

ALAMEDA COUNTY
HEALTH CARE SERVICES



AGENCY
DAVID J. KEARS, Agency Director

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

July 13, 2001
StID # 5552/ RO0000270

Mr. Ronn Simpson
P.O. Box 3090
Berkeley, CA 94703

Re: Request for Well Closure at 489 43rd St., Oakland CA 94609

Dear Mr. Simpson:

Our office has received concurrence from the San Francisco Regional Water Quality Control Board on our recommendation for no further action regarding the former gasoline tank located at the above location. Prior to our issuance of the no further action letter, please provide evidence of the proper closure of the one (1) monitoring well installed at this property. You may contact the Water Resources Section of Public Works at 510-670-5554 to obtain the permit and specific requirements for this work.

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

Sincerely,

Barney M. Chan
Hazardous Materials Specialist

W: B. Chan, files

Ms. M. Chamberlain, Weiss Associates, 5801 Christie Ave., Suite 600, Emeryville,
CA 94608-1827

W1c1489 43rdSt

ENV. UPDATED 3/30/01

Press [ESC] for the menu

UNDERGROUND STORAGE TANK CLEANUP SITE

--LOP:A--TRemov:I--SLIC:--

SITE ID: 5552	SOURCE OF FUNDS: F	SUBSTANCE : 8006619
SITE NAME: Ronn Simpson		DATE REPORTED : 09/18/1995
SITE ADDRESS: 489 -0 43rd St		DATE CONFIRMED: 09/18/1995
CITY: Oakland	ZIP CODE: 94609	MULTIPLE RPs : N
CASE TYPE: S	CONTRACT STAT: 4	PRIORITY: 2A4
		DATE ER: -0-
RP SEARCH : S		DATE END: 09/19/1995
PRELIM ASSESSMENT : -	DATE BEGIN: -0-	DATE END: -0-
REMEDIAL INVEST : -	DATE BEGIN: -0-	DATE END: -0-
REMEDIAL ACTION : -	DATE BEGIN: -0-	DATE END: -0-
POST REMED MONITOR: -	DATE BEGIN: -0-	DATE END: -0-
ENFORCEMENT TYPE: 2		DATE ENFORCEMENT ACTION TAKEN: 08/20/1996
LUFT CATEGORY: -0-	CASE CLOSED: -	DATE CASE CLOSED: -0-
DT EXC START : -0-		REMEDIAL ACTIONS TAKEN: -0-

PgDn for Screen #2

[ESC] Done [F2] Clear field [Shift-F2] Clear to end [Shift-F10] More
 Form: SITE Table: SITE Field: Source Page: 1

STID: 5552

UNDERGROUND STORAGE TANK CLEANUP SITE - SCREEN #2

IN-HOUSE MANAGEMENT:

RISK ASSESSMENT : -0-	LOC-CleanUp Fund? 02/16/2000
DATE LAST CORSP : 09/14/1999	INSPECTOR INIT: BC

CONTACT/RESPONSIBLE PARTY INFORMATION:

RP #1: CONTACT: Ronn Simpson	RP COST: \$0.00
RP COMPANY NAME: Ronn Simpson	Ph: 510/658-9006
ADDRESS: P. O. Box 3090	
CITY/ST/ZIP: Berkeley, C A 94703	

COMMENT: transf. to PE 9/12/97, MTBE=ND

PgUp For Screen #1;PgDn For More RP'S

[ESC] Done [F2] Clear field [Shift-F2] Clear to end [Shift-F10] More
 Form: SITE Table: SITE Field: FlagDate Page: 2

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



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

August 2, 2000
StID # 5552

Mr. Ronn Simpson
P.O. Box 3090
Berkeley, CA 94703

Re: Investigation at 489 43rd St., Oakland CA 94609

Dear Mr. Simpson:

Our office has received and reviewed the July 28, 2000 Second Quarter 2000 groundwater monitoring report for the above site, prepared by Weiss Associates, your consultant. This sampling event marks the third monitoring event for the site since the well's December 1999 installation. Low concentrations of diesel, gasoline and paint thinner were detected during the most recent, 6/29/00 sampling event. BTEX and MTBE were not detected. At this time, our office requests continuing quarterly groundwater monitoring, however, you may put your tank pit excavation on hold.

Our office will be requesting the evaluation of human health and environmental risk of the neighboring site, 490 43rd St., with the intent of verifying low risk and recommendation of site closure. Should this site be deemed a low risk, 489 43rd St. will likely also be viewed as a low risk site and also be recommended for closure. Your monitoring will confirm that the release from both sites is limited in extent and of low risk in terms of human health exposure.

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

Sincerely,

Barney M. Chan
Hazardous Materials Specialist

✓C: B. Chan, files

Ms. M. Chamberlain, Weiss Associates, 5801 Christie Ave., Suite 600, Emeryville, CA
94608-1827

Mr. D. Dement, ACC Environmental Consultants, 7977 Capwell Dr., Suite 100, Oakland,
CA, 94621

Mr. J. Ward, Wells Fargo Trust, P. O. Box 63939, San Francisco, CA 94163

Mr. Ken Cheitln Esq., McShane, Schnack & Cheitln, 2033 N. Main St., Suite 700,
Walnut Creek, CA 94596



State Water Resources Control Board



STW 5552 BC

Winston H. Hickox
Secretary for
Environmental
Protection

Division of Clean Water Programs
2014 T Street • Sacramento, California 95814 • (916) 227-4366
Mailing Address: P O Box 944212 • Sacramento, California • 94244-2120
FAX (916) 227-4530 • Internet Address: <http://www.swrcb.ca.gov/~cwphome/ustcl>

Gray Davis
Governor

FEB 16 2000

Ronn Simpson
P O Box 3090
Berkeley, CA 94703

00 FEB 17 PM 4:17
ENVIRONMENTAL PROTECTION AGENCY

UNDERGROUND STORAGE TANK CLEANUP FUND, CLAIM NO. 014764, FOR SITE ADDRESS: 489 43RD ST, OAKLAND

The State Water Resources Control Board (State Board) is able to issue, pursuant to applicable regulations, the enclosed Letter of Commitment (LOC) in an amount not to exceed \$15,000. This LOC is based upon our review of the corrective action costs you reported to have incurred to date. The LOC may be modified by the State Board.

It is very important that you read the terms and conditions listed in the enclosed LOC. Claims filed with the Underground Storage Tank Cleanup Fund far exceed the funding available and it is very important that you make use of the funding that has been committed to your cleanup in a timely manner.

You are reminded that you must comply with all regulatory agency time schedules and requirements and you must obtain three bids for any required corrective action. Only corrective action costs *required* by the regulatory agency to protect human health, safety and the environment can be claimed for reimbursement. **Unless waived in writing, you are required to obtain preapproval of costs for all future corrective action work (form enclosed).** If you have any questions on obtaining preapproval of your costs or the three bid requirement, please call Mark Owens, our Technical Reviewer assigned to claims in your Region, at (916) 227-7883. Failure to obtain preapproval of your future costs may result in the costs not being reimbursed.

The following documents needed to submit your reimbursement request are enclosed:

"Reimbursement Request Instructions" package. **Retain this package for future reimbursement requests.** These instructions must be followed when seeking reimbursement for corrective action costs incurred after January 1, 1988. Included in the instruction package are samples of completed reimbursement request forms and spreadsheets.

"Bid Summary Sheet" to list information on bids received which **must be completed and returned.**

"Reimbursement Request" forms which you **must use to request reimbursement of costs incurred**

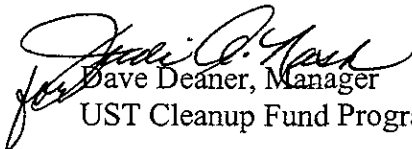
"Spreadsheet" forms which you **must use in conjunction with your reimbursement request.**

* **THIS IS IMPORTANT TO YOU, PLEASE NOTE:**

You have 90 calendar days from the date of this letter to submit your first reimbursement request for incurred corrective action costs. **NO EXTENSIONS CAN BE GRANTED.** If you fail to do so, your LOC funds will automatically be reduced to zero (deobligated). Once this occurs, any future funds for this site are subject to availability when you submit your first reimbursement request. We continuously review the status of all active claims. You must continue to remain in compliance and submit a reimbursement request every 6 months. Failure to do so will result in the Fund taking steps to withdraw your LOC.

If you have any questions regarding the enclosed documents, please contact Anna Torres at (916) 227-4388.

