. The borings should move outward from MW-1 to define the limits of free product and dissolved contaminants. This determination is usually made while in the field. This means the south borings will be located in the adjacent residential property(ies). You will obviously need to get permission from your neighbors to do this work. Again, if rapid site assessment tools are used, there should be minimal disturbance to your neighbors.**

The need for additional "permanent" monitoring wells will be assessed after the results of the first step of the SWI are evaluated. The SWI will be used to later implement corrective action, as per a Corrective Action Plan, as defined in Sect. 2726 of Chapter 16, Division 3, Title 23, California Code of Regulations. Please understand that the free product hand-bailing is an interim remediation step. **Please submit a workplan for the SWI within 60 days, or by February 5, 1996.**

In an effort to perform the SWI in a cost-effective manner, you are encouraged to work cooperatively with your neighbor, Russ Lim, who is also being requested to perform a SWI.

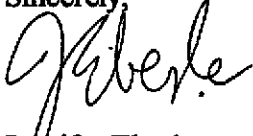
In addition, quarterly groundwater elevation (GWE) measurements must be taken. Since you were allowed to install 2 wells instead of 3, you must work with Russ Lim in order to take GWE measurements from his wells at the same time. The last GWE measurements were conducted on 7/21/95; it is my understanding that this was a cooperative effort. October was apparently missed. **Therefore, the next GWE measurements are due.**

December 5, 1995  
STID 263  
Victor Lum  
page 2 of 2

Lastly, you are once again encouraged to apply for the State Water Resource Control Board's (SWRCB's) UST Cleanup Fund. You have indicated in the past that you had financial constraints and concerns. Again, I urge you to apply asap. Contact Cheryl Gordon at SWRCB at 916-227-4539 for further information.

If you have any questions, please contact me at 510-567-6700, ext 6761; our fax number is 510-337-9335.

Sincerely,



Jennifer Eberle  
Hazardous Materials Specialist

cc:  All Environmental Inc., 2641 Crow Canyon Rd., Suite 5, San Ramon CA 94583  
Acting Chief/file

je.263-D

ALAMEDA COUNTY  
HEALTH CARE SERVICES  
AGENCY

DAVID J. KEARS, Agency Director



R0202

RAFAT A. SHAHID, DIRECTOR

June 15, 1995  
STID 263

DEPARTMENT OF ENVIRONMENTAL HEALTH  
State Water Resources Control Board  
Division of Clean Water Programs  
UST Local Oversight Program  
1131 Harbor Bay Parkway  
Alameda, CA 94502-6577  
(510) 567-6700

Victor Lum  
Vic's Automotive Service  
245-8th St.  
Oakland CA 94607

Dear Mr. Lum,

My last letter to you was dated 2/7/95, in which the 1/27/95 workplan by All Environmental Inc. (AEI) for one four-inch diameter monitoring/extraction well installation was accepted.

A previous workplan was submitted by AEI, entitled "Soil Boring and Groundwater Monitoring Well Installation Workplan," dated 10/8/93. This workplan involved the installation of one monitoring well in the vicinity of the former waste oil UST. This workplan was accepted in my letter dated 12/22/93, on the condition that lead be added to the sampling matrix, for soil and water. This makes a total of two wells to be installed.

I contacted your consultant, AEI, on 5/26/95 for an update as to the status of the monitoring well installation. AEI indicated that the wells had not yet been installed. This was confirmed during a telephone conversation on June 1, 1995 between you and I. You indicated that you were having financial difficulties, but had not yet applied to the UST CleanUp Fund. I urged you again to get your application in; their fiscal year begins anew 7/1/95.

You are requested to install the wells within 45 days, or by July 30, 1995. These wells should either be surveyed to the same benchmark as that used for Russ Lim's wells, or to mean sea level (msl). [Aqua Science Engineers is the consultant for Russ Lim.] These wells should be measured for groundwater elevations at the same time as Russ Lim's wells, in order to determine groundwater flow direction from the network of all four wells. This information in the form of potentiometric maps should be presented in future reports. This need for groundwater flow direction data was conveyed to Craig Hertz of AEI on 5/26/95.

