

10/3/97 spoke w/J. Pucci: RP has agreed to the extra wells. They want to install 2" wells instead of 4" wells (as per the wp), bec it will save him a couple thousand dollars. However, we agreed to keep the DG well on res prop a 4" well, bec we may need to do extraction. She is concerned that it may take along time for res prop owner to agree.

or RWQCB(?)

- 7/21/97 phoned AEI and lm for JA: he is overdue on the SWI and bi-monthly FP updates.
- 7/22/97 spoke w/Jennifer Pucci (formerly Andersen) at AEI: RP signed a contract for a wp. She will try to get it done by end of the month. There was 1' FP last time they measured it. We agreed on two 4" wells (one UG onsite and one DG offsite), and one 2" well CG across Alice St. She is even thinking about another well to the E of dispenser island, bec that area has not been explored, and could be a good data point for triangulation of gradient. I wonder if the dispensers have leaked, and possibly traveled into the former UST area. So, that wd be another reason to explore that area.
- 8/19/97 Reviewed 8/1/97 "Workplan" by AEI. Proposes four 4" MW/EWs. I had asked for "An extraction well should be installed within 30' to the south of MW1, ^(just onsite) in order to remove free product and/or dissolved product," but they proposed a 4" MW (MW6) about 60' S-SW of MW1. And it is located in the sidewalk. I don't think City will let them put it in sidewalk. I'd rather see MW6 ON a res property.

Spoke w/J. Pucci: They are still pumping, and FP appears to be decreasing. She sent a product recovery report dated 8/14 or 8/15. Told her that I don't think City will let them put it in sidewalk. I'd rather see MW6 ON a res property, bec we must evaluate the risk to the residents. The vacant lot is 3 houses down, by SB-3. The res props are not to scale. We don't know how many feet are between sidewalk and houses. She will check it.

WROTE CONDITIONAL wp APPROVAL LETTER.

- 9/24/97 J. Pucci phoned: she did not get my approval ltr. Faxed it to her.

4/30/97 spoke w/J. Andersen: They got 0.1' FP in MW1 on 3 measurement events, then system pumped slowly for about 10 days. They were thinking of removing the pumps, but then they got 0.5' FP on 4/29. Told her I'd be writing RP a ltr requiring more investigation. She said he is being audited by the IRS for the 2nd time in 3 yrs. Maybe there is some problem, and that's why he hasn't applied to the Fund; doesn't want to show his tax forms?

WROTE LETTER. As stated in my letter to prop owner next to STID 1742 property (Beddig site): If these property owner(s) refuse(s) this request (for access for SWI), they could be directed by the Regional Water Quality Control Board (RWQCB) under administrative order to pursue this attempt at investigation on their own, and at their own cost. But Sect 25289 of H&SC does not explicitly state this. I must have heard this from DA or RWQCB(?)

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- 9/24/96 Reviewed 9/9/96 letter from AEI. FP purging between 3/19 and 7/25. FP has slightly increased since they began manual removal one year ago. AEI proposes a peristaltic pump system to remove FP.
- WROTE LETTER TO RP, ASKING FOR FP REMEDIATION SYSTEM.**
- 10/1/96 Reviewed 9/9 fax from AEI. Includes lab report and 9/9 letter to me. Whoops, I should have reviewed this before writing my 9/24 letter. Too much stuff in my in-box! Its a lab report for soil sample fm SB1 at 18'bgs: 9100 ppm TPHg, 57 ppm benzene (wow!), and TEX. 9/9 letter documents FP purging between 3/19 and 5/23. (But this was already included in that other letter.) No, I already reviewed this letter; see 9/24 notes.
- 10/29/96 Phoned Jennifer Andersen re FP removal system. They measured it for last 2 wks; got signed contract from him. System should be installed late this wk or next wk. They have been bailing weekly. There was 0.4' FP in MW2 on 10/1/96. MW1 has decreased. Dusty notice FP and dark grey water. They think their meter is reading the dark grey water as FP. **Let me know when they will install system.** Its a peristaltic pump (skimmer), and will turn off when drum gets full.
- 11/1/96 Reviewed 9/19/96 report by AEI re results of SI. Did 3 Sbs to 24'bgs. Max soil concs were 57 mg/kg benzene and 9100 mg/kg Tphg. Max gw concs were 19,000 ug/L benzene and 140,000 ug/L TPHg.
- 1/31/97 phoned J. Andersen: Yes, FP removal system has been installed. They have been pumping for last couple of months. Removed 9 drums of product already. They only leave up to 3 drums full of product onsite. They get pumped out periodically. She will write me a progress report soon. When station shuts down at night, the power to system shuts off. No FP recovery at night. She doesnt know if RP got into the Fund.
- 3/10/97 lm for Jennifer re her update?
- 3/11/97 spoke w/her will get rpt to me by end of wk. Thickness has decreased significantly.
- 3/21/97 Received and reviewed 3/17/97 letter fm AEI. They installed the pump on 11/6/96. Since then, they have removed 630 gal of FP. Thickness has gone from 0.88 ft on 11/6 to 0.10 ft on 3/13/97. They missed January altogether.