Sincerely,


Dave Deaner, Manager
UST Cleanup Fund Program

Enclosures

cc: Mr. Steve Morse
RWQCB, Region 2
1515 Clay Street, Ste. 1400
Oakland, CA 94612

Mr. Thomas Peacock
Alameda County EHD
1131 Harbor Bay Pkway, 2nd Fl.
Alameda, CA 94502-6577

ALAMEDA COUNTY
HEALTH CARE SERVICES



AGENCY
DAVID J. KEARS, Agency Director

ENVIRONMENTAL HEALTH SERVICES
ENVIRONMENTAL PROTECTION
1131 Harbor Bay Parkway
Alameda, CA 94502-6577
(510) 567-6700
(510) 337-9432

December 2, 1999
StID #5552

Mr. Ronn Simpson
P.O. Box 3090
Berkeley, CA 94703

Re: Soil and Groundwater Investigation at 489 43rd St., Oakland CA 94609

Dear Mr. Simpson:

Thank you for the submittal of the Weiss Associates November 29, 1999 Well Installation and Sampling report for your property referenced above. As you are aware, this report describes the installation of a monitoring well (MWA-1) in the rear of this property in the down-gradient direction of the tank on your property as well as those on 490 43rd St. Both soil and groundwater samples were taken during the installation of the well. Results of chemical analysis indicate low levels of gasoline, paint thinner and BTEX (gasoline components). The soil sample taken from the boring did not detect any petroleum hydrocarbons. This indicates that the contamination from the paint thinner tank from 490 43rd St. has migrated nearly 150 feet from its release. The gasoline detected may be from either of the sites.

Should these concentrations remain consistently low as during this sampling event, site conditions should be shown to be consistent with a low risk groundwater site. The results of sampling this well should be considered along with the results of sampling from the Blumert site since the releases are undoubtedly commingled. Your consultant should attempt to sample this well when the Blumert site wells are sampled. Groundwater elevations should also be taken at the same time, along with a combined map. I understand that the next monitoring event for the Blumert site will occur in December 1999. It is also assumed that the pending re-excavation of the tank pit will decrease groundwater concentrations that are migrating beneath your site.

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

Sincerely,

Barney M. Chan
Hazardous Materials Specialist

C B Chan, files

Ms M Chamberlin, Weiss Associates, 5801 Christie Ave, Suite 600, Emeryville,
CA 94608-1827

Mr. D Dement, ACC, 7977 Capwell Dr, Suite 100, Oakland CA 94621
Mon489 43rd

HAZARDOUS WASTE GENERATOR INSPECTION REPORT

STID #: 5552 FACILITY NAME: Rom Simpson PG. OF

SUPPLEMENTAL FORM 489- 43rd St

Observe the installation of 1-MW in rear yard well is 20' in depth & screened from 18-20'. Will attempt to access Blumenthells to take water elevations during sampling. Well is located in courtyard / driveway - as requested & indicated in wp

M. Zimmerman / Joyce Worsis Assoc
Gregg Drillers - well installers

Note: Nearest LOP site is # 5774 (Closed)
@ 4400 Telegraph Ave

PRINT NAME INSPECTED BY B. GIANI
SIGNATURE DATE 12/1/01

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



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

October 7, 1999
StID # 5552

Mr. Ronn Simpson
P.O. Box 3090
Berkeley, CA 94703

Re: Proposed Over-excavation and ORC Addition for 489 43rd St., Oakland CA 94609

Dear Mr. Simpson:

Our office has received and reviewed the October 1, 1999 Weiss Associates work plan for the over-excavation and subsequent addition of ORC (oxygen releasing compound) into the former underground tank at the above referenced site. These actions are meant to remove contaminated soils from the pit and increase the oxygen concentration in groundwater. The addition of ORC will supplement the ORC injections performed by Walter Blumert site at 490 43rd St.

This work plan is approved with the following conditions:

- Please insure that the excavation does compromise the recently installed Walter Blumert well, MW-4, located near the former tank pit.
- The sidewall samples collected after over-excavation should be taken above groundwater and analyzed for TPH as gasoline, TPH as diesel and TPH as mineral spirits, BTEX and MTBE.
- Please schedule the monitoring well installation either prior or concurrent to this work.

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

Sincerely,

Barney M. Chan
Hazardous Materials Specialist

C: B. Chan, files

Ms. M. Chamberlin, Weiss Associates, 5801 Christie Ave., Suite 600, Emeryville, CA 94608
Mr J Ward, Wells Fargo Trust, P O Box 63939, San Francisco, CA 94163

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



ENVIRONMENTAL HEALTH SERVICES

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

September 28, 1999
StID # 5552

Ms. Melissa Chamberlain
Weiss Associates
5801 Christie Ave., Suite 600
Emeryville, CA 94608-1827

Re: Monitoring Well Installation at Mr. Ronn Simpson Property, 489 43rd St., Oakland CA 94609

Dear Ms. Chamberlain:

This letter responds to Weiss Associates' September 24, 1999 letter to our office. Your accompanying figure noted the actual location of the proposed well on this site, as opposed to the figure originally submitted. Please be aware that the figure that I provided and which Weiss reproduced in their letter is my rendition and is not an actual to scale drawing. Please provide an accurate to scale drawing on your future figures.

In regards to your request for information on the survey reference point for the Walter Blumert site wells, please be aware that, according to the Kapraelian Engineering June 2, 1993 report, the elevation of the tops of the well covers were surveyed to MSL relative to the City of Oakland Benchmark #2859. Please confirm that these elevations are truly to MSL, as the City of Oakland Benchmark are not typically surveyed to MSL. Obviously, the new well should be surveyed similarly to the Blumert wells so groundwater elevations are comparable. You are reminded to contact me prior to well installation.

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 R Simpson, P O Box 3090, Berkeley, CA 94703

Well# 43rd

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



September 14, 1999
StID # 5552

Mr. Ronn Simpson
P.O. Box 3090
Berkeley, CA 94703

ENVIRONMENTAL HEALTH SERVICES

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

Re: Monitoring Well Installation Work Plan for 489 43rd St., Oakland CA 94609

Dear Mr. Simpson:

Our office has received and reviewed the September 1, 1999 work plan for the installation of one monitoring well at the above site. This well is intended to determine the limits of the soil and groundwater contamination from the former underground tank at this site. Additionally, it may also indicate the extent of the fuel release from 490 43rd St. (Walter Blumert Co.). Please be aware that the proposed well location is **not** where we discussed. It is too close to the former underground tank and would not likely be able to determine the extent of the contamination. As previously discussed, a better location for the well is in the rear driveway behind the building. Enclosed, please find an appropriate location designated "preferable location". I have also shown the location of monitoring well MW4, the well recently installed by the Walter Blumert Co. Please verify that this preferred location is acceptable to you. In all future reports please provide the footprint of the existing buildings and driveways for reference.

Our office also requests that this new well be surveyed to the same reference point as the four Blumert wells, so a consistent groundwater elevation and gradient map can be obtained for both sites. As you may be aware, the Blumert site also installed numerous borings in 43rd St. between the two sites and injected oxygen-releasing compound (ORC) into these borings. The effect of this should increase the dissolved oxygen content and bio-degradation of petroleum in groundwater. Therefore, our office requests that in addition to the chemical analysis prescribed in your work plan, please run the parameters dissolved oxygen and oxidation-reduction potential on your groundwater sample prior to sampling. Please install your well, **within 45 days or no later than November 1, 1999.**

Be aware that additional remediation will also likely be required in the former underground tank pit area. Either tank pit over-excavation or installation of a remediation well within the former pit should be considered. This assumes that the ORC borings already advanced will not be sufficient to treat the fuel release from the former tank on your property. Please contact me at (510) 567-6765 if you have any comments or questions.

Sincerely,

Barney M Chan
Hazardous Materials Specialist

c B Chan, files

Ms M Chamberlin, Weiss Associates, 5801 Christie Ave., Suite 600, Emeryville, CA
94608-1827

