

ALAMEDA COUNTY  
HEALTH CARE SERVICES

AGENCY  
DAVID J. KEARS, Agency Director



120215

ENVIRONMENTAL HEALTH SERVICES

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

StID 4242

December 15, 1998

Mr. Carlo Christensen  
18367 Reamer Road  
Castro Valley, CA 94546

Leon Mayer  
2252 Marina Blvd  
San Leandro, CA 94577

**RE: Well Decommission at 344 105<sup>th</sup> Avenue, Oakland, CA**

Dear Messrs. Christensen and Mayer:

This office and the San Francisco RWQCB have reviewed the case closure summary for the above referenced site and concur that no further action related to the underground tank release is required at this time. Before a remedial action completion letter is sent, the onsite monitoring wells (GW-1 and GW-3) should be decommissioned, if they will no longer be monitored. Please notify this office upon completion of well destruction so a closure letter can be issued.

Well destruction permits may be obtained from Alameda County Public Works. They can be reached at (510) 670-5575.

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

Sincerely,

eva chu  
Hazardous Materials Specialist

mayer9B

ALAMEDA COUNTY  
HEALTH CARE SERVICES

AGENCY  
DAVID J. KEARS, Agency Director



R0215

ENVIRONMENTAL HEALTH SERVICES

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

StID 4242

December 7, 1998

Mr. Carlo Christensen  
Leon Mayer  
753 Peralta Ave  
San Leandro, CA 94557

**RE: Well Decommission at 344 105<sup>th</sup> Avenue, Oakland, CA**

Dear Messrs. Christensen and Mayer:

This office and the San Francisco RWQCB have reviewed the case closure summary for the above referenced site and concur that no further action related to the underground tank release is required at this time. Before a remedial action completion letter is sent, the onsite monitoring wells (GW-1 and GW-3) should be decommissioned, if they will no longer be monitored. Please notify this office upon completion of well destruction so a closure letter can be issued.

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Sincerely,

eva chu  
Hazardous Materials Specialist

mayer9

ALAMEDA COUNTY  
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



RAFAT A. SHAHID, Assistant Agency Director

R0215

StID 4242

March 1, 1995

Mr. Leon Mayer  
753 Peralta Ave  
San Leandro, CA 94577

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

**SECOND NOTICE OF VIOLATION**

Dear Mr. Mayer:

On December 30, 1994, the Alameda County Department of Environmental Health, Hazardous Materials Division, sent you a letter requesting technical reports detailing the work performed in the purging and sampling of well GW-3 at **344 105th Ave, Oakland**. As of the date of this letter, however, we have not received any communication from you on this matter. Therefore, this letter constitutes a **Second Notice** that you are in violation of specific laws and that the technical report is due.

According to Section 25298 of the California Health and Safety Code, underground storage tank closure is incomplete until the responsible party characterizes and remediates the contamination resulting from product discharge. Therefore, you, as the responsible party are in violation of this section of the Code, for which Section 25299 specifies civil penalties of up to \$5,000, for each day of violation, upon conviction. Also, failure to furnish technical reports regarding documented or potential groundwater contamination violates Section 13267(b) of the California Water Code. The Regional Water Quality Control Board (RWQCB) can impose civil penalties of up to \$1,000 per day that such a violation continues.

You are required to submit the technical reports for the site to this office **within 15 days** from the date of this letter. **Failure to respond will result in referral of this case to the RWQCB or Alameda County District Attorney to consider for enforcement action.** Modification of required tasks or extensions of stated deadlines must be confirmed in writing by either this agency or the RWQCB.

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

eva chu  
Hazardous Materials Specialist

cc: Gil Jensen, Alameda County District Attorney's Office  
files (mayer7)

ALAMEDA COUNTY  
HEALTH CARE SERVICES

AGENCY  
DAVID J. KEARS, Agency Director



R0215

RAFAT A. SHAHID, Assistant Agency Director

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

StID 4242

December 30, 1994

Mr. Leon Mayer  
753 Peralta Ave  
San Leandro, CA 94577

RE: Groundwater Monitoring at 344 105th Ave, Oakland 94603

Dear Mr. Mayer:

On February 3, 1994 I had written a letter requesting that well GW-3 be purged and sampled. This work was to have been completed by March 1994. To date, I am not in receipt of any documentation that this phase of the investigation has been performed. Please submit a report documenting this work by **January 13, 1995**.

