

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

June 22, 2006

Mr. Bill Puha
Fruitvale Farnam Associates, LLC
141 Woodland Way
Piedmont, CA 94611

Mr. Ken Phares
c/o Jay Phares Corporation
10700 Mac Arthur Blvd.
Oakland, CA 94605

Mr. Paul Supple
BP West Coast Products, LLC
PO Box 6549
Moraga, CA 94549

Subject: Fuel Leak Case No. RO0000307, Arco #0402/Parking Lot, 1450 Fruitvale Avenue, Oakland, CA

Dear Mr. Phua: Phares and Supple

Alameda County Environmental Health Department (ACEH) staff has reviewed recently submitted report entitled, "Work Plan for Monitoring Well Installation", dated March 7, 2005 and prepared on your behalf by AEI Consultants. As a result of redevelopment activities at the site three onsite monitoring wells MW-1, MW-2 and MW-3 have been lost or destroyed. The former monitoring wells MW-1, MW-2 and MW-3 tested for TPHg in groundwater returned results of 3800 µg/L, 7400 µg/L and 25,000 µg/L, respectively. The residual concentrations in groundwater indicate that petroleum hydrocarbon contamination continues to be a concern at the site. ACEH generally agrees with the proposed scope of work presented in the Work Plan report. However, ACEH requests that one additional monitoring well be installed approximately midway between MW-5 and MW-6, which will help refine onsite soil and groundwater conditions.

We request that you address the following technical comments and send us the reports described below. Please provide 72-hour advance written notification to this office (e-mail preferred to steven.plunkett@acgov.org) prior to the start of field activities.

TECHNICAL COMMENTS

1. **Proposed Monitoring Well Installation and Soil Sampling.** Prior to monitoring well installation, soil samples should be screened with a PID and examined for visible staining and hydrocarbon odor. ACEH request that soil samples be collected as follows. Any interval

where staining, odor, or elevated PID readings occur, the capillary fringe, where groundwater is first encountered and at distinct changes in lithology. If no change in lithology then at five foot intervals until a total depth is reached. Upon completion of the monitoring well installation we request that you submit all well construction details, technical specifications and well lithologic logs in the report requested below. In addition, we request that a licensed professional surveyor survey the monitoring well location. Please present the result of the monitoring well installation in the report requested below.

2. **Chemical Analysis.** ACEH concurs with the proposed chemical analyses for all soil and groundwater samples. We also request that EtOH be added to the list of constituents for laboratory analysis for both soil and groundwater.
3. **Groundwater Flow Direction.** Review of groundwater elevation data in the area indicate the hydraulic gradient for the site appears to vary between southeast, northwest and southwest as shown on the rose diagram on Figure 3 for the September 2002 monitoring event. The groundwater flow direction identified in 2002 may not be consistent with the regional hydraulic gradient in the area. Please review groundwater elevation data in the area to reflect current conditions. Please present the updated hydraulic gradient in the report requested below.
4. **Hydrogeologic cross-sections.** Please incorporate data from the proposed monitoring wells and existing soil borings data into hydrogeologic cross sections. Include an interpretive drawing of the vertical extent of soil and groundwater contamination (i.e., an interpretive drawing—not a plot of laboratory results). The report requested below is to include one cross section parallel and one cross section perpendicular to the contaminant plume axis, at a minimum. Please present the cross sections in the Soil Water Investigation Report requested below. Each cross section should include, but not be limited to, the following:
 - a. Subsurface geologic features, depth to groundwater and man-made conduits.
 - b. Surface topography. The cross sections should be extended off-site where necessary to show significant breaks in slope.
 - c. Soil descriptions for all borings and wells along the line of section.
 - d. Screen and filter pack intervals for each monitoring well.
 - e. Sampling locations and results for soil and grab groundwater samples.
 - f. Site features such as the tank pit, dispensers, buildings etc. Where appropriate, monitoring well location and soil boring locations will be projected back to the strike of the cross section line.
5. **Quarterly Groundwater Monitoring and Sampling.** Please begin quarterly groundwater monitoring for the site once the proposed monitoring wells have been installed and developed. Water samples are to be analyzed for TPHg, BTEX, and MtBE on a quarterly basis. Results are to be presented in the quarterly monitoring reports requested below. However, after one year a determination will be made by ACEH to establish if further investigation and monitoring will be needed. Please present the result of groundwater monitoring and sampling in the reports requested below.