Please note that routine reports and documents no longer need to be copied to the Regional Water Quality Control Board. Kindly submit a cover letter with your consultant's reports. Feel free to submit reports on double-sided paper.

If you have any questions, please contact me at 510-567-6700, ext 6761; our fax number is 510-337-9335. Please notify me by telephone at least 48 hours or 2 business days in advance of field activities.

June 15, 1995  
STID 263  
Victor Lum  
page 2 of 2

Sincerely,



Jennifer Eberle  
Hazardous Materials Specialist

cc: All Environmental Inc., 2641 Crow Canyon Rd., Suite 5, San  
Ramon CA 94583  
Mee Ling Tung/file

je.263-B

ALAMEDA COUNTY  
HEALTH CARE SERVICES  
AGENCY

DAVID J. KEARS, Agency Director



R0202

RAFAT A. SHAHID, ASST. AGENCY DIRECTOR

February 7, 1995  
STID 263

Victor Lum  
Vic's Automotive Service  
245-8th St.  
Oakland CA 94607

DEPARTMENT OF ENVIRONMENTAL HEALTH  
ALAMEDA COUNTY CC4580  
DEPT. OF ENVIRONMENTAL HEALTH  
ENVIRONMENTAL PROTECTION DIVISION  
1131 HARBOR BAY PKWY., #250  
ALAMEDA CA 94502-6577

Dear Mr. Lum,

I am in receipt of the "Groundwater Remediation Investigation Workplan" by All Environmental Inc. (AEI), dated 1/27/95. As you know, this workplan involves the installation of one four inch monitoring well, which may also be used as an extraction well. **This workplan is acceptable on the condition that a minimum period of 24 hours will ensue between well installation and development, and between development and sampling.**

A previous workplan was submitted by AEI, entitled "Soil Boring and Groundwater Monitoring Well Installation Workplan," dated 10/8/93. This workplan involved the installation of one monitoring well in the vicinity of the former waste oil UST. This workplan was accepted in my letter dated 12/22/93, on the condition that lead be added to the sampling matrix, for soil and water. This makes a total of two wells to be installed.

**Please note that routine reports and documents no longer need to be copied to the Regional Water Quality Control Board. Kindly submit a cover letter with your consultant's reports. Feel free to submit reports on double-sided paper.**

If you have any questions, please contact me at 510-567-6700, ext 6761; our fax number is 510-337-9335. **Please notify me at least 48 hours or 2 business days in advance of field activities.**

Sincerely,

A handwritten signature in cursive script, appearing to read "Jennifer Eberle".

Jennifer Eberle  
Hazardous Materials Specialist

cc: All Environmental Inc., 2641 Crow Canyon Rd., Suite 5, San  
Ramon CA 94583  
Ed Howell/file

je.263-A

ALAMEDA COUNTY  
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



R0202

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 22, 1993  
STID 263

Victor Lum  
Vic's Automotive Service  
245-8th St.  
Oakland CA 94607

Dear Mr. Lum,

We have received the "Soil Boring and Groundwater Monitoring Well Installation Workplan," prepared by All Environmental, Inc., dated 10/8/93. As you know, this workplan involves the installation of one groundwater monitoring well in the vicinity of the former waste oil tank.

This workplan is acceptable on the condition that lead be added to the sampling matrix. Note that up to 91 ppm total lead was detected in the waste oil excavation. Concentrations as high as 70 ppm total lead remain in the excavation.

Please notify me at least 48 hours (2 business days) in advance of field activities. If you have any questions, please contact me at 510-271-4530.