7/5/96
cont

investigation? He thinks that if Vic just does his QM (and not Geoprobe) at the same time (7/8), they can get some conclusions. Spoke w/JA: they sent out proposal for rapid site assessment. RP only wants to do one boring upgradient from his Mws. He is convinced that) *not reasonable*
contam is coming from UG. They have been doing FP removal every 2 weeks. But they stopped doing it at the end of May. They were getting 3.18' FP in MW1 and none in MW2. Told her to continue FP removal. He owes them a lot of money. He has applied to Cleanup Fund; she thinks he is Category B. She will call Vic and tell him what we need to do. Asked her for a free product removal update. Phoned Cheryl Gordon and asked for status of this claim. Hes not on the database yet. Oh dear. He is shooting himself in the foot. *I should write RP a letter.* Phoned AEI: lm; told her RP hasnt applied to the Fund. Oh boy. Craig was taking care of that w/him.

8/16/96 spoke w/Jenefer: The gw concs were much higher than she thought. She will fax results. RE FP bailing, Vic is holding them up bec its too expensive. When was it last done? The day ASE was onsite to take water level measurements. **She will find out and get back to me.** Neighbor told her that construction will ensue in the next 2 wks on that empty lot. **But she thinks he should get a pumping system.** 2.36' FP last time. **She will send a FP recovery update. Last one was from February; were overdue.**

Received fax. SB2 had a slight sheen on gw. Did she use a PID to screen the samples? Yes. They sampled the soil at 24'bgs. GW was rebounded to 18'bgs. The holes were only open 45 minutes. So the soil samples were probably not in the cap fringe. She said SB1 had grey staining at 18' and 24' bgs. So why did she take the lower sample? Her main focus was a gw invest. Yeah, but my 3/12/96 letter specified soil samples from the cap fringe. Only SB1, L-1 is still on hold, but the others were not collected from higher than the 24' depth. Note that max MTBE conc is in DG SB3; maybe bec it is so mobile. **I want the FP recovery update first, then Ill write RP a letter, directing him to recover FP. Later will come remediation of dissolved plume. What about the residential area? 19,000 ppb benzene in gw is > RBSL for outdoor air, res, and is > RBSL for indoor air, res. Problemo.**

2/1/96 spoke w/J. Andersen of AEI: She was thinking of placing 3 boreholes: one to the W of MW1 (in parking lane), one on the corner of 8th and Alice (UG), and one approx 40' DG in neighbor's lot (the empty lot). Sounds good. But I cautioned that if the DG one is hot, we may need to go DG further. **Another advantage of doing the borings on same day as Lim is that we have better data; a hydropunch is only a snapshot. We can compare this data from both sites better if it's done on the same day.**

Reviewed 11/15/95 QR by AEI. Gw sampled on 10/17/95 flowed 8 at 0.01 ft/ft (used ASE wells on Lim's site). MW2 sampled on 10/17/95 had 210,000 ppb TPHg, 720 ppb benzene, and 1,000 ppb TOG. These are increases. MW1 had 1.53' FP.

3/11/96 Reviewed 2/20/96 letter from AEI. (Free Product Removal Update) **Big increase from 1/29 to 2/13/96 from 1.76' to 3.02' FP!**

Phoned AEI: spoke w/JA: she will get the wp to me by 3/12. FP thickness is still increasing: 3.94' in MW1, nothing in MW2. Depth to product was 13.5' (3/5/96). How often are they going out? Every other week, but she knows she should go out every week. She'll have Dusty go out there today or tomorrow to measure thickness and bail. I said it's time for something new: time for continuous pumping (triggered by a minimum thickness). They may want to use a portable pump in the meantime when they go out there (instead of bailing), and visits at least weekly.

3/12/96 Received fax: 3/12/96 "Phase II, Groundwater Investigation Workplan," by AEI. Four borings with soil and gw sampling. If FP is encountered during drilling in any of the borings, then an additional boring will be advanced 10 additional ft away from MW1. Geoprobe borings, and HP grab gw samples. Looks good.