TECHNICAL REPORT REQUEST

Please submit technical reports to Alameda County Environmental Health (Attention: Mr. Steven Plunkett), according to the following schedule:

- **August 1, 2006 – Soil and Water Investigation Report**
- **January 15, 2007 – Fourth Quarter 2006 Groundwater Monitoring Report**
- **April 15, 2007 – First Quarter 2007 Groundwater Monitoring Report**
- **August 15, 2007 – Second Quarter 2007 Groundwater Monitoring Report**
- **October 15, 2007 – Third Quarter 2007 Groundwater Monitoring Report**

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

ELECTRONIC SUBMITTAL OF REPORTS

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

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

PERJURY STATEMENT

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

Mr. Bill Puha
June 22, 2006
Page 4

letter satisfying these requirements with all future reports and technical documents submitted for this fuel leak case.

PROFESSIONAL CERTIFICATION & CONCLUSIONS/RECOMMENDATIONS

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

UNDERGROUND STORAGE TANK CLEANUP FUND

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

AGENCY OVERSIGHT

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

If you have any questions, please call me at (510) 383-1767.

Sincerely,



Steven Plunkett
Hazardous Materials Specialist

cc: Mr. Peter McIntyre
AEI Consultants
3210 Old Tunnel Rd.
Lafayette, CA 94549

Donna Drogos, ACEH
Steven Plunkett, ACEH
File

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



11-18-02

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

November 15, 2002

Mr. Bill Phua
141 Woodland Way
Piedmont, CA 94611

Dear Mr. Phua:

Subject: Fuel Leak Case RO0000307, 1450 Fruitvale Ave., Oakland, CA 94601

Alameda County Environmental Health, Local Oversight Program (LOP), has reviewed the case file for the referenced site including the *AEI July 5, 2002 Groundwater Investigation Report and the October 9, 2002 Site Summary and Risk Evaluation Report*. As you are aware, our office will require additional investigation prior to recommending site closure, however, based upon the current soil and groundwater data and the Proposed Building Footprint shown on Figures 6 & 7 in the October 9, 2002 Site Summary and Risk Evaluation Report, our office has no objection to the proposed commercial building.

Our office will continue to work with your consultant to further investigate the petroleum release at the site with the intent of obtaining site closure.

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

Sincerely,

Barney M. Chan
Hazardous Materials Specialist

C: B. Chan, files

MeeLing Tung, ACEH

D. Drogos, ACEH

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

Mr. R. Briones, Supervisor Assistant, 3rd District, 1221 Oak St., Suite 536,
Oakland, CA 94612

status1450Fruitvale

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



8-12-02

August 9, 2002

Mr. Bill Phua
141 Woodland Way
Piedmont, CA 94611

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

Dear Mr. Phua:

Subject: Fuel Leak Case RO 0000307, 1450 Fruitvale Avenue, Oakland CA 94601

Alameda County Environmental Health, Local Oversight Program (LOP), has received and reviewed the *Groundwater Investigation Report*, dated July 5, 2002, prepared by AEI Consultants for the above referenced property. Based on these results and that of previous monitoring activities, it is apparent that, although groundwater directly beneath the former UST and dispensing system is impacted, the plume has not migrated off-site significantly in any direction.

Despite the apparent lack of groundwater receptors in the vicinity of the site, our office requests a formal risk assessment be prepared before considering this property for final case closure. This assessment should consider all potentially complete exposure pathways to both impacted soil and groundwater beneath the site for both residential and commercial scenario and be consistent with the City of Oakland and SFRWQCB guidelines. We also request that a utilities/conduit survey be performed.

Based on the information available to date, active soil and/or groundwater treatment is not being required at this time by our office and is not anticipated. Depending on the results of the risk assessment and conduit survey, it is anticipated that the case may be eligible for either monitored natural attenuation or case closure.