mwwpap489 43

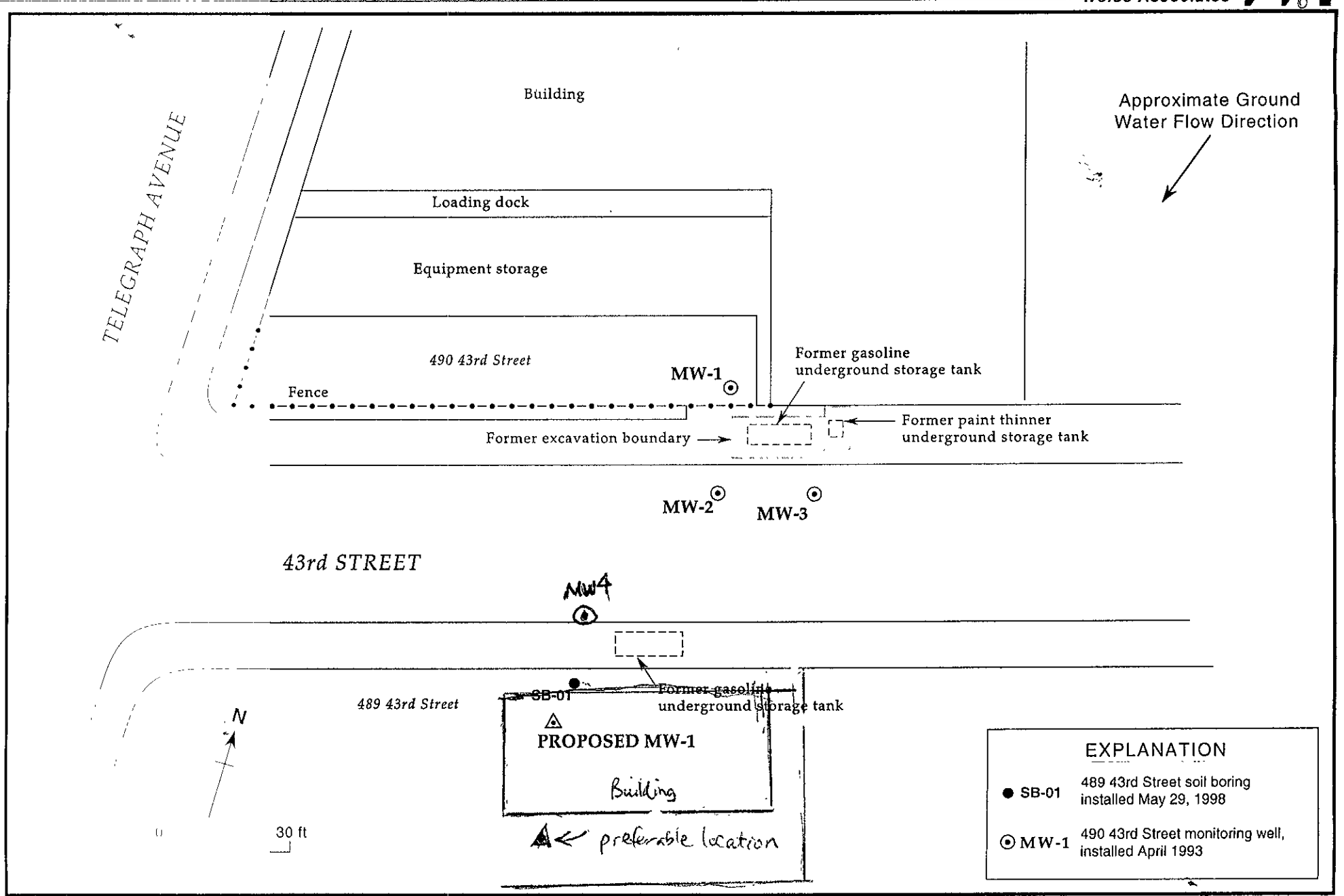


Figure 2 Soil Boring Location - 489 43rd Street, Oakland, California

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



ENVIRONMENTAL HEALTH SERVICES

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

July 15, 1999
StID # 5552

Mr. Ronn Simpson
P.O. Box 3090
Berkeley, CA 94703

NOTICE OF VIOLATION

Re: Work Plan for Additional Investigation at 489 43rd St., Oakland CA 94609

Dear Mr. Simpson:

Our office requested that you submit a work plan for the installation of one monitoring well in my November 19, 1998 letter. This followed my on-site meeting with you and your consultant on October 1998. It was decided that a reasonable approach to investigate your site was the installation of one monitoring well in the rear of this site and either over-excavation of the tank pit or the installation of an extraction well within it.

Your work plan was requested to be submitted to our office by December 21, 1998. We have yet to receive this work plan. As you are aware, work is scheduled for the installation of a monitoring well and borings for the Blumert site at 490 43rd St. Your investigation is required to compliment their investigation since the petroleum releases from these sites is not distinguishable.

Please submit a work plan for your monitoring well installation within 30 days and schedule its installation within an additional 30 days or by September 15, 1999. Your delay in compliance will jeopardize your eligibility to Cleanup Fund reimbursement and subject you to potential civil liability.

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 Nuti, Weiss Associates, 5500 Shellmound St, Emeryville, CA 94608-2411

Mr D Dement, ACC Environmental, 7977 Capwell Dr, Suite 100, Oakland 94621

NOV 489 43rd

HAZARDOUS WASTE GENERATOR INSPECTION REPORT

STID #: 5552 FACILITY NAME: Ronn Simpson 489-43rd St 94609 PG. ___ OF ___

SUPPLEMENTAL FORM

Met with Mr Simpson and Paul Nuti of Weiss at site.
Discussed the work plan for 490 & 489 43rd St

Options discussed:

- The over excavation of tank pit
- The addition of ORC into tank backfill
- Installation of 1 MW in rear parking area ^{- SOIL SAMES NOT NECESSARY IN MW.} behind site.

- Encouraged Mr Simpson to apply to Cleanup Fund
- Recommended that they analyze spoils from tank pit.
- Consider installing an extraction well into tank pit after overexcavation

P. Nuti recommends installing well first before over-excavation of tank pit.

Very congested area. Former trailers are ~35-40' apart the width of the street.

The mineral spirit release from Blumert site is definitely migrating across the street, impacting 489-43rd St.

Weiss will discuss options + provide a W.P.

PRINT NAME

INSPECTED BY

B. CHAN

SIGNATURE

DATE

10/20/98

ALAMEDA COUNTY
HEALTH CARE SERVICES



AGENCY
DAVID J. KEARS, Agency Director

November 19, 1998
StID # 5552

Mr. Ronn Simpson
P.O. Box 3090
Berkeley, CA 94703

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

Re: Work Plan for Additional Subsurface Investigation at 489 43rd St., Oakland CA 94609

Dear Mr. Simpson:

This letter serves to summarize my meeting on-site with you and Mr. Paul Nuti of Weiss Associates on October 20, 1998. We discussed the work needed to achieve site closure. We also discussed the problem that exists when an additional source of contamination migrates and mixes with another release as has occurred in this case. I contend that it is extremely difficult to proportion the amount of contamination coming from each site and where the overlap of contamination starts. This question may not be settled until it is brought to court, at which time an independent arbitrator would render a decision.

My suggestion is to have both sites, 490 and 489 43rd St., work together to investigate the releases and hopefully the sites can use the same investigation and remediation approach which would lead to closure of both sites. To this end, we discussed what could be done on your site. It was concluded that over-excavation of the former tank pit and the installation of one monitoring well in the rear parking lot of your site was a reasonable investigation approach. We also mentioned the option of installing an extraction well within the former tank pit and/or the addition of oxygen releasing compound within the pit to enhance natural bio-degradation. Mr. Nuti suggested that the installation of the well be done first to see if the extent of groundwater contamination could be found. I agreed with this suggestion. As you may be aware, the Blumert site was requested to provide a work plan consisting of installing and sampling borings, adding oxygen releasing compound (ORC) into these borings and installing an off-site monitoring well.

We further suggested that you apply to the Underground Storage Tank Cleanup Fund (Cleanup Fund) to see if some of your investigation and remediation expenses could be reimbursable. You may contact the Fund at 1-800-813-3863.

Please submit an appropriate work plan for the above-mentioned investigation at your site **within 30 days or by December 21, 1998**. 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. Nuti, Weiss Associates, 5500 Shellmound St, Emeryville, CA 94608-2411

Mr. D. Dement, ACC Environmental Consultants, 7977 Capwell Dr, Suite 100,
Oakland CA 94621 wprq489

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



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

October 9, 1998
StID # 5552

Mr. Ronn Simpson
P.O. Box 3090
Berkeley, CA 94703

Re: Subsurface Investigation at 489 43rd St., Oakland CA 94609

Dear Mr. Simpson:

Due to the continual re-organization of our office, I have been assigned the oversight duty for the above referenced site as well as the site across the street, 490 43rd St. aka the Blumert Trust site. Our office regrets any discontinuity this re-organization may have caused. I have reviewed the site history of both properties. I have concluded that, although there is a likelihood that the groundwater contaminant plume from the Blumert site has migrated and impacted the above referenced site, there is also clear evidence that a separate release of petroleum hydrocarbon has occurred from the underground tank from this property. This evidence consists of:

- Observed holes in the tank when the tank was removed
- Observed contaminated soil beneath the former tank
- The detection of the contaminants; total petroleum hydrocarbons as diesel and MTBE in soil, contaminants not expected to have come from the Blumert site. The diesel concentration in the soil sample from this site is higher than that found in samples near the tanks on the Blumert site, indicating separate releases.

There is, however, evidence that the petroleum plume from the Blumert site has impacted this site. This evidence consists of:

- Grab groundwater results from borings in 43rd St., down-gradient of the Blumert underground tanks detected elevated gasoline and paint thinner concentration.
- The grab groundwater sample from the boring advanced down-gradient of the 489 43rd St. tank also exhibited elevated paint thinner as well as gasoline concentrations.

Given this information, there is, likely, commingling of the each site's release. There is not enough information to estimate the proportion of the release being detected on this site which may be coming from off-site. Nevertheless, both sites must complete the characterization of their site. It is clear that the Blumert site has performed considerable investigation and continues to provide a work plan to investigate and remediate their site

At a minimum, you are requested to install a permanent monitoring well down-gradient of the former UST at 489 43rd St and advance several additional temporary borings to determine the extent of the groundwater plume. You should also consider the addition of oxygen releasing

Mr. Ronn Simpson
StID # 5552
489 43rd St., Oakland 94609
October 9, 1998
Page 2.


compound and/or any other necessary supplement to augment the oxygen supplement which will be added to the Blumert site. To this end, you should also test the installed well for the bio-degradation parameters; dissolved oxygen, oxidation-reduction potential, alkalinity, nitrate, sulfate and ferrous iron. The monitoring well sample should be analyzed for total petroleum hydrocarbons as gasoline, as diesel and as paint thinner, BTEX (benzene, toluene, ethyl benzene, and xylenes), MTBE and soluble lead.