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

Sincerely,

eva chu  
Hazardous Materials Specialist

cc: James Gribi, Century West, 7950 Dublin Blvd #203, Dublin  
94568  
files

ALAMEDA COUNTY  
HEALTH CARE SERVICES  
AGENCY

DAVID J. KEARS, Agency Director



R0215

RAFAT A. SHAHID, ASST. AGENCY DIRECTOR

StID 4242

February 3, 1994

Mr. James Gribi  
Century West  
7950 Dublin Blvd., Suite 203  
Dublin, CA 94568

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

**Subject: Meeting of February 3, 1994 Regarding 344 105th Ave.,  
Oakland, CA 94603**

Dear Mr. Gribi:

In today's meeting, in the presence of Mr. Bud Mayer, Mr. Carlo Christensen, Mr. Verl Rothlisberger, Mr. Tom Peacock and Ms. Eva Chu, it was decided the following investigation/information be performed/provided before the case will be re-evaluated for site closure:

1. Measure groundwater elevation in wells GW-1 and GW-3,
2. Purge well GW-3 and analyze groundwater for TPH-D, TPH-G, TPH as motor oil, TOG, and BTEX, and
3. Show monitoring well GW-3 is down-gradient from the former excavation pit with highest soil contamination.

Monitoring well GW-3 should be sampled by March 1994. If you have any further questions or comments, I can be reached at (510) 271-4530.

Sincerely,

eva chu  
Hazardous Materials Specialist

cc: Leon Mayer and Verl Rothlisberger, 753 Peralta Ave.,  
San Leandro, CA 94577  
Carlo Christensen, CP, 18367 Reamer Rd., Castro Valley, CA  
94546  
files

mayer5

ALAMEDA COUNTY  
HEALTH CARE SERVICES  
AGENCY

DAVID J. KEARS, Agency Director



R0215

RAFAT A. SHAHID, ASST. AGENCY DIRECTOR

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

StID 4242

December 7, 1993

Leon Mayer  
Mayer Properties  
753 Peralta Ave  
San Leandro, CA 94577

**Subject: Closure Request for 344 105th Ave., Oakland 94603**

Dear Mr. Mayer:

I have completed review of Century West Engineering Corporation's October 26, 1993 Report of Trench Sampling and Request for Site Closure for the above referenced site. This report documents the soil sampling activities conducted at the site when sewer trenches were excavated. Soil collected from two of the trenches at 8.5 and 9.0 feet depth exhibited 73 and 130 parts per million total oil and grease.

The report also requested closure for the site. For the following reasons, case closure is not recommended at this time:

1. Initial well survey and water elevation data indicate groundwater flows in the west, north westerly direction. The nearest well, GW-3, is cross gradient from the former underground storage tank pit. A monitoring well is required within 10-20 feet of the UST pit in the verified downgradient direction.
2. Reports state that 5,000 cubic yards of soil was bioremediated. Conflicting statements say the bioremediated soil was used to backfill the former UST pit, and another statement say the soil was removed for disposal. In either situation, we are not in receipt of soil analytical results or bills of lading for its disposal. Such information is required to determine if the contaminated soil was adequately/properly characterized and disposed.

Before closure can be recommended, the above concerns must be adequately addressed. When the monitoring well is installed down gradient from the former UST pit, it must be monitored for at least four consecutive quarters before the case will be re-evaluated for site closure. Please submit a workplan for the installation of the monitoring well within 30 days of the date of this letter.

Leon Mayer  
re: 344 105th Ave., Oakland  
December 7, 1993

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.

Should you have any questions about the content of this letter, please contact me at (510) 271-4530.