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

Sincerely,

Barney M. Chan
Hazardous Materials Specialist

c: B. Chan, files

Mr. Peter McIntyre, AEI Consultants, 3210 Old Tunnel Road, Suite B, Lafayette, CA 94549
Messrs. John Jay and Ken Phares, Jay-Phares Corp., 10700 MacArthur Blvd., Suite 200,
Oakland, CA 94605

Comfort1450Fruitvale

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



0514-02

May 13, 2002
RO0000307

Fruitvale-Farnum Associates, LLP
Attn: Mr. Bill Phua
141 Woodland Way
Piedmont, CA 94611

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

Re: Fuel Leak Case RO0000307, 1450 Fruitvale Ave., Oakland CA 94601

Alameda County Environmental Health, Local Oversight Program (LOP), has received and reviewed the May 8, 2002 Workplan-Further Site Investigation for the referenced site prepared by AEI Consultants. This work plan responds to our office's request for additional investigation as discussed in an earlier meeting with Mr. Jay and AEI consultant, Mr. Peter McIntyre. It appears some changes have been made to that which was proposed during this meeting. Specifically, though more borings are proposed than originally, no permanent wells are proposed. We assume that the results of this investigation will be used to determine the appropriate locations of permanent wells.

Our office approves this work plan with the condition that two additional borings be installed in the assumed down-gradient direction of two known source areas, near MW-3 and GP-5. These two borings should be installed midway between MW-3 and proposed boring AEI-17 and midway between former boring GP-5 and proposed boring AEI-18. The same sampling and analysis proposed for the other borings should apply to these.

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

Sincerely,

Barney M. Chan
Hazardous Materials Specialist

C: B. Chan, files

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

Mr. John Jay, 10700 Foothill Blvd., Suite 200, Oakland CA 94605

Wpap1450Fruitvale

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



OS-03-02

May 2, 2002
RO0000307

Fruitvale-Farnum Associates, LLP
Attn: Mr. Bill Phua
141 Woodland Way
Piedmont, CA 94611

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

Re: Fuel Leak Case RO0000307, 1450 Fruitvale Ave., Oakland CA 94601

Alameda County Environmental Health, Local Oversight Program, (LOP), has recently reviewed the case files up to the April 15, 2002 Groundwater Monitoring Report, for the referenced site. Recent monitoring results are consistent with past, elevated gasoline and BTEX (benzene, toluene, ethyl benzene and xylenes) remain in groundwater beneath the site, the highest concentrations being found in MW-3, near the former dispenser island. However, depth to groundwater and gradient was significantly different to past results.

As you may be aware, our office met with Mr. John Jay and Mr. Peter McIntyre of AEI Consultants on 3/19/02. We discussed requirements for further investigation, site development and eventual site closure. The following technical items were discussed:

- A revised work plan including additional on-site borings and off-site monitoring wells was to be provided.
- Groundwater monitoring should continue on a quarterly schedule.
- After sufficient groundwater sampling has occurred, a human health risk assessment would be performed. Based upon these results, it would be determined if site development could occur concurrent with site investigation.

Please submit your revised work plan to address these items within 30 days or no later than June 3, 2002. You may contact me at (510) 567-6765 if you have any questions.

Sincerely,

Barney M. Chan
Hazardous Materials Specialist

C: B. Chan, files

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

Mr. John Jay, 10700 Foothill Blvd., Suite 200, Oakland CA 94605

Wprq1450Fruitvale

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



9-18-01

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

September 17, 2001
StID 6419/ RO0000307

Messrs. John Jay and Ken Phares
Jay-Phares Corporation
10700 MacArthur Blvd., Suite 200
Oakland CA 94605

Re: 1450 Fruitvale Ave., Oakland CA 94601

Dear Messrs. Jay and Phares:

Our office has received and reviewed the September 10, 2001 Quarterly Groundwater Monitoring Report for the referenced site prepared by AEI Consultants. As stated in this report, elevated levels of petroleum hydrocarbons (gasoline and BTEX) remain in groundwater beneath the site. Such elevated concentrations require that additional subsurface investigation be performed to better define the limits of the contaminant plume. A subsurface investigation work plan should be submitted as part of the site conceptual model (SCM). The SCM should include a utility and sensitive receptor survey. It should also identify the potential exposure pathways, which should be evaluated in a future risk assessment. Based upon the exposure pathways identified, specific clean-up levels can be identified. It is likely that petroleum hydrocarbon levels like that found in monitoring well MW-3 will require some type of remediation.