Please submit your work plan for the installation of one monitoring well and the advancement of several temporary borings at your site **within 30 days or by November 10, 1998.**

Our office encourages you to work with the Blumert Trust and Wells Fargo Trust who are handling the affairs of the Blumert Trust. Their contact is Mr. John Ward (415) 396-3019. In addition, Mr. Ken Cheitlin Esq has been retained to advise Well Fargo Trust on legal matters. To this end, I will copy correspondence to each party to keep them aware of what is happening on both sides.

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. Nuti, Weiss Associates, 5500 Shellmound St., Emeryville, CA 94608-2411

Mr. John Ward, Wells Fargo, 420 Montgomery St., 3rd Floor, P.O. Box 63939,
San Francisco, CA 94163

Mr. Ken Cheitlin Esq., McShane, Schnack & Cheitlin, 2033 N. Main St., Suite 700,
Walnut Creek, CA 94596

Mr. D. Dement, ACC Environmental Consultants, 7977 Capwell Dr., Suite 100,
Oakland CA 94621

LOP - RECORD CHANGE REQUEST FORM

printed:
10/06/98

Mark Out What Needs Changing and Hand to LOP Data Entry
(Name/Address changes go to Annual Programs Data Entry)

Insp: BC

AGENCY # : 10000 SOURCE OF FUNDS: F SUBSTANCE: 8006619
 StID : 5552 LOC:
 SITE NAME: Ronn Simpson DATE REPORTED : 09/18/95
 ADDRESS : 489 43rd St DATE CONFIRMED: 09/18/95
 CITY/ZIP : Oakland 94609 MULTIPLE RPs : N

SITE STATUS

 CASE TYPE: S CONTRACT STATUS: 4 PRIOR CODE:2A4 EMERGENCY RESP:
 RP SEARCH: S DATE COMPLETED: 09/19/95
 PRELIMINARY ASMNT: DATE UNDERWAY: DATE COMPLETED:
 REM INVESTIGATION: DATE UNDERWAY: DATE COMPLETED:
 REMEDIAL ACTION: DATE UNDERWAY: DATE COMPLETED:
 POST REMED ACT MON: DATE UNDERWAY: DATE COMPLETED:

 ENFORCEMENT ACTION TYPE: 2 DATE ENFORCEMENT ACTION TAKEN: 08/20/96
 LUFT FIELD MANUAL CONSID:
 CASE CLOSED: DATE CASE CLOSED:
 DATE EXCAVATION STARTED : REMEDIAL ACTIONS TAKEN:

RESPONSIBLE PARTY INFORMATION

 RP#1-CONTACT NAME: Ronn Simpson
 COMPANY NAME: Ronn Simpson
 ADDRESS: P. O. Box 3090
 CITY/STATE: Berkeley, C A 94703

INSPECTOR VERIFICATION:

NAME _____ SIGNATURE _____ DATE _____

DATA ENTRY INPUT:

Name/Address Changes Only Case Progress Changes

ANNPMS _____ LOP _____ DATE _____ || LOP _____ DATE _____

ERROR LIST OF DEPOSIT REFUND WORK RECORDS
PLEASE INVESTIGATE AND CORRECT IN DAILIES
for Tom Peacock

ProjN Insp ActivDat Hours S Rate Earned Activity & Description / COMMENT

*ERROR CODE:1

STID:-0- Site#: 6 Business:-0-
----- CA
60 TP 06/17/98 1. 94.00 94. 79-Plan, Organize, Implement Pgm
Comment-City of Fremont, Mission Blvd., drug bust

STID:-0- Site#: 6 Business:-0-
----- CA

66 TP 05/21/98 1. 94.00 94. 79-Plan, Organize, Implement Pgm.
Comment-GSA w/Rod Freitag assign to SOS

66 TP 06/04/98 0.9 94.00 84.6 79-Plan, Organize, Implement Pgm.
Comment-w/w/RW, what, when needs permits

*ERROR CODE:2

STID:6852 Site#:-0- Business:-0-
----- CA

06 TP 06/26/98 0.4 94.00 37.6 77-Meetings, Consultations
Comment-w/Saul Germanus for ML

*ERROR CODE:3

STID: 337 Site#: 169 Business:Golden State Linen Service 958 28th St
----- Oakland CA 94608

169A TP 06/29/98 0.4 94.00 37.6 77-Meetings, Consultations
Comment-w/Dick Herring w/SH

Total Charges on 5 errored entries for 3.7 hours is \$347.80.

DepRef Error Report Complete for Tom Peacock

- * ERROR CODES: 1 = StID missing - need one
2 = StID/Proj# pair is not found in DepRef Database
3 = DepRef DB shows no more money. Investigate: see L.Peters.

GRAND TOTAL CHARGES FOR ERROR REPORT for 20. hours is \$1,950.80 from 14 entries.
Report DRErrors Complete (Rev 6/97) printed 09/11/98

change code to non-chargeable code

FROM: Pamela Evans
ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



ENVIRONMENTAL HEALTH SERVICES
ENVIRONMENTAL PROTECTION
1131 Harbor Bay Parkway, Suite 250
Alameda CA 94502-8577
(510) 567-6700
FAX (510) 337-9335

TO: Jerry McHugh
Weiss Associates

RE: Ronn Simpson Property
@ 489 - 43rd St.
Oakland
WA Job # 138-1231-01

DATE: 3/16/98

I just spoke with Mr. Simpson, property owner. Said the workplan dated 9/18/96, prepared by Weiss was not implemented because no approval letter was received by him from Alameda County. Also said Tom Fogut of Weiss told him your company did not receive approval letter. Here is a copy of a letter written by Dale Keetke of my office. I also faxed a copy to Mr. Simpson + told him it is necessary to implement the workplan with Dale's input integrated into the plan. This fax is FYI + for your file.

Thank you

Pamela Evans
3/16/98

LIBERTY FRENCH BAKING CO.

ORDER

Name Betterman No. 1204 Date Saturday 1/55

Dale
The Liberty French Baking
Company operated this tank in
1955

To: Dale Klette
From: Ron Simpson
PO Box 3090
Berkeley Ca 94703

1st	2nd	Item	Weight	Returned	Sold
		Long Sticks	1 lb		
32	32	Long French	1 lb		
139	139	Long French	1 1/2 lb		
		Long French	2 lb		
		Long French	1 lb		
89	89	Round "	1 1/2 lb		
		Wine	1 lb		
		Ciucci	1 lb		
		Ciucci	1 1/2 lb		
		Ciucci Long	1 1/2 lb		
		Long Imm't Seed	1 lb		
23		Long Imm't	1 lb		
235	201	Long Imm't	1 1/2 lb		
		Round "	1 lb		
47	47	Round "	1 1/2 lb		
		Milk	1 lb		
		Milk Seed	1 lb		
		Twist	1 lb		
		Greek	1 lb		
		Stick Italian	1 lb		
		Michette	1 lb		
		Michette D.B.	1 lb		
		Round D. Break	1 1/2 lb		
		White Wheat Sticks	1 lb		
		Rye	1 lb		
		Milk Slice	1 lb		
		Wine Slice	1 lb		
		Brown and Serve			
		Doz. Lg. Sour Bulk			
16	16	Doz. Lg. Sw. Bulk			
		1/2 Doz. Sm. Sw. Rolls Pkg.			
19	19	Doz. Sm. Rolls Bulk			
		1/2 Doz. Sm. Rolls			
30+7		Pan/Rolls Sesame Bulk			
		Fancy Rolls			

5/1/55

6/1/55

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



March 16, 1998

Ronn Simpson
P.O. Box 3090
Berkeley CA 94703

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

RE: Investigative Work Plan for 489 43rd St., Oakland 94609 (Our site # 5552)

Dear Mr. Simpson:

As a follow up to our telephone conversation today, I am sending the enclosed copy of Dale Klettke's letter approving the Investigative Work Plan for your site. The Work Plan was submitted by Weiss Associates and dated September 18, 1996. Dale Klettke's letter is dated October 7, 1996.

The Plan proposes to advance one soil boring in a down gradient direction from the former tank excavation. The boring will be advanced to groundwater, with soil samples collected at least every five feet for lithologic description and evaluation for possible laboratory analysis. A "grab" groundwater sample will be collected. Please implement Mr. Klettke's stipulation that MTBE (methyl-tertiary-butyl ether) be included among the compounds for analysis from both the **soil** and groundwater samples.

The Work Plan should be carried out within the next 45 days. I will expect a copy of the investigation report **by June 15, 1998**. You may contact me at (510)567-6770 with any questions about this letter.