Wrote wp acceptance letter

7/5/96 lm for JA at AEI: When are they doing their Geoprobe invest? And what about the QM? I havent got any Qrs since 2nd Q 95! If Vic Lim (neighbor) waits several months to do his investigation, then how well can we compare the data? He thinks that if his MW concs are similar (stable), then the Geoprobe results should not change too much w/time. Their concs are the same order of magnitude. For Vic Lum, it will be difficult if not impossible to determine the thickness of FP w/the Geoprobe invest. So how can Vic Lum even conclude that his neighbor is the source of FP, by using this type of

6/1/95 spoke w/Vic Lum: He still hasn't applied to the Fund. I urged him once again to get the application in; told him the fiscal year begins 7/1/95, and the Fund gets a new budget then. Told him I'd be writing him a letter soon.

6/15/95 **Wrote letter to RP.**

7/14/95 Site visit for MW drilling. See field report.

7/21/95 Jenefer of AEI phoned: they got 2' of FP in the recovery well. Told her to bail it out and store in a drum. Told her to see if RP wants to do it himself. Let's start out on a weekly schedule. But keep good records: date, time, thickness, amount removed. She said the other well only has a sheen. So it's very localized. Strange.

7/25/95 Jenefer of AEI phoned. Did I require or request Russ Lim to do gradient measurements? NO. They had 68,000 ppb TPHg, 480 ppb benzene in MW2. Did not sample the well w/FP.

8/1/95 spoke w/Jenefer: they bailed again on Fri; got 2.2' FP, the same exact amt as last time. RP agreed to have them come out every other wk to bail FP. Will we require active remediation? Let's see if we get a downward trend, and how steep that trend is.

11/17/95 Reviewed 10/6 letter fm AEI. RE FP bailing. They started w/2.22' FP, and it is now down to 1.68' (10/3).

Reviewed 10/3 SI and QR by AEI. GW flowed S on 7/21/95 at 0.01ft/ft. **Soils are clayey sands. Possibility for FP migration.**

Did they sample MW2 in Oct? How's the FP removal going? Lm Jenefer A.

Telecon w/Jenefer: last FP bailing was 10/17; they got 1.53ft. Discussed increasing frequency to weekly. They sampled MW2 and got large increase: 210 ppm (or ppb?) TPHg.

11/29/95 mess fm Jenefer: checked wells today (or 11/28) and found 1" FP in the 2" MW, and 1.2' FP in the 4" RW. Suggested I write a letter requesting weekly bailing.

12/5/95 **Wrote letter requesting SWI wp**

12/22/94 Reviewed 12/13/94 ltr fm Vic Lum. Wp to me by 2/1/95. Financial difficulties. OK

12/23/94 Reviewed UST file for 250-8th St. in response to Vic's hearsay that their UST(s) leaked. Petrotite test on 10/87: tight 250-gal w.o. UST. . . 9/87: tight three 2K UL, 2K diesel, 10K UL, and 5K reg. . . 8/86: tight three 2K UL, 5K UL, 10K reg, and 2K diesel. Tell Vic that there is no record of a failed Petrotite test at Russ Lim's.

Reviewed 11/28/94 UST Removal and INstallation, Final Report, by AEI. No big news; they mentioned VES w/GET on p. 7. But when???

1/26/95 Spoke w/C. Kissick: Doing wp for two 4" RWs, complete w/skimmer. Two wells in total, he thinks, but he needs to speak w/Craig. Told him that 2 wells went in at Russ Lim's just 2 days ago; results not in yet, but the well across 8th St. seemed hotter than the well on Lim's site. Gave him ASE's phone #, bec. he wants to know DTW. Told him that Craig and I had discussed 3 wells at Vic Lum on 10/24/94.

2/3/95 Reviewed 1/27/95 "GW Remediation Investigation wp" by AEI. Proposes only ONE 4" SB/MW. Check H&S Plan "HC meter" device--what is it?

2/7/95 spoke w/Craig: Asked him about "HC meter." They still don't own their own. He wants a list of equipment we'd approve. Even tho this wp is for ONE well, there was a previous wp for one well. (1 + 1 = 2) Vic doesn't want to do an UG well bec. he doesn't want to get into a legal entanglemt w/his neighbor Russ Lim. After all, as long as CleanUP Fund pays, he's doesn't have any reason to assign blame.

