



*Sent 1/12/00
Including cc's*

20351

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

January 11, 2000

Mr. Brett Hunter
Chevron U.S.A.
P.O. Box 6004
San Ramon, California 94583-0804

**RE: Former Chevron Service Station (STID# 402)
5101 Telegraph Avenue, Oakland, California 94609**

LANDOWNER NOTIFICATION AND PARTICIPATION REQUIREMENTS

Dear Mr. Hunter:

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: 5101 Telegraph Avenue, Oakland
January 11, 2000
Page 2 of 2

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) 567-6780 should you have any questions about the content of this letter.

Sincerely,



Susan L. Hugo
Hazardous Materials Specialist

Attachments

cc: Chuck Headlee, RWQCB
SH / files

SAMPLE LETTER (2): LIST OF LANDOWNERS FORM

Name of local agency
Street address
City

SUBJECT: CERTIFIED LIST OF RECORD FEE TITLE OWNERS FOR (*Site Name and Address*)

(Note: Fill out item 1 if there are multiple site landowners. If you are the sole site landowner, skip item 1 and fill out item 2.)

1. In accordance with section 25297.15(a) of Chapter 6.7 of the Health & Safety Code, I, (name of primary responsible party), certify that the following is a complete list of current record fee title owners and their mailing addresses for the above site:

2. In accordance with section 25297.15(a) of Chapter 6.7 of the Health & Safety Code, I, (name of primary responsible party), certify that I am the sole landowner for the above site.

Sincerely,

Signature of primary responsible party

Name of primary responsible party

SAMPLE LETTER 3: NOTICE OF PROPOSED ACTION SUBMITTED TO LOCAL AGENCY

Name of local agency
Street address
City

SUBJECT: NOTICE OF PROPOSED ACTION SUBMITTED TO LOCAL AGENCY FOR
(Site Name and Address)

In accordance with section 25297,15(a) of Chapter 6.7 of the Health & Safety Code, I, *(name of primary responsible party)*, certify that I have notified all responsible landowners of the enclosed proposed action. Check space for applicable proposed action(s):

- cleanup proposal (corrective action plan)
- site closure proposal
- local agency intention to make a determination that no further action is required
- local agency intention to issue a closure letter

Sincerely,

Signature of primary responsible party

Name of primary responsible party

cc: Names and addresses of all record fee title owners

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



R0#351

February 24, 1997
STID # 402

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

Temescal Triangle Investors
c/o Mr. Howard Schindler
4179 Piedmont Avenue
Oakland, California 94611

RE: Former Chevron Station - 5101 Telegraph Avenue, Oakland, CA 94609

Dear Mr. Schindler:

This letter is to confirm that this agency has approved the abandonment of three groundwater monitoring wells (C-1, C-2 and C-4) at the subject site. Well C-3 (the only remaining well on site) must be retained to monitor the condition of the groundwater beneath the site. As you know, Chevron removed four underground storage tanks and associated pipings in 1991. Chevron must continue the quarterly groundwater monitoring of wells C-3, MW-1, MW-2, MW-3, MW-4 and MW-5.

I understand that future development is planned for the site. This office has no objection to the pending development provided that zoning and other applicable regulatory requirements are met.

Please call me at (510) 567-6780 if you have any questions concerning this letter or the subject site.

Sincerely,

Susan L. Hugo
Senior Hazardous Materials Specialist

c: Mee Ling Tung, Director, Environmental Health
Gordon Coleman, Acting Chief, Environmental Protection Division
Ravi Arunalantham, San Francisco Bay RWQCB
Kevin Graves, San Francisco Bay RWQCB
Philip Briggs, Chevron Products Co., P.O. Box 6004, San Ramon, California 94583
Charles Gwynn, 120 Caperton Avenue, Piedmont, California 94611
SH / files / lop402a

ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY



R0351

DAVID J. KEARS, Agency Director

RAFAT A. SHAHID, DIRECTOR

October 30, 1995
STID #402

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

Mr. Breece Sloan
2057 Vanderslice Avenue
Walnut Creek, CA 94596

Mr. Saul Gevertz
4183 Piedmont Avenue
Oakland, CA 94611

Mr. John Eager
4179 Piedmont Avenue
Oakland, CA 94611

Mr. Howard Schindler
4183 Piedmont Avenue
Oakland, CA 94611

RE: Former Chevron Service Station 9-3864
5101 Telegraph Avenue
Oakland, California 94609

Dear Sirs:

This department and the San Francisco Bay Regional Water Quality Control Board have arranged a meeting to discuss the groundwater investigation/remediation and the future development of the subject property. The meeting will be held at the Regional Water Quality Control Board's office located at 2101 Webster Street, Suite 500, Oakland, CA 94612 on November 17, 1995 at 9:00 A.M. - 11:00 A. M.