Sincerely,

Pamela J. Evans
Senior Hazardous Materials Specialist

enclosure

c: Dick Pantages, Alameda County Environmental Health Services / *files*
Jerry McHugh, Weiss Associates

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



STID 5552

October 7, 1996

Mr. Ronn Simpson
P. O. Box 3090
Berkeley, CA 94703

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

RE: INVESTIGATIVE WORKPLAN FOR 489 - 43RD STREET, OAKLAND, CA 94609

Dear Mr. Simpson:

This office is in receipt of and has completed review of the case file for this site, up to and including the Weiss Associates (WA) "Investigative Workplan" dated September 18, 1996.

The WA work plan proposes to advance one soil boring, in a down-gradient direction from the former UST excavation, to an approximate depth of 11 feet below ground surface (bgs). Soil samples will be collected at least every 5 feet, and a "grab" groundwater sample will be collected from the boring.

Selected soil samples will be analyzed for TPHg, BTEX and TPHpt (paint thinner). The "grab" groundwater sample will be analyzed for TPHg, BTEX, TPHpt and MTBE.

The workplan is approved with the following stipulation that soil samples also be analyzed for methyl-tert-butyl ether (MTBE).

Please call me at 510/567-6880 should you have any questions.

Sincerely,

Dale Klettke, CHMM
Hazardous Materials Specialist

c Thomas Peacock, LOP Manager--files
Tom Fogut, Weiss Associates, 5500 Shellmound Street, Emeryville, CA 94608-2411

5552wpok psa



STID 5552

August 20, 1996

Mr. Ronn Simpson
P. O. Box 3090
Berkeley, CA 94703

DEPARTMENT OF ENVIRONMENTAL HEALTH
80 Swan Way, Rm. 210
Oakland, CA 94621
(510) 271-4300

"NOTICE OF VIOLATION"

RE: UST REMOVAL AT 489 - 43RD STREET, OAKLAND, CA 94609

Dear Mr. Simpson:

This letter serves to follow-up to a Alameda County Health Care Services Agency (ACHCSA) letter from myself dated January 10, 1996. In this letter you were requested to **submit a work plan to perform a preliminary site assessment within 90 days**. No work plan has been received by this office. A copy of this letter is enclosed for your review.

A confirmed release from the UST(s) has occurred at this site. The extent of petroleum hydrocarbon contamination is not adequately defined. Pursuant to provisions of Article 11, Title 23, California Code of Regulations (CCR), you are required to perform a preliminary site assessment (PSA) when a confirmed release from an UST has occurred. To facilitate this task, a PSA work plan must be submitted for review. **This work plan is due within 30 days of the date of this letter, or no later than September 20, 1996.**

Please be advised that this letter constitutes a formal request for technical reports pursuant to California Water Code Section 13267(b) and Health and Safety Code Sections 25299.37 and 25299.78.

Please call me at 510/567-6880 should you have any questions.

Sincerely,

Dale Klettke, CHMM
Hazardous Materials Specialist

enclosure

c Thomas Peacock, LOP Manager--files
Gil Jensen, Alameda County District Attorney's Office
Tom Fogut, Weiss Associates, 5500 Shellmound St., Emeryville, CA 94608-2411

ACCUTITE Environmental Engineering
35 South Linden Avenue, South San Francisco, CA 94080



Good Thru: 24 MAR 96

Joan A. Callaghan
Record Keeper

[Signature]
Instructor

**Hazardous Waste Operations
and Emergency Response
Training**

**Certification of Completion
and Current Compliance with
29 CFR 1910.120**

Issued to:

Willie Green

Eight Hours Annual Refresher see dates on back 95-03-002-8

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



ARNOLD PERKINS, DIRECTOR
RAFAT A. SHAHID, DEPUTY DIRECTOR

STID 5552

January 10, 1996

Mr. Ronn Simpson
P. O. Box 3090
Berkeley, CA 94703

DEPARTMENT OF PUBLIC HEALTH
499 Fifth Street
Oakland, California 94607
(510)

RE: UST REMOVAL AT 489 - 43RD STREET, OAKLAND, CA 94609

Dear Mr. Simpson:

The results of sample analysis and observations documented by Accutite during the September 1995 closure of one (1) 1000-gallon gasoline underground storage tank (UST) have been evaluated.

On September 18, 1995, Accutite removed the 1000-gallon UST which formerly contained regular (leaded) gasoline. After the UST removal, a total of four soil samples were collected. Soil sample GAW-1-10.5' was collected from the west end, approximately 10.5' below surface grade (approximately one foot below the bottom of the UST). Soil sample GAE-1-11' was collected from the east end, approximately 11' bgs. Soil sample GAM-1-13' was collected from the middle, approximately 13' bgs. Soil sample STOK-1 was collected from the soil stockpile generated from the UST removal. Laboratory analysis of soil samples collected from beneath the UST detected maximum concentrations of TPHg-1900 ppm*, TPHd-1300 ppm*, benzene-0.2 ppm, toluene-0.46 ppm, ethyl benzene- 17 ppm*, total xylenes-48 ppm* and MTBE-1300 ppm*. ← No 1.6 ppm
Note: The asterisk* denotes concentrations detected in the sample collected from beneath the middle of the UST (sample GAM-1-13'). No groundwater was encountered in the UST pit.
PC

A confirmed release from the UST(s) has occurred at this site. The extent of petroleum hydrocarbon contamination is not adequately defined. Pursuant to provisions of Article 11, Title 23, California Code of Regulations (CCR), you are required to perform a preliminary site assessment (PSA) when a confirmed release from an UST has occurred. To facilitate this task, a PSA work plan must be submitted for review. **This work plan is due within 90 days of the date of this letter.**

A report must be submitted within 45 days of the completion of field activities associated with this phase of work at the site. The referenced reports must describe the status of the investigation and include, among other elements, the following

- Details and results of all work performed during the designated reporting period records of field observations and data, boring and well construction logs, water level data, chain-of-custody forms, laboratory results for all samples collected and analyzed (including QA/QC data), tabulations of free product thicknesses and dissolved fractions, etc

Mr. Ronn Simpson
RE: 489 43rd Street, Oakland
Page 2 of 2

- Status of ground water contamination and characterization.
- Interpretation of results: water level contour maps showing gradients, free and dissolved product plume definition maps for each target compound, geologic cross sections, etc.
- Recommendations for additional work.

Pursuant to provisions of the Business and Professions Code all work and reports which require geologic or engineering evaluations and/or judgements must be performed under the direction of an appropriately registered or certified professional. Therefore, all proposals must be submitted under seal of a California-registered geologist or civil engineer with the appropriate environmental background. Please include a statement of qualifications for each lead professional involved with this project.

Please be advised that this letter constitutes a formal request for technical reports pursuant to California Water Code Section 13267(b).

For your information, the Underground Storage Tank Cleanup Fund (Fund) is created pursuant to Chapter 6.75 of the California Health & Safety Code to help eligible owners and operators of petroleum underground storage tanks obtain reimbursement for costs of the cleanup of unauthorized releases of petroleum. You are encouraged to contact the SWRCB fund representative (916/227-4529) for more case-specific information and to obtain an application package. Please also bear in mind that, in order to maintain UST clean-up fund eligibility, specific bidding requirements and contracting criteria must be met.

Please call me at 510/567-6880 should you have any questions.

Sincerely,



Dale Klettke, CHMM
Hazardous Materials Specialist

c: Thomas Peacock, LOP Manager--files
Gil Jensen, Alameda County District Attorney's Office
Sami Maleab, Accutite, 35 So Linden Ave, S San Francisco, CA 94080

Bx
3994psal dkt

Site #: 3306 StID#: 5552 LookUp-PAYOR #:388 Sitelst: 2614, 3671,
Site Name: Ronn Simpson Accutite 3306, 2770,
Address: 489 - 43rd St Address: 260 Michele Ct
City: Oakland Zip: 94609 City: S San Francisco CA Zip: 94080
Contact: Contact:
Phone #: Phone #: 415/952-5551
Code: 1

Unauthorized Release? (y/n) Receipt #'s: 759006
Date Site Complete: Type List:
Payor Links: 388-a T,R

PROJ#	DATE:	RCPT#:	CHECK #:	\$AMOUNT	Type:	#TANKS	DATE DEP	INSP
3306A	05/24/95	759006	1864	603.00	R	1	09/19/95	CL
3306A					T		09/19/95	CL

LOP - RECORD CHANGE REQUEST FORM

printed:
11/17/95

Mark Out What Needs Changing and Hand to LOP Data Entry
(Name/Address changes go to Annual Programs Data Entry)

Insp: DK

AGENCY # : 10000 SOURCE OF FUNDS: F SUBSTANCE: 8006619
 StID : 5552 LOC:
 SITE NAME: Ronn Simpson DATE REPORTED : 09/18/95
 ADDRESS : 489 43rd St DATE CONFIRMED: 09/18/95
 CITY/ZIP : Oakland 94609 MULTIPLE RPs : N