5/24/95 phoned AEI. Status? Spoke w/Jenefer

5/26/95 spoke w/Craig Hertz. RP owes AEI \$\$ for soil offhaul. He applied to Fund, but doesn't know when. Craig originally filled out the Fund app form in 1993, and gave it to Vic to fill in the personal financial section. Vic did not get right on it. Told him that the wells should be surveyed either to the same benchmark, or to msl, so that we can measure GWES in these 2 and also in Russ Lim's wells at same time, to confirm gw flow. Phoned Cleanup Fund: to find out status of application. Left message for Francine Aguerra (Cheryl is out til 5/31). Francine could not find this RP on their list.

- 9/2/94 spoke w/J. Andersen
- 9/6/94 received 9/2 fax w/results fm 8/26: Tank A: 3900 TPHg, 6.1 benzene. . .Tank B: 48 TPHg and .045 benzene (left in place prior to tank installation). . .roel is doing tank inst.
- 9/13/94 wrote letter to RP requesting FP removal
- 10/24/94 Phoned AEI re remediation wp (not yet received). Spoke w/Craig. They just finished the tank inst., then will remove SP, then will do wp for FP removal. SP removal should take 1 wk. Craig said there was FP in gw at Russ Lim (red water). He'll phone Vic today, and call me back this pm. **We discussed installing 3 MWS: one by wo UST, one by Tank A, and one near the corner of 8th and Alice. The latter is probably UG, and would detect anything coming from Russ Lim. The Tank A well would be bailed if FP is >.5 inch. This well would be checked twice per week initially. The bailing is only an interim measure.**
- 10/27/94 Craig phoned. Wants 60 or 90 day ext on remed. wp. Ltr must come fm RP. It's already been 3+ wks since due date!
- 10/28/94 Told Craig 15 more days-til mid November
- 12/7/94 Phoned AEI. Spoke w/Guy. Will have Craig return my call.
- 12/9/94 spoke w/Craig: RP says he's broke. One sensor not working correctly on new UST. SP still behind bldg. \$10K to dispose SP at class 3 BFI. \$140K spent already. Wants UST ID#s bec he's applying for Fund. Costs \$12K for 3 MWS.
- 12/12/94 Drafted letter to RP. Phoned RP. Vic said the SP is between bldg and former Tank A. He checked into loans, but it's too much paperwork and waiting time. His income is too great, but his assets are not. He had to sell a lot of investments. Already spent over \$100,000 on project. His last integrity test passed. He suspects the FP is not from his tanks. Russ Lim told him that he had a failed tank, and that's why he did removal. **Check our records for Russ Lim. He wishes we had taken a sample of liquid. Asked for a letter re extension of wp submittal; agreed on Feb 1, 1995. We need the TR report from AEI. It's overdue.**

lm Roel and Kevin re UST file for 250-8th St. (Russ Lim): did his USTs fail? Kevin doesn't have it.

Site Summary STID 263
Vic's Automotive Service
245-8th St.
Oakland CA 94607

- 7/20/94 Reviewed Tank Closure Plan for two 6,000-gal gasoline USTs. Spoke w/C. Hertz. They're planning on installing one split UST. The MW was not installed. They're going to wait until they remove these two USTs, so that if they need more MWs, they can install them all together.
- 7/21/94 Jennifer Anderson from AEI phoned re what's needed to complete the tank closure plan. A&Bs.
- 7/26/94 Met w/J. Andersen.
- 8/1/94 Received completed closure plan. B form says spill containment was installed in 1976, and date (tank) installed is unknown. RP signed plan. Approved plans.
- 8/23/94 Spoke w/Guy Roy of AEI. THEY plan to subcontract the excavating out to Joe Madison. His 40-hr training expired in June or July 94, but, as per Guy, Joe phoned OSHA and they said it was ok to take the 8-hr refresher in Aug. Joe will be taking the refresher on 8/27.
- Removal of two 6K USTs.**
- 8/24/94 spoke w/C. Hertz re clarification of sampling protocol.
- 8/25/94 Phoned Vic, told him what Donna Turcotte said: he could get reimbursed as early as 6 months. Spoke w/Guy Roy. Received faxed lab report (missing lead results). **Both Tank pits had hits: up to 160 ppm TPHg and .820 ppm benz in Tank A, and up to 130 ppm TPHg and .180 ppm benz in Tank B.** AEI will overex and resample tomorrow 8 am. They plan to install the new UST also. The stockpile from tank B is clean enough (ND benzene, and only up to 2.1 ppm TPHg), and can be reused. **The SP from Tank A (4-pt comp) had 3700 ppm TPHg and 13 ppm benz, and cannot be reused.**
- 8/26/94 Overex and resampling. **We hit Free Product (gasoline) at approx. 18'bgs in Tank A.** See field report.
- 9/1/94 Spoke w/Dusty Roy. He backfilled Tank A pit. Should get lab results today, and will fax to me. Received faxed lab results for entire 8/23 sampling. Includes dispenser results: ND TPHg, ND benz, but trace toluene and xylenes in Dispenser B. Lead was <10X the STLC for dispensers.