Please submit a site conceptual model including a utility and sensitive receptor survey, an evaluation of potential complete exposure pathways and a work plan for further (off) site characterization to our office **within 60 days or no later than November 19, 2001.**

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

Sincerely,

Barney M. Chan
Hazardous Materials Specialist

C: B. Chan, files

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

SCM1450Fruitvale

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



05-1401

PO301

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

May 11, 2001
StID # 6419

Messrs. John Jay and Ken Phares
Jay-Phares Corporation
10700 MacArthur Blvd., Suite 200
Oakland CA 94605

Re: 1450 Fruitvale Ave., Oakland CA 94601

Dear Messrs. Jay and Phares:

Our office has received and reviewed the May 4, 2001 Quarterly Groundwater Monitoring Report for the above referenced site as prepared by AEI Consultants. Groundwater concentrations remain consistent and elevated in MW-3. Our office concurs with AEI's conclusion that monitoring should continue and an attempt made to determine the extent of the groundwater contaminant plume. Be aware that prior to site closure consideration, you may be required to delineate the contaminant plume, perform some type of remediation and/or confirm the absence of human health risk.

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

Sincerely,

A handwritten signature in black ink that reads 'Barney M. Chan'. The signature is written in a cursive style.

Barney M. Chan
Hazardous Materials Specialist

C: B. Chan, files

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

1-1450FruitvaleAve

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



12-6-00

PO307

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

December 5, 2000
StID # 6419

Messrs. John Jay and Ken Phares
Jay-Phares Corporation
10700 Foothill Blvd., Suite 200
Oakland, CA 94605

**Re: Monitoring Well Installation and Sampling Report, 1450 Fruitvale Ave.,
Oakland 94601**

Dear Gentleman:

Our office has received and reviewed the November 22, 2000 Monitoring Well Installation and Sampling Report for the above referenced site prepared by your consultant, AEI Consultants. As you are aware, to further the investigation at this former gasoline station, three groundwater monitoring wells were installed to determine the magnitude of petroleum contamination and allow for groundwater concentration trend analysis.

As stated in the report, the most significant impacted area appears to be near the former pump island in the northern part of the property. A release along the former piping run was also confirmed. These facts were suspected from the prior subsurface investigations. The absence of MTBE (methyl tertiary-butyl ether) and the low levels of BTEX (benzene, toluene, ethyl benzene and xylenes) indicate an older release has occurred, that is likely in some stage of natural bioremediation. Typically, these releases show signs of stabilization or decreasing concentration trends over time. Our office concurs with the recommendation to initiate quarterly groundwater monitoring.

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

Sincerely,

Barney M. Chan
Hazardous Materials Specialist

C: B. Chan, files

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

Mon1450Fruitvale

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



SENT 10-12-00

Ro# 307

October 11, 2000
StID # 6419

Fruitvale-Farnam Associates, LLC
c/o Mr. John Jay and Mr. Ken Phares
10700 Macarthur Boulevard, Suite 200
Oakland, CA 94605-5260

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

Subject: 1450 Fruitvale Avenue, Oakland, CA 94601

Dear Mr. Jay and Mr. Phares:

This letter has been written at your request to convey the current status of the above referenced site. Three soil and groundwater investigations to date (7/98, 5/99 and 8/99) have revealed elevated concentrations of TPH as gasoline and benzene in the soil and groundwater. Up to 210 mg/kg (ppm) and 20,000 µg/l (ppb) TPH as gasoline has been exhibited in soil and groundwater, respectively. Benzene has been detected in a grab groundwater sample up to 1,000 µg/l.

These concentrations, though elevated, will not require active groundwater remediation at this time. It is my understanding that the requested installation of three groundwater monitoring wells has just occurred. Actual groundwater samples from monitoring wells will bring a better understanding of groundwater quality. If the dissolved hydrocarbon plume can be shown to be stable and localized beneath the site, the site will be eligible for case closure and "no further action" status. Several quarterly monitoring events and a health risk evaluation will also be required.