SITE STATUS

 CASE TYPE: S CONTRACT STATUS: 4 PRIOR CODE:2A4 EMERGENCY RESP:
 RP SEARCH: S DATE COMPLETED: 09/19/95
 PRELIMINARY ASMNT: DATE UNDERWAY: DATE COMPLETED:
 REM INVESTIGATION: DATE UNDERWAY: DATE COMPLETED:
 REMEDIAL ACTION: DATE UNDERWAY: DATE COMPLETED:
 POST REMED ACT MON: DATE UNDERWAY: DATE COMPLETED:

ENFORCEMENT ACTION TYPE: 1 DATE ENFORCEMENT ACTION TAKEN: 09/19/95
 LUFT FIELD MANUAL CONSID:
 CASE CLOSED: DATE CASE CLOSED:
 DATE EXCAVATION STARTED : REMEDIAL ACTIONS TAKEN:

RESPONSIBLE PARTY INFORMATION

 RP#1-CONTACT NAME: Ronn Simpson
 COMPANY NAME: Ronn Simpson
 ADDRESS: P. O. Box 3090
 CITY/STATE: Berkeley, C A 94703

INSPECTOR VERIFICATION:

NAME _____ SIGNATURE _____ DATE _____

DATA ENTRY INPUT:

Name/Address Changes Only			Case Progress Changes	
ANPNPGMS _____	LOP _____	DATE _____	LOP _____	DATE _____

UNDERGROUND STORAGE TANK UNAUTHORIZED RELEASE (LEAK) / CONTAMINATION SITE REPORT

EMERGENCY <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	HAS STATE OFFICE OF EMERGENCY SERVICES REPORT BEEN FILED? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	FOR LOCAL AGENCY USE ONLY I HEREBY CERTIFY THAT I AM A DESIGNATED GOVERNMENT EMPLOYEE AND THAT I HAVE REPORTED THIS INFORMATION TO LOCAL OFFICIALS PURSUANT TO SECTION 25100.7 OF THE HEALTH AND SAFETY CODE. SIGNED: <i>[Signature]</i> DATE: <i>10/3/95</i>
REPORT DATE 0 <u>9</u> M <u>1</u> D <u>8</u> D <u>9</u> Y <u>5</u>	CASE #	

REPORTED BY	NAME OF INDIVIDUAL FILING REPORT RONN SIMPSON	PHONE (510) 658-9006	SIGNATURE <i>[Signature]</i>	
	REPRESENTING <input type="checkbox"/> LOCAL AGENCY <input checked="" type="checkbox"/> OWNER/OPERATOR <input type="checkbox"/> REGIONAL BOARD <input type="checkbox"/> OTHER	COMPANY OR AGENCY NAME Mr. Ronn Simpson		
	ADDRESS P.O. Box 3090 Berkeley CA 94703			

RESPONSIBLE PARTY	NAME <input checked="" type="checkbox"/> UNKNOWN	CONTACT PERSON Mr. Ronn Simpson	PHONE (510) 658-9006
	ADDRESS P.O. Box 3090 Berkeley, CA 94703		

SITE LOCATION	FACILITY NAME (IF APPLICABLE) 489 43rd STREET	OPERATOR Mr. Ronn Simpson	PHONE (510) 658-9006	
	ADDRESS 489 43rd Street Oakland Alameda 94609			
	CROSS STREET TELEGRAPH AVENUE	TYPE OF AREA <input checked="" type="checkbox"/> COMMERCIAL <input type="checkbox"/> INDUSTRIAL <input type="checkbox"/> RURAL <input type="checkbox"/> RESIDENTIAL <input type="checkbox"/> OTHER	TYPE OF BUSINESS <input type="checkbox"/> RETAIL FUEL STATION <input type="checkbox"/> FARM <input type="checkbox"/> OTHER <i>warehouse</i>	

IMPLEMENTING AGENCIES	LOCAL AGENCY Alameda County Dept. of Environmental Health	AGENCY NAME Health	CONTACT PERSON Ms. EVA CHU
	REGIONAL BOARD BAY AREA RWQCB		PHONE (510) 286-0915

SUBSTANCES INVOLVED	(1) NAME GASOLINE FUEL	QUANTITY LOST (GALLONS) <input checked="" type="checkbox"/> UNKNOWN
	(2) NAME POSSIBLE DIESEL FUEL	QUANTITY LOST (GALLONS) <input checked="" type="checkbox"/> UNKNOWN

DISCOVERY/ABATEMENT	DATE DISCOVERED 0 <u>9</u> M <u>1</u> D <u>8</u> D <u>9</u> Y <u>5</u>	HOW DISCOVERED <input type="checkbox"/> INVENTORY CONTROL <input type="checkbox"/> SUBSURFACE MONITORING <input type="checkbox"/> NUISANCE CONDITIONS <input type="checkbox"/> TANK TEST <input checked="" type="checkbox"/> TANK REMOVAL <input type="checkbox"/> OTHER
	DATE DISCHARGE BEGAN <input checked="" type="checkbox"/> UNKNOWN	
	METHOD USED TO STOP DISCHARGE (CHECK ALL THAT APPLY) <input type="checkbox"/> REMOVE CONTENTS <input type="checkbox"/> REPLACE TANK <input checked="" type="checkbox"/> CLOSE TANK <input type="checkbox"/> REPAIR TANK <input type="checkbox"/> REPAIR PIPING <input type="checkbox"/> CHANGE PROCEDURE <input type="checkbox"/> OTHER	

SOURCE/CAUSE	SOURCE OF DISCHARGE <input type="checkbox"/> TANK LEAK <input checked="" type="checkbox"/> UNKNOWN	TANKS ONLY/CAPACITY 1,000 GAL	MATERIAL <input type="checkbox"/> FIBERGLASS <input checked="" type="checkbox"/> STEEL <input type="checkbox"/> OTHER	CAUSE(S) <input type="checkbox"/> OVERFILL <input type="checkbox"/> RUPTURE/FAILURE <input type="checkbox"/> CORROSION <input checked="" type="checkbox"/> UNKNOWN <input type="checkbox"/> SPILL <input type="checkbox"/> OTHER
	HAS DISCHARGE BEEN STOPPED? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO IF YES, DATE 0 <u>9</u> M <u>1</u> D <u>8</u> D <u>9</u> Y <u>5</u>	AGE <u>~194-2</u> YRS		

CASE TYPE	CHECK ONE ONLY <input checked="" type="checkbox"/> UNDETERMINED <input type="checkbox"/> SOIL ONLY <input type="checkbox"/> GROUNDWATER <input type="checkbox"/> DRINKING WATER - (CHECK ONLY IF WATER WELLS HAVE ACTUALLY BEEN AFFECTED)
-----------	----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

CURRENT STATUS	CHECK ONE ONLY <input type="checkbox"/> SITE INVESTIGATION IN PROGRESS (DEFINING EXTENT OF PROBLEM) <input type="checkbox"/> CLEANUP IN PROGRESS <input type="checkbox"/> SIGNED OFF (CLEANUP COMPLETED OR UNNECESSARY) <input checked="" type="checkbox"/> NO ACTION TAKEN <input type="checkbox"/> POST CLEANUP MONITORING IN PROGRESS <input type="checkbox"/> NO FUNDS AVAILABLE TO PROCEED <input type="checkbox"/> EVALUATING CLEANUP ALTERNATIVES
----------------	----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

REMEDIAL ACTION	CHECK APPROPRIATE ACTION(S) (SEE BACK FOR DETAILS) <input type="checkbox"/> CAP SITE (CO) <input type="checkbox"/> EXCAVATE & DISPOSE (ED) <input type="checkbox"/> REMOVE FREE PRODUCT (FP) <input type="checkbox"/> ENHANCED BIO DEGRADATION (IT) <input type="checkbox"/> CONTAINMENT BARRIER (CB) <input type="checkbox"/> EXCAVATE & TREAT (ET) <input type="checkbox"/> PUMP & TREAT GROUNDWATER (GT) <input type="checkbox"/> REPLACE SUPPLY (RS) <input type="checkbox"/> TREATMENT AT HOOKUP (HU) <input type="checkbox"/> NO ACTION REQUIRED (NA) <input checked="" type="checkbox"/> OTHER (OT) <i>UST Removed. NO Further action yet</i>
-----------------	---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

COMMENTS
 Accotite removed the 1,000-gallon gasoline UST. Tank had holes. Stained bit and fuel odor were noticed. NO groundwater was encountered.



Contractor's License #643881

Accutite Environmental Engineering

35 So. Linden Avenue, South San Francisco, CA 94080-6407 Tel: (415) 952-5551 Fax: (415) 952-7631 Tank Testing: (415) 952-0327

September 19, 1995

Mr. Ronn Simpson
P.O. Box 3090
Berkeley, California 94703

**SUBJECT: COMPLETION OF AN UNDERGROUND STORAGE TANK UNAUTHORIZED RELEASE
(LEAK)/ CONTAMINATION REPORT FOR THE SITE LOCATED AT 489 43RD STREET
IN OAKLAND, CALIFORNIA**

Dear Mr. Simpson:

Ms. Eva Chu of the Alameda County Department of Environmental Health requested the completion of an Underground Storage Tank Unauthorized Release (Leak)/ Contamination Report for the subject site. For your convenience, Accutite completed this form and prepared it for your signature. Please review the information provided in this form and sign in the indicated space. Keep a copy for your records and mail the original to Ms. Chu at:

Ms. Eva Chu
Alameda County Department of Environmental Health
1131 Harbor Bay Parkway, 2nd Floor
Alameda, CA 94502

Thank you for the opportunity to provide you with our services. If you have any questions, please call me at (415) 952-5551.