Address 245-8th St.
Oakland Phone
 Contractor All Environmental
 Address 2641 Crow Canyon
SAN RAMON CA Phone 820-3224
 OTHER (Specify) 895-1768 Vic Lum
 Address 832-9014 (w)
 Phone
 CONTACT FOR INVESTIGATION

No.	Plans Rec'd.	By	Date
Plans Approved			
Layout Made			
Rejected			
Applicant Notified			
Plans Returned			
Permit Issued			
FOOD			
Pre-Plaster/drywall			
Pre-Final			
Final			

Pre-Construction/Guide	By	Date
Pre-Plaster		
Final		
SEWER		
Septic Tank		
Absorption Field		
Absorption Bed		
House Sewer		
Septic Tank		
FINAL		
Absorption Field		
Absorption Bed		
OTHER		

Permitting	By	Date
Final		

LOP 263
20202
A →

XR		REMARKS			LOCATION
Date	By	Date	By	REMARKS	
5-3-93	JE			Reviewed closure plan.	
5-17	JE			Mess fm C. Herty. W. oil piping to be removed. Give any remaining deposit \$ to p.o.	
6-18	JZ			Tank Removal. See field report. (5 hrs.)	
6-22	JZ	6-22		Spoke w/Vic Lum. His brother Richard (+Linda) Lum are p.o.'s, but he is sharing cost of UST removal w/them.	
		6-23		Transferred to LOP. Rec'd lab results fm All-Env. Fuel pit is basically clean, + can be backfilled w/clean fill. It's SP must be	

Vicinity Map
 SFID 263
 Project # U704407
 Fee Paid 1,431⁰⁰
 Date 4-30-93
 aerated and/or disposed. W.O. pit is also basically but its SP is dirty (1100ppm)
 6-24 site visit. There's a dark area in w.o. pit side which needs to be over + resampled. They'll need

245 8th St
 Oakland CA 94607
 VIC'S AUTOMOTIVE SERVICE
 STD 263

REMARKS			REMARKS			REMARKS		
Date	By		Date	By		Date	By	
		a MW only for w.o. pit. Craig may propose 1 mw only.			Fuel tank pit bottom 3.9 ppm TPH-g. Report to me w/in 1 or week.			He'll explain revisions in a letter to me.
6-28	JE	Mtz w/Craig. Received ULR. We'll remove SP 2B + backfill w/ clean fill. SPs have high Pb levels + may need offsite disposal	7-30	JE	Site visit. Fuel tank pit was backfilled -	8-19	JE	Reviewed 8-10 letter from AEL.
			8-9	JE	Reviewed 7-29-93 "UST Removal Final Report" by AEL. Why did they analyze TPHg instead of TOG on EB-11 (bottom w.o. pit after overex)?	8-20	JE	Wrote letter to RP req'g wp for gw invest.
					Maybe bec. original bottom sample (at ~7') was ND for TOG, but had 3.5 ppm TPHg. Where are results from sample taken on 7-2 from fuel pit side closest to 8th St. at ~11' bgs?	10-5		Greg. RP has agreed to do one MW + offhaul soils (wp by 10-8).
6-29	JE	Spoke w/C. Hertz. They went down to ~12' bgs + soil was still green. Steve says soil was silty clay at 12'. We think it was sandy at 8'				12-22	JE	Reviewed 10-8 wp for MW-1 by AEL. Sp w/ Sp Penshorn. Wrote acceptance letter.
								condition
7-2	JE	Site visit for overex of waste oil pit. See field report.	8-10	JE	Sp w/C. Hertz. E wall is actually close to bldg. Fig 3 will be redrawn. EB-11 is from fuel pit actually	1-7-94	JE	Sp w/Craig. Will analyze Pb in soil (2-3 samples) + in gw
7-21	JE	Spoke w/C. Hertz. Got 2100 ppm TOG, 70 ppm Pb in wall next to bldg.						

See inside notes