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

Sincerely,

Barney M. Chan
Hazardous Materials Specialist

C: B. Chan, files

barney1

ALAMEDA COUNTY
HEALTH CARE SERVICES



AGENCY

DAVID J. KEARS, Agency Director

sent 7/28/00
20307

July 27, 2000
StID # 6419

Messrs. John Jay and Ken Phares
Jay Phares Corporation
10700 MacArthur Blvd., Suite 200
Oakland CA 94605

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

Re: Monitoring Well Installation Plan for 1450 Fruitvale Ave., Oakland CA 94601

Dear Messrs. Jay and Phares:

Our office has received and reviewed the July 17, 2000 AEI Consultants work plan for the installation of three monitoring wells at the above site. We have reviewed the prior soil and groundwater analytical results along with figure provided indicating the wall of the proposed future building. It is with these things in mind that I offer comment on the proposed locations of the three monitoring wells.

As AEI has noted, it appears that there have been at least two areas of gasoline release, one near the former dispenser island and one near the southern end of the former piping run. There has not been significant release identified in soil or groundwater within the former underground tank pit, however, the groundwater sample taken near the former tank pit was on the extreme southern edge. It is possible that groundwater from this boring, GP-4, may not be truly representative of groundwater. To estimate the potential groundwater impact beneath the proposed new building and also beneath the existing neighboring building, I recommend placing MW-3 within 10' of boring GP-8, in a southerly direction. In addition, please consider placing MW-1 closer to the former tank pit and the edge of the proposed building. This will better estimate groundwater concentrations beneath future sensitive receptors, the occupants of the proposed building. I have enclosed a figure indicating these suggested adjusted monitoring well locations.

Based on pass analytical results, you may omit the analysis of total lead and MTBE in soil samples from the well borings. These compounds should, however, be run during the first groundwater sampling event since soil contamination does not always correlate with equivalent groundwater contamination.