Sincerely,
Accutite Environmental Engineering

Sami Malaeb, P.E., R.E.A.
Project Manager

Enc:

#5552

(no) transferred 9-19-95
AIB submitted

DATE: 9/19/95
TO : Local Oversight Program
FROM: evadw
SUBJ: Transfer of Eligible Local Oversight Case

Site name: RONN SIMPSON
Address: 489 - 43rd st city Oak zip 94609

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

1. Number of Tanks: 1 removed? Y N Date of removal 9/18/95
 2. Samples received? Y N Contamination level: _____
(ppm and type of test)
*VST w/ large holes,
Strong odor in soil, samples*
Contamination should be over 100 ppm TPH to qualify for LOP
 3. Petroleum Y N Types: Avgas Jet leaded unleaded Diesel
fuel oil waste oil kerosene solvents
- DepRef remaining \$ _____ Closed with Candace/Leslie? Y N
(If no explain why?)

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

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

ALAMEDA COUNTY HEALTH CARE SERVICES AGENCY
 DEPARTMENT OF ENVIRONMENTAL HEALTH
 HAZARDOUS MATERIALS DIVISION

office copy

1131 HARBOR BAY PARKWAY, STE 250
 ALAMEDA, CA 94502-6577
 TELE: (510) 567-6700

ENVIRONMENTAL
 COUNTY 24 PM 1:19

*Wazler 6/13/95
 Note additions / changes in RED!*

ACCEPTED

Underground Storage Tank Closure Permit Application
 Alameda County Division of Hazardous Materials
 80 Swan Way, Suite 200,
 Oakland, CA 94621
 Telephone: (510) 271-4320

FAX: (510) 337-9335

These closure/removal plans have been received and found to be acceptable and essentially meet the requirements of State and Local Health Laws Changes to your closure plans indicated by this Department are to assure compliance with State and Local laws. The project proposed herein is now released for issuance of any required building permits for construction, destruction, or removal of the accepted tanks and tanks and tanks and tanks able to all contractors and craftsmen involved with the removal. Any changes or alterations of these plans must be submitted to the Department in triplicate to the Fire and Building Inspections Department to determine if such changes meet the requirements of State and Local laws.

Notify this Department at least 72 hours prior to the following required inspections: *

- Removal of Tank(s) and Piping
- Sampling
- Final Inspection

Issuance of a) permit to operate, b) permanent site closure, is dependent on compliance with accepted plans and all applicable laws and regulations.

***THERE IS A FINANCIAL PENALTY FOR NOT OBTAINING THESE INSPECTIONS**

Contact Specialist:

UNDERGROUND TANK CLOSURE PLAN

*** Complete according to attached instructions ***

1. Business Name Brand X Ronn Simpson
 Business Owner Ronn C Simpson
 2. Site Address 491-43rd Street, 489-43rd St.
 City Oakland, CA Zip 94609 Phone (510) 658-9006
 3. Mailing Address P.O. Box 3090 // 491-43rd St.
 City Berkeley, California Zip 94703 Phone (510) 658-9006
 4. Land Owner Bucate Plata/DBA Brand X Huaraches Ronn Simpson
 Address P.O. Box 3090 City, State Berkeley, CA Zip 94703
 5. Generator name under which tank will be manifested Brand X
- EPA I.D. No. under which tank will be manifested CAC001041648

6. Contractor Accutite Environmental
Address 35 So. Linden Avenue
City So. San Francisco, CA 94080 Phone (415) 952-5551
License Type B, C36, C61/D40 HAZ Lic. # 643881 ID# 94-3074925

*Effective January 1, 1992, Business and Professional Code Section 7058.7 requires prime contractors to also hold Hazardous Waste Certification issued by the State Contractors License Board. Indicate that the certificate has been received, in addition, to holding the appropriate contractors license type.

7. Consultant Accutite Environmental
Address 35 So. Linden Avenue
City So. San Francisco, CA 94080 Phone (415) 952-5551

8. Contact Person for Investigation
Name Willie Green Title Project Foreman
Phone (415) 952-5551 *per:*

9. Number of tanks being closed under this plan One
Length of piping being removed under this plan None
Total number of tanks at facility One

10. State Registered Hazardous Waste Transporters/Facilities (see instructions).

** Underground tanks are hazardous waste and must be handled **
as hazardous waste

a) Product/Residual Sludge/Rinsate Transporter

Name Erickson EPA I.D. No. CAD009466392
Hauler License No. #0019 License Exp. Date 7/31/95
Address 255 Parr Boulevard
City Richmond State CA Zip 94801

b) Product/Residual Sludge/Rinsate Disposal Site

Name Erickson EPA I.D. No. CAD009466392
Address 255 Parr Boulevard
City Richmond State CA Zip 94801

c) Tank and Piping Transporter

Name Erickson EPA I.D. No. CAD009466392
Hauler License No. #0019 License Exp. Date 7/31/95
Address 255 Parr Boulevard
City Richmond State CA Zip 94801

d) Tank and Piping Disposal Site

Name Erickson EPA I.D. No. CAD009466392
Address 255 Parr Boulevard
City Richmond State CA Zip 94801

11. Experienced Sample Collector

Name Geoffrey Garrison or Sami Malaeb
Company Accutite Environmental Engineering
Address 35 So. Linden Avenue
City So. San Francisco State CA Zip 94080 Phone (415) 952-5551

12. Laboratory

Name Sequoia Analytical Laboratory
Address 680 Chesapeake Drive
City Redwood City State CA Zip 94063
State Certification No. #145

13. Have tanks or pipes leaked in the past? Yes [] No []

If yes, describe. *(Unknown to Accutite)

14. Describe methods to be used for rendering tank inert

Dry Ice - at least 15 lbs/1000 gallon tank

Before tanks are pumped out and inerted, all associated piping must be flushed out into the tanks. All accessible associated piping must then be removed. Inaccessible piping must be plugged.

The Bay Area Air Quality Management District (771-6000), along with local Fire and Building Departments, must also be contacted for tank removal permits. Fire departments typically require the use of explosion proof combustible gas meters to verify tank inertness. It is the contractor's responsibility to bring a working combustible gas meter on site to verify tank inertness.

15. Tank History and Sampling Information

Tank		Material to be sampled (tank contents, soil, ground-water, etc.)	Location and Depth of Samples
Capacity	Use History (see instructions)		
500 1,000	Regular Gasoline	TPH-G & BTE&X Soil , and groundwater if encountered	2' beneath the tank. in native soil.

One soil sample must be collected for every 20 feet of piping that is removed. A ground water sample must be collected should any ground water be present in the excavation.

Excavated/Stockpiled Soil

<p>Stockpiled Soil Volume (Estimated) 3 yards.</p>	<p align="center">Sampling Plan</p> <p>Samples will be taken 2' beneath the tank. Samples will be collected in a brass tube and sealed with Teflon tape and placed on ice. Samples will be transported to an Analytical Laboratory.</p> <p><i>Sample stockpiled 1/50 cy for disposal or 1/20 for re-use</i></p>
---------------------------------------------------------------------	------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

Stockpiled soil must be placed on bermed plastic and must be completely covered by plastic sheeting.

16. Chemical methods and associated detection limits to be used for analyzing samples

The Tri-Regional Board recommended minimum verification analyses and practical quantitation reporting limits should be followed. See attached Table 2.

Contaminant Sought	EPA, DHS, or Other Sample Preparation Method Number	EPA, DHS, or Other Analysis Method Number	Method Detection Limit
TPH-G & BTEX and MTBE	GCFID 5030 8020 or 8240		5.0 0.5
Total lead	AA		

17. Submit Site Health and Safety Plan (See Instructions)

TO :
FROM : BUCATE PLATA

PHONE NO. : 14159527631

MAY.23.1995 11:55AM P 1
PHONE NO. : 5106589006

FROM : ACCUTITE

MAY.23.1995 11:10AM P 2
PHONE NO. : 4159525551

8. Submit Worker's Compensation Certificate copy

Name of Insurer California Indemnity Ins. Co.

9. Submit Plot Plan (See Instructions)

0. Enclose Deposit (See Instructions)

1. Report any leaks or contamination to this office within 5 days of discovery. The report shall be made on an Underground Storage Tank Unauthorized Leak/Contamination Site Report form. (see Instructions)

2. Submit a closure report to this office within 60 days of the tank removal. This report must contain all the information listed in item 22 of the instructions.

declare that to the best of my knowledge and belief the statements and information provided above are correct and true.

understand that information in addition to that provided above may be needed in order to obtain an approval from the Department of Environmental Health and that no work is to begin on this project until his plan is approved.

understand that any changes in design, materials or equipment will void his plan if prior approval is not obtained.

understand that all work performed during this project will be done in compliance with all applicable OSHA (Occupational Safety and Health Administration) requirements concerning personnel health and safety. I understand that site and worker safety are solely the responsibility of the property owner or his agent and that this responsibility is not shared nor assumed by the County of Alameda.