Sincerely,



eva chu  
Hazardous Materials Specialist

cc: James Gribi, Century West, 7950 Dublin Blvd, Suite 203  
Dublin, CA 94568  
Rich Hiatt, RWQCB  
files

mayer3

ALAMEDA COUNTY  
HEALTH CARE SERVICES  
AGENCY



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DAVID J. KEARS, Agency Director

RAFAT A. SHAHID, ASST. AGENCY DIRECTOR

StID 4242

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

October 29, 1992

Leon Mayer  
753 Peralta Ave  
San Leandro, CA 94577

**Subject: SWI for 342-344 105th Ave., Oakland, CA 94603**

Dear Mr. Mayer:

When a heating oil underground storage tank (UST) was removed in December 1989, soil samples taken from beneath the UST and piping exhibited up to 4,623 parts per million (ppm) total petroleum hydrocarbons as diesel (TPH-D), 1,100 ppm TPH-G (as gasoline), and 7,300 ppm total oil and grease (TOG). Overexcavation of the UST pit removed as much as possible the contaminated soil but stopped at the edge of the sidewalk of 105th Avenue. Three monitoring wells were installed onsite. One monitoring episode show the water gradient to be toward the west. During overexcavation monitoring well GW-2 was destroyed. In June 1992 the remaining 2 wells were vandalized and filled with rocks and concrete pieces.

At this time a soil and water investigation (SWI) is needed to determine the lateral extent and severity of contamination offsite, if any, which may have resulted from the unauthorized release of petroleum hydrocarbons at this site. Information gathered by the SWI will be used to determine an appropriate course of action to remediate the site, if deemed necessary. The SWI must be conducted in accordance with the RWQCB Staff Recommendations for the Initial Evaluation and Investigation of Underground Tanks, the State Water Resources Control Board LUFT Field Manual, and Article 11 of Title 23, California Code of Regulations. The major elements of such an investigation are summarized in the attached Appendix A.

The SWI proposal is due **within 45 days** of the date of this letter. Once the proposal is approved, field work should commence within 60 days. A report must be submitted within 45 days after the completion of this phase of work at the site. Subsequent reports are to be submitted quarterly until this site qualifies for RWQCB "sign off." All reports and proposals must be submitted under seal of a California Registered Geologist, Certified Engineering Geologist, or Registered Civil Engineer.

Bear in mind that the installation of at least one downgradient monitoring well within 10' of the UST pit should be included in the proposed SWI. Groundwater monitoring and sampling shall be



Leon Mayer  
342-344 105th Ave., Oakland  
October 29, 1992

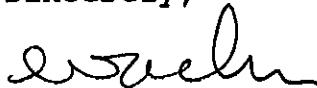
Page 2

conducted quarterly. Water samples should be analyzed for TPH-G, TPH-D, BTEX, and TOG. The vandalized wells should be properly destroyed after obtaining permits from Zone 7, if debris cannot be removed to enable ground water monitoring.

Please be advised that this is a formal request for technical reports pursuant to California Water Code Section 13267(b). Any extensions of the stated deadlines, or modifications of the required tasks, must be confirmed in writing by either this agency or the RWQCB. Copies of all proposals and reports must also be sent to Mr. Richard Hiett of the RWQCB.

Should you have any questions about the content of this letter, please contact me at (510) 271-4530.

Sincerely,



Eva Chu  
Hazardous Materials Specialist

enclosure

cc: Rich Hiett, RWQCB  
Gil Jensen, Alameda County District Attorney's Office  
Julie Carver, City of Oakland  
Wyman Hong, Zone 7  
Edgar Howell/files

mayer2

ALAMEDA COUNTY  
HEALTH CARE SERVICES  
AGENCY

DAVID J. KEARS, Agency Director



R0215

RAFAT A. SHAHID, ASST. AGENCY DIRECTOR

StID 4242

August 26, 1992

Leon Mayer  
Mayer Properties  
753 Peralta Ave  
San Leandro, CA 94577

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

**Subject: Current Status of 344 105th Ave., Oakland**

Dear Mr. Mayer:

At a recent meeting at the Alameda County Department of Environmental Health office, attended by Mr. Christiansen and yourself, you wanted a letter outlining the current status of site remediation at 342-344 105th Avenue, Oakland. The following items have been and/or need to be addressed:

1. Most of the soil contaminated with petroleum hydrocarbons has been excavated from the former underground storage tank (UST) pit. Other soil from onsite was used to backfill the pit. No further excavation is required within the property lines of the site at this time.
2. Debris in MW-1 and MW-3 must be removed (if possible) so water elevation can be measured and water samples be collected.
3. Install a monitoring well within 10' of the former UST pit in the downgradient direction.
4. Survey all wells to an accuracy of 0.01 foot using an approved benchmark, adjusted to elevations above mean sea level (MSL).
5. Measure groundwater elevation for 3 consecutive months, then on a quarterly basis.
6. Sample groundwater from monitoring wells on a quarterly basis. Analyze for TPH-G, TPH-D, BTEX, and TOG.
7. The lateral extent of soil contamination offsite onto 105th Avenue must be determined.
8. The final disposition of the stockpiled soil must be documented. Provide laboratory analyses and bills of lading.