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

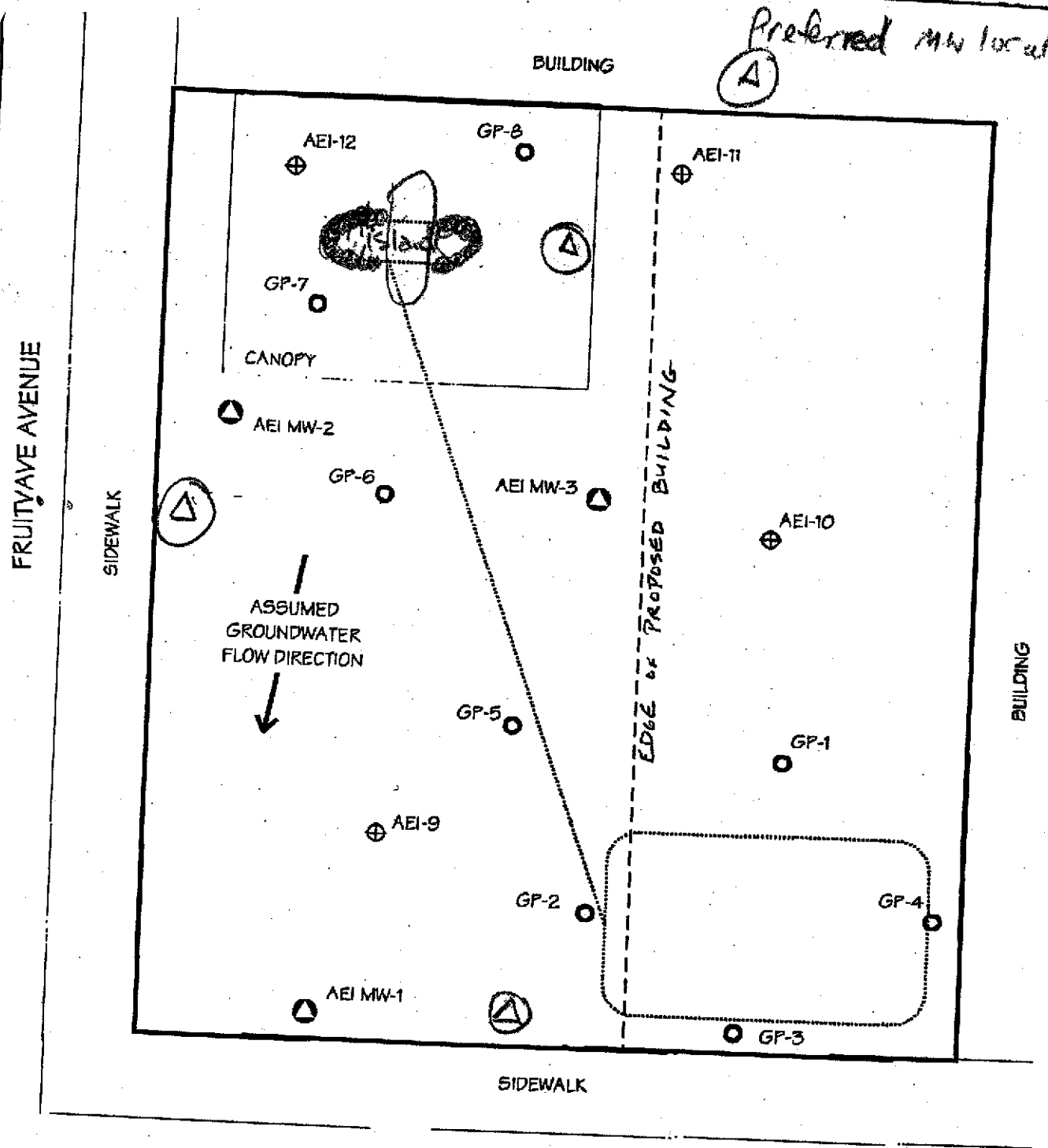
Sincerely,

Barney M. Chan
Hazardous Materials Specialist

Enclosure

B. Chan, files
Mr. P. McIntyre, AEI Consultants, 3210 Old Tunnel Rd., Suite B, Lafayette, CA 94549-4157
Mwap1450Fruitvale

Preferred MW locations
④



KEY

- ⊕ BORING LOCATIONS PERFORMED BY AEI AUGUST 24, 1999
- APPROXIMATE LOCATIONS OF SAMPLING PERFORMED BY GLENFOS; JULY, 1998
- △ WELL LOCATIONS PROPOSED BY AEI

SCALE: 1" = 10'



FARNAM STREET

AEI CONSULTANTS
3210 OLD TUNNEL RD, SUITE B, LAFAYETTE, CA

PROPOSED WELL LOCATIONS

1450 FRUITVALE AVENUE
OAKLAND, CALIFORNIA

FIGURE 4

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



SENT 11-2-89
including CO'S

20307

ENVIRONMENTAL HEALTH SERVICES

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

November 1, 1999
StID # 6419

Messrs. John Jay & Ken Phares
Jay-Phares Corporation
10700 MacArthur Blvd., Suite 200
Oakland CA 94605

Re: 1450 Fruitvale Ave., Oakland CA 94601

Dear Messrs. Jay and Phares:

Our office has received and reviewed the October 11, 1999 Phase II Subsurface Investigation for the above site prepared by All Environmental Inc. (AEI). As you are aware, this report attempted to provide additional soil and groundwater information regarding the fuel release at this former gas station. An earlier investigation by Glenfos, Inc. had indicated potential elevated levels of gasoline and BTEX in groundwater along the assumed piping run and near the dispenser island. AEI advanced four borings (AEI-9 through AEI-11) with the intention of collecting soil and groundwater samples. Unfortunately, groundwater was obtained and sampled from only boring AEI-9.

Upon review of current and past data, there does not appear to be a direct correlation between soil and groundwater data ie the highly impacted groundwater samples (GP-5 and GP-8) did not identify highly impacted soil samples. The geology is apparently non-uniform resulting in varying depth to groundwater. As a result, of the four AEI borings advanced to similar depth, only one yielded groundwater. To adequately characterize the site, our office will require the installation of a minimum of three monitoring wells.

Please provide a work plan for monitoring well installation to our office **within 45 days or no later than December 15, 1999.**

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. Peter McIntyre, AEI Consultants, 901 Moraga Road, Suite C, Lafayette, CA 94549-4567

Mwwp1450Fruitvale

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



ENVIRONMENTAL HEALTH SERVICES

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

R0307

July 28, 1999
StID # 6419

Messrs. John Jay & Ken Phares
Jay Phares Corporation
10700 MacArthur Blvd., Suite 200
Oakland, CA 94605

Re: Work Plan for 1450 Fruitvale Ave., Oakland, CA 94601

Dear Messrs. Jay and Phares:

Our office has received and reviewed the July 23, 1999 Workplan prepared for the above site by All Environmental, Inc. (AEI). This plan responds to my request for additional site characterization of the petroleum release from the former underground tanks. The work plan proposes to advance four borings (AEI-9 through AEI-12) and collect soil and groundwater samples from each boring. The samples will be analyzed for total petroleum hydrocarbons as gasoline, BTEX (benzene, toluene, ethyl benzene and xylenes) and the additive, MTBE.