When I have received my stamped, accepted closure plan, I will contact the project Hazardous Materials Specialist at least three working days in advance of site work to schedule the required inspections.

Signature of Contractor

Name (please type) Willie Green

Signature Willie Green

Date 5/18/95

Signature of Site Owner or Operator

Name (please type) Mr. Ronn Simpson

Signature Ronn Simpson

Date 5/23/95

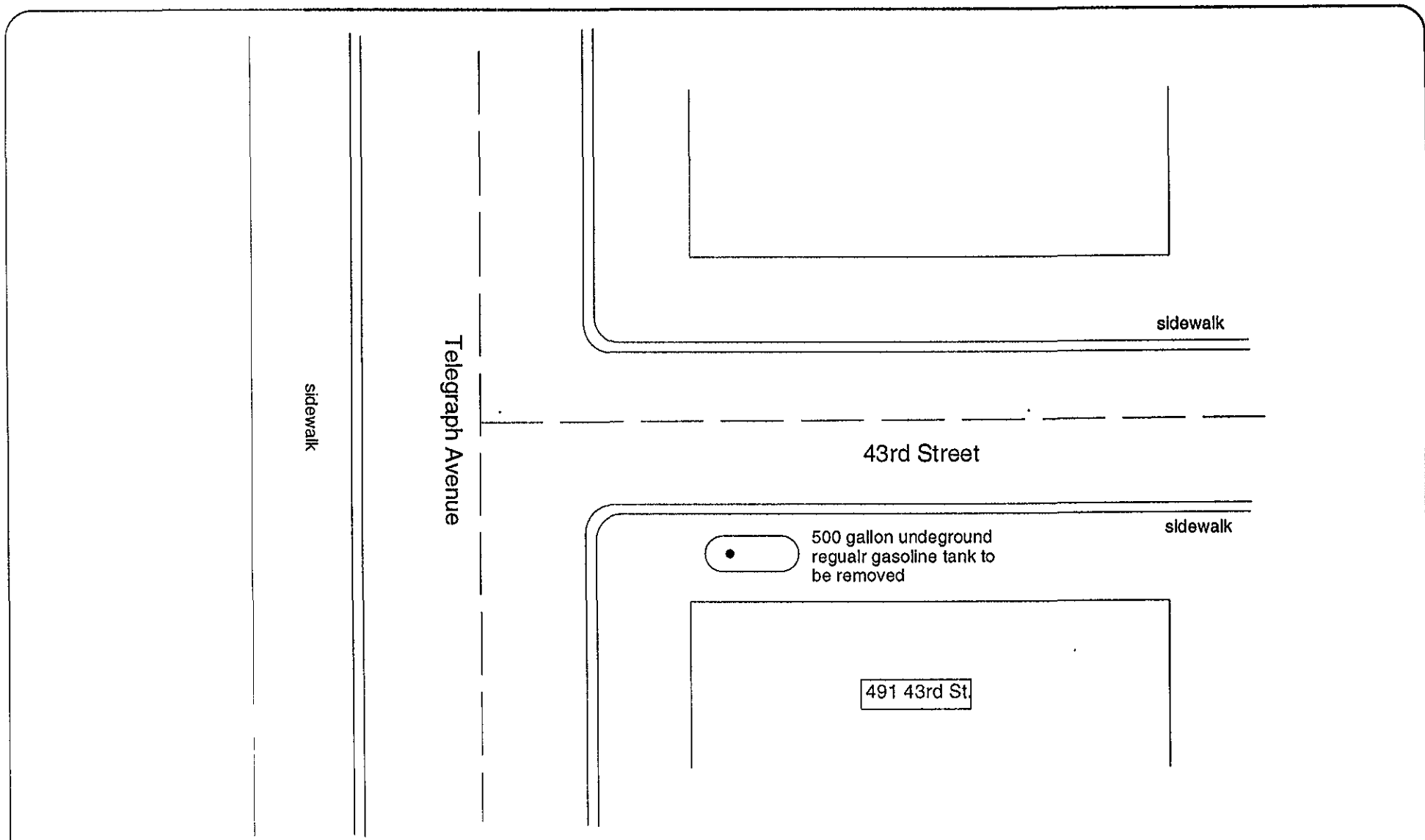

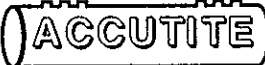


Figure Key:	Date: 23 May 95	Revised:	 not to scale	Title: Tank Removal Site Plan	 ENVIRONMENTAL ENGINEERING 35 South Linden Avenue South San Francisco California 94080
				Site: 491 43rd Street Oakland, California	

white -env.health
yellow -facility
pink -files

ALAMEDA COUNTY, DEPARTMENT OF
ENVIRONMENTAL HEALTH
Hazardous Materials Inspection Form

1131 Harbor Bay Pkwy
Alameda CA 94502
510/567-6700

II, III

Site ID # _____ Site Name Broadway Rom Simpson Today's Date 9/18/95

Site Address 489 - 43rd St.

City Dalcland Zip 94609 Phone _____

____ MAX AMT stored > 500 lbs, 55 gal., 200 cft.?

Inspection Categories:

____ I. Haz. Mat/Waste GENERATOR/TRANSPORTER

____ II. Hazardous Materials Business Plan, Acutely Hazardous Materials

III. Under ground Storage Tanks Removal

Rem
658-9006

* Calif. Administration Code (CAC) or the Health & Safety Code (HS&C)

Comments:

→ N
Telegraph

~0% LEL 10% O₂ by Larry James OFD
1000 gallon gasoline / heating oil (?) tank
Tanks severely corroded - Several large holes noted.
Tank easily punctured w/ scraping tool.

- ① SS taken at 10 1/2' depth - clays w/ mod degraded gas odor. Partially stained.
- ② SS taken at 11' depth - sl-stained clays w/ sl-mod degraded gas odor.
- ③ SS taken at 13' depth - strong odor. Excavated to ~ 13' depth where odor becoming stronger.

Soil will be put back into pit and will be removed when additional overexcavation / investigation is performed in the near future.

Analyze sample for (VOC, SVOC, PH-), etc. & H₂S

Contact _____
Title _____
Signature _____

Inspector [Signature]
Signature [Signature]

II, III

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



RAFAT A. SHAHID, Assistant Agency Director

March 8, 1995

Mr. Ronn Simpson
P.O. Box 3090
Berkeley, California 94703

ALAMEDA COUNTY-ENV. HEALTH DEPT.
ENVIRONMENTAL PROTECTION DIV.
1131 HARBOR BAY PKWY., #250
ALAMEDA CA 94502-6577
(510)567-6700

NOTICE OF LEGAL OBLIGATION

RE: **Underground Storage Tank at 491 43rd Street, Oakland,
California 94609**

Dear Mr. Simpson:

This office conducted a site visit of the subject facility last June, 1994. The inspection was initiated to evaluate placement of downgradient groundwater monitoring wells related to the groundwater investigation of a nearby site located at 490 43rd Street which is directly across your property.

During this visit, an abandoned underground storage tank underneath the sidewalk on 43rd Street was discovered. This tank is subject to permanent closure requirements as stated in Title 23 of the California Code of Regulations Section 2670 (c). The tank in which the storage of hazardous substances have ceased and the tank will not be used, or are not intended for use to store hazardous substances within the next twelve consecutive months must be removed. The tank must be properly closed as required by Section 25298, Chapter 6.7 of the California Health and Safety Code. Failure to properly close the tank is subject to civil penalty per Section 25299.

Enclosed are guidance documents and forms you will need for the removal of the underground storage tank which include the following:

- 1) Underground Storage Tank Removal Process in Alameda County
- 2) Underground Tank Closure Plan Application
- 3) Forms A and B
- 4) Underground Storage Tank Fee Schedule
- 5) Site Account Refund Recipient Form

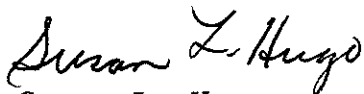
Response to the issues mentioned above must be submitted to this office no later than April 30, 1995.

Mr. Ronn Simpson
RE: 491 43rd Street, Oakland, CA 94609
March 8, 1995
Page 2 of 2

I have also enclosed information materials regarding the Underground Storage Tank Cleanup Fund and the low interest loan program RUST.

Please contact me at (510) 567-6780 if you have any questions concerning this letter.

Sincerely,



Susan L. Hugo
Senior Hazardous Materials Specialist

Enclosures

cc: Rafat A. Shahid, Director, Environmental Health
Gordon Coleman, Acting Chief, Environmental Protection Div/file
Gil Jensen, Alameda County District Attorney's Office