Sincerely,

Jennifer Eberle  
Hazardous Materials Specialist

cc: Craig Hertz, All Environmental, Inc., 2641 Crow Canyon Rd.,  
Suite 5, San Ramon CA 94583  
Ed Howell/file

je

ALAMEDA COUNTY  
HEALTH CARE SERVICES  
AGENCY

DAVID J. KEARS, Agency Director



RAFAT A. SHAHID, ASST. AGENCY DIRECTOR

R0202

August 20, 1993  
STID 263

Victor Lum  
Vic's Automotive Service  
245-8th St.  
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

Dear Mr. Lum,

Thank you for the "Underground Storage Tank Removal Final Report," prepared by All Environmental, Inc., dated 7/29/93. As you know, this report documents the removal of 5 USTs (4 gasoline and 1 waste oil) on 6/18/93. Concentrations detected in the fuel tank excavation were relatively low and therefore do not warrant a groundwater investigation or further soil investigation. However, concentrations detected in the waste oil tank excavation were relatively high (up to 2,100 ppm Oil & Grease and up to 91 ppm total lead). Therefore, a subsurface investigation is needed to determine if this release has impacted groundwater. If site conditions allow it, further removal of soil contaminated with Oil & Grease is recommended. Please submit a workplan for a subsurface investigation which includes the above mentioned items within 45 days or by October 5, 1993.

All work should adhere to a) the Tri-Regional Board Staff Recommendations for Preliminary Evaluation and Investigation of Underground Tank Sites, dated 8/10/90; and b) Article 11 of Title 23, California Code of Regulations. Reports and proposals must be submitted under seal of a California-Registered Geologist, -Certified Engineering Geologist, or -Registered Civil Engineer.

Please note that reports and documents no longer need to be copied to the Regional Water Quality Control Board. Kindly submit a cover letter with your consultant's reports. If you have any questions, please contact me at 510-271-4530.

Sincerely,

A handwritten signature in cursive script, appearing to read 'Jennifer Eberle'.

Jennifer Eberle  
Hazardous Materials Specialist

cc: Greg Gouvea, All Environmental, Inc., 2641 Crow Canyon Rd.,  
Suite 5, San Ramon CA 94583  
Ed Howell/file

je

ALAMEDA COUNTY  
HEALTH CARE SERVICES  
AGENCY

DAVID J. KEARS, Agency Director



R0202

RAFAT A. SHAHID, ASST. AGENCY DIRECTOR

September 13, 1994  
STID 263

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

Victor Lum  
Vic's Automotive Service  
✓ 245-8th St.  
Oakland CA 94607

Dear Mr. Lum,

As you know, two 6,000-gallon gasoline USTs were removed from your site on 8/23/94. Up to 160 ppm TPH-gasoline and up to 0.820 ppm benzene were detected in the soils in the excavations. These excavations were further excavated on 8/26/94, at which point a liquid substance was discovered at a depth of approximately 18'. A plastic cup was lowered into the excavation, and a sample of the liquid was collected only for observation purposes. It appeared to be dark brown or black in color, and had a gasoline odor. It appeared to be free floating gasoline product. The groundwater surface below the product could not be ascertained; therefore, the thickness of the product is unknown. The product appears to also exist below the Tank B excavation, as was evidenced by the dark liquid appearing at approximately 19' in that location.

**You are required to remove free product to the maximum extent practicable, and in a manner that minimizes the spread of contamination, as per 23 CCR, Div. 3, Ch 16, Sect. 2655. Therefore, you are requested to submit a workplan for the remediation of free product, within 20 days, or by October 3, 1994.**

All work should adhere to a) the Tri-Regional Board Staff Recommendations for Preliminary Evaluation and Investigation of Underground Tank Sites, dated 8/10/90; and b) Article 11 of Title 23, California Code of Regulations. Reports and proposals must be submitted **under seal** of a California-Registered Geologist, -Certified Engineering Geologist, or -Registered Civil Engineer.

Please note that with the exception of closure reports, routine reports and documents no longer need to be copied to the Regional Water Quality Control Board. Kindly submit a cover letter with your consultant's reports.

If you have any questions, please contact me at 510-567-6700, ext 6761. This is our new permanent phone number; our new fax number is 510-337-9335.



September 13, 1994  
STID 263  
Victor Lum  
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Please also bear in mind that, in order to maintain SB2004 fund eligibility, specific bidding requirements and contracting criteria must be met. You are encouraged to contact your SWRCB fund representative (916-227-4529) for more case-specific information.

Sincerely,



Jennifer Eberle  
Hazardous Materials Specialist

cc: All Environmental Inc., 2641 Crow Canyon Rd., Suite 5, San  
Ramon CA 94583  
Ed Howell/file

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