Leon Mayer  
344 105th Ave., Oakland  
August 26, 1992

Page 2

A work plan detailing further assessment of the site should be submitted to this office within 45 days of the date of this letter. A formal letter will follow shortly.

If you have any questions about the content of this letter, please contact me at (510) 271-4530.

Sincerely,



Eva Chu  
Hazardous Materials Specialist

Mayer2

ALAMEDA COUNTY  
HEALTH CARE SERVICES

AGENCY  
DAVID J. KEARS, Director



R0215

Telephone Number: (415)

October 9, 1991

Mr. Verl Rothlisberger  
753 Peralta Ave.  
San Leandro, CA 94577

Re: Remediation at 342-344 105th Ave., Oakland CA 94603

Dear Mr. Rothlisberger:

Alameda County Environmental Health, Hazardous Materials Division has received and reviewed the analytical report from the latest soil samplings performed on April 2, 1991 at the above referenced site. These soil samples were done in an effort to verify that overexcavation of the area of the former waste oil pit had reached non-detectable levels. The results indicate that with the exception of oil and grease of 140 ppm in sample S-4, all other samples are non-detectable for the parameters of concern. From this information, it appears that no further excavation will be required within the property lines of this area.

The County does have a concern that due to the destruction of MW-3, located in the overexcavated pit area, insufficient data exists to verify the groundwater gradient. We therefore request the installation of an additional monitoring well which will allow for the verification that minimally one well lies downgradient to the former tank pit. Please send a map and workplan detailing the construction and sampling of this well. When installed it should be incorporated into the quarterly monitoring schedule with the other two existing wells.

The County has received the letter addressed to the City of Oakland informing them of the likelihood of contaminated soil existing on the 105th Ave. side of the City's property. Please be aware that you are still liable to define and remediate this potential contamination.

The County is also interested in the stockpiled soils currently being bio-remediated at the site. Please inform this agency of the status of this activity and provide any receipts of off-hauled materials.

Mr. Verl Rothlisberger

~~September 11~~ 1991

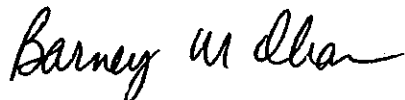
Page 2.

Oct. 9

Additionally, it was noticed that in the August 12, 1991 report sent to our office by SJV Consultants, they failed to test for BTEX (Benzene, Toluene, Ethylbenzene and Xylenes) as previously requested in the workplan. Please include this in your next quarterly sampling.

With the forementioned items in mind, the County has no objections with the proposed housing development on this site, as no further excavation is anticipated. Please contact me at 271-4320 should you have any questions regarding this letter.

Sincerely,



Barney M. Chan, Hazardous Materials Specialist

cc: Mr. Leon Mayer, Mayer Properties, Inc.  
G. Jensen, Alameda County District Attorney, Consumer and  
Environmental Protection Division  
E. So, RWQCB

342-105th-2nd

ALAMEDA COUNTY  
HEALTH CARE SERVICES

AGENCY  
DAVID J. KEARS, Agency Director



R0215

September 11, 1991

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

Mr. Verl Rothlisberger  
753 Peralta Ave.  
San Leandro, CA 94577

Re: Remediation at 342-344 105th Ave., Oakland CA 94603

Dear Mr. Rothlisberger:

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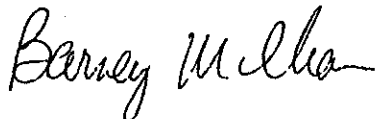
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Mr. Verl Rothlisberger  
September 11, 1991  
Page 2.

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Sincerely,



Barney M. Chan, Hazardous Materials Specialist

cc: Mr. Leon Mayer, Mayer Properties, Inc.  
G. Jensen, Alameda County District Attorney, Consumer and  
Environmental Protection Division  
E. So, RWQCB

342-105th