With this additional information, we will be able to determine whether or not the fuel release requires further investigation. The work plan is acceptable with the following recommendation:

- Please move the location of boring AEI-10 approximately 10' south of its proposed location.

If this is agreeable with your consultant, please notify me prior to performing 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

Mr. P. MacIntyre, All Environmental, 901 Moraga Rd., Suite C, Lafayette, CA 94549

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



RO307

July 16, 1999
StID # 6419

ENVIRONMENTAL HEALTH SERVICES

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

Messrs. John Jay & Ken Phares
Jay Phares Corporation
10700 MacArthur Blvd., Suite 200
Oakland, CA 94605

Re: 1450 Fruitvale Ave., Oakland CA 94601

Dear Messrs. Jay and Phares:

Our office has been provided a copy of the **June 11, 1999 Subsurface Investigation** report on the referenced site prepared by All Environmental, Inc. An additional investigation report performed by Glenfos, Inc. was included in this report. The Glenfos report describes the results of soil and groundwater samples collected from eight borings. Within these borings, considerable gasoline and BTEX (benzene, toluene, ethylbenzene and xylenes) was found in two of the groundwater samples. Because of these results, this site is believed to have experienced a release from the underground tanks at this site. This site has been transferred to the Local Oversight Program (LOP) to allow our office to provide regulatory oversight. A Notice of Responsibility (NOR) letter has been sent to inform you of this action. In addition, All Environmental has completed on your behalf an Unauthorized Release (Leak) Report.

The All Environmental report attempted to verify that all underground tanks on this site had been removed. Three excavation pits were dug and soil and groundwater sampled. The pit locations were in areas where former gasoline and waste oil tanks were once believed to have been. Assuming that the locations of these samples represent the former underground tank locations, it appears that fuel release in these areas is minimal. In order to verify the locations of the former underground tank system, please provide a site map showing these items. The Glenfos, Inc. report states that a site map was included in Appendix B of their report, however, it was not included in the All Environmental report.

Because of the results of the Glenfos report, further information regarding the extent and degree of petroleum contamination will be required. The site cannot be recommended for closure at this time. You are requested to submit a work plan for additional site investigation. Please submit this plan to our office within **45 days** or by **September 1, 1999**.

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. MacIntyre, All Environmental, 901 Moraga Rd., Suite C, Lafayette, CA 94549

Wprq1450

ALAMEDA COUNTY
HEALTH CARE SERVICES



AGENCY
DAVID J. KEARS, Agency Director

20307

July 15, 1999

STID #6419

Messrs. John Jay and Ken Phares
Jay-Phares Corporation
10700 MacArthur Blvd., Suite 200
Oakland CA 94605

ENVIRONMENTAL HEALTH SERVICES

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

RE: 1450 Fruitvale Ave., Oakland CA 94601

LANDOWNER NOTIFICATION AND PARTICIPATION REQUIREMENTS

Dear Messrs. Jay and Phares:

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

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

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

LANDOWNER NOTIFICATION

Re: 1450 Fruitvale Ave., Oakland CA 94601

July 15, 1999

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In accordance with Section 25297.15(a) of Ch. 6.7 of the Health & Safety Code, you must certify to the local agency that all current record owners of fee title to the site have been informed of the proposed action before the local agency may do any of the following:

- 1) consider a cleanup proposal (corrective action plan)
- 2) consider a site closure proposal
- 3) make a determination that no further action is required
- 4) issue a closure letter

You may use the enclosed "notice of proposed action" form (sample letter 3) as a template to comply with this requirement. Before approving a cleanup proposal or site closure proposal, determining that no further action is required, or issuing a closure letter, the local agency will take all reasonable steps necessary to accommodate responsible landowner participation in the cleanup and site closure process and will consider all input and recommendations from any responsible landowner.

Please call me at (510) 567-6765 should you have any questions about the content of this letter.

Sincerely,



Barney M. Chan
Hazardous Materials Specialist

Attachments

cc: Chuck Headlee, RWQCB