You and/or your representatives are welcome to attend this meeting. The meeting will focus on the status of the on going cleanup and discussion of reasonable approaches to the development of the site.

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

Sincerely,

Susan L. Hugo

Susan L. Hugo
Senior Hazardous Materials Specialist

cc: Jun Makishima, Interim Director, Environmental Health
Gordon Coleman, Acting Chief, Environmental Protection Div.
Dr. Ravi Arulanantham, S.F. RWQCB
Kevin Graves, S.F. RWQCB
Mr. Kenneth Kan, Chevron, P.O. Box 5004, San Ramon, CA 94583
files

ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY

DAVID J. KEARS, Agency Director



R0351

RAFAT A. SHAHID, DIRECTOR

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

October 26, 1995
STID #402

Mr. Kenneth Kan
Chevron U.S.A. Products Company
P.O. Box 5004
San Ramon, California 94683-0804

RE: Former Chevron Service Station 9-3864
5101 Telegraph Avenue
Oakland, California 94609

Dear Mr. Kan:

This department and the San Francisco Bay Regional Water Quality Control Board have arranged a meeting to discuss the groundwater investigation/remediation and the future development of the subject property. The meeting will be held at the Regional Water Quality Control Board's office located at 2101 Webster Street, Suite 500, Oakland, California 94612 on November 17, 1995 at 9:00 A.M. - 11:00 A. M.

Enclosed are the reports you have requested concerning the investigation /remediation at the Berkeley Land Company located at 51st Street and Telegraph Avenue. These data may provide some information in characterizing the extent of the groundwater plume at the referenced site.

A work plan to delineate the extent of the groundwater contamination must be submitted to this office no later than December 15, 1995.

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

Sincerely,

Susan L. Hugo
Senior Hazardous Materials Specialist

enclosure

cc: Jun Makishima, Interim Director, Environmental Health
Gordon Coleman, Acting Chief, Environmental Protection Div.
Dr. Ravi Arulanantham, S.F. RWQCB
Kevin Graves, S.F. RWQCB
Mr. Breece Sloan, 2057 Vanderslice Ave., Walnut Creek, CA 94596
files

**ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY**

DAVID J. KEARS, Agency Director

February 24, 1993
STID# 402



R0351

RAFAT A. SHAHID, ASST. AGENCY DIRECTOR

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

Mr. Kenneth Kan
Chevron U.S.A. Inc.
P.O. Box 5004
San Ramon, California 94583-0804

**RE: Status of the Soil and Groundwater Investigation/Remediation
at Former Chevron Service Station (# 9-3864)
5101 Telegraph Avenue, Oakland 94609**

Dear Mr. Kan:

The Alameda County Department of Environmental Health, Hazardous Materials Division has recently reviewed the files concerning the soil and groundwater investigation/remediation at the referenced site. We are in receipt of the following reports:

- * Work Plan dated October 13, 1992 and prepared by Pacific Environmental Group
- * Letter dated October 29, 1992 proposing risk assessment to be performed at the site
- * Soil and Groundwater Investigation Report (December 18, 1992) prepared by Pacific Environmental Group, Inc.
- * Risk-Based Analysis Work Plan and Report (December 29, 1992) prepared by Geraghty & Miller, Inc.
- * Quarterly Monitoring and Sampling Report (January 13, 1993) prepared by Sierra Environmental Services
- * Letter to City of Oakland (January 21, 1993) regarding permits to install five off-site monitoring wells
- * Analytical Results of monitoring well C-3 sampling on January 20, 1993
- * Work Plan for Off-Site Verification of Soil and Groundwater and Risk Management Plan (January 20, 1993) prepared by Resna
- * Site Plan (February 2, 1993) for the proposed installation of one on-site monitoring well to replace C-2 and C-4
- * Letter to Office of Planning and Building (February 5, 1993) regarding permits to install five off-site monitoring wells
- * Conceptual design of a remediation system (extraction well and activated carbon treatment)

Mr. Kenneth Kan
RE: 5101 Telegraph Avenue, Oakland, California 94609
February 24, 1993
Page 2 of 4

- * Sampling Report for monitoring well C-3 (February 10, 1993) prepared by Sierra Environmental Services

Based upon the review of recent reports submitted to this office for the referenced site, the following comments are summarized below:

- 1) The work plan dated October 13, 1992 prepared by Pacific Environmental Group, Inc. which proposes the installation of five off-site monitoring wells was approved during the October 26, 1992 meeting between Chevron (Jeff Hartwig, Betty Owens and yourself) and this office (Ravi Arulanantham and Susan Hugo).
- 2) The risk-based analysis work plan and report dated December 29, 1992 and prepared by Geraghty & Miller, Inc. was reviewed by Ravi Arulanantham of our department. Based on the data presented in the report, we concur with the findings that exposure to residual soil and groundwater contamination at the site do not appear to pose a threat to human health. Further excavation of soil is not necessary and this office has no objection to the redevelopment of this site.
- 3) The work plan for off-site verification of soil and groundwater and risk management plan dated January 20, 1993 and prepared by Resna is not acceptable due to the recent data documented in the quarterly monitoring and sampling report (January 13, 1993) prepared by Sierra Environmental Services showing a significant increase of TPH gasoline (13,000 ppb) and benzene (390 ppb) in monitoring well C-3 during the December 21, 1992 sampling event. This well (C-3) was resampled on January 20, 1993 and exhibited a decrease of TPH gasoline (4,800 ppb) and benzene (120 ppb). **A more aggressive monitoring and verification / management plan must be implemented because of the presence of residual soil and groundwater contamination at the site. This plan must include quarterly monitoring of all the wells (on-site and off-site) for one year to establish a baseline. After one year of quarterly monitoring, the frequency of sampling events will be evaluated. All the monitoring wells must be sampled and analyzed for target compounds (TPH as gasoline, benzene, ethyl benzene, toluene, xylene). Groundwater elevation readings must be included in the monitoring program and any changes in the groundwater flow direction and/or gradient must be explained.**

Mr. Kenneth Kan
RE: 5101 Telegraph Avenue, Oakland, California 94609
February 24, 1993
Page 3 of 4

The following risk management issues were discussed during our telephone conversation on February 2, 1993:

- An indemnification letter must be submitted to this office and RWQCB stating that Chevron is responsible for the clean-up of the contamination at the referenced site and any future sites affected by the off-site migration of the residual contamination. Per our telephone conversation today, it is my understanding that Chevron is waiting for the approval and signature of the current property owner on this letter.
- A copy of the indemnification letter must be submitted to the City of Oakland, Office of Planning and Building in lieu of the deed notification since Chevron is a lessee and not the owner of the referenced site.
- Five off-site monitoring wells (MW-1, MW-2, MW-3, MW-4, MW-5) and one on-site monitoring well (to replace C-2 and C-4) will be installed in the location indicated in the Site Plan dated February 2, 1993.
- The contaminant plume must be contained on -site. If site conditions indicate a trend of increasing contaminant levels or the plume is migrating off-site, mitigating measures (conceptual design of a remediation system submitted to office dated February 9, 1993) must be implemented. The treatment system consists of an extraction well and activated carbon (specifications and construction are site specific). Location of the treatment system will depend on future property improvements.

In addition, monitoring wells C-2 and C-4 can be abandoned after the next sampling event on March 3, 1993. These wells must be properly abandoned.

Please give us 48 hours advance notice for the installation of the additional on site and off-site monitoring wells so a site visit by a representative of this department can be scheduled.

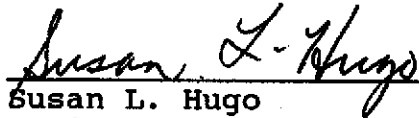
Quarterly reports must be submitted to this office and to Rich Hiatt of the RWQCB. All reports and proposals must be submitted under seal of a California Registered Geologist or Registered Civil Engineer with a statement of qualifications for each lead professionals involved with the project.

Mr. Kenneth Kan
RE: 5101 Telegraph Avenue, Oakland, California 94609
February 24, 1993
Page 4 of 4

Because we are overseeing this site under the designated authority of the Regional Water Quality Control Board, this letter constitutes a formal requests for technical reports pursuant to California Water Code Section 13267 (b). Any extensions of stated deadlines or changes in the work plan must be confirmed in writing and approved by this agency or RWQCB.

Please contact anyone of the undersigned at (510) 271-4530 if you have any questions concerning this letter.

Sincerely,



Susan L. Hugo
Senior Hazardous Materials Specialist



Ravi Arulanantham, Ph.D.
Senior Hazardous Materials Specialist

cc: Rafat A. Shahid, Asst. Agency Director, Environmental Health
Donald Dalke, San Francisco Bay RWQCB
Lester Feldman, San Francisco Bay RWQCB
Rich Hiett, San Francisco Bay RWQCB
Gil Jensen, Alameda County District Attorney's Office
Edgar B. Howell, Chief, Hazardous Materials Division - files
Jeff Hartwig, Chevron U.S.A. Inc.
Charles Gwynn - 120 Caperton Ave., Piedmont CA 94611
Paul Eveloff - 80 E. Sir Francis Drake Blvd., Wood Island,
Suite 3A, Larkspur, CA 94939

ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY

DAVID J. KEARS, Agency Director



R0351

RAFAT A. SHAHID, ASST. AGENCY DIRECTOR

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

September 2, 1992
STID 402

Mr. Kenneth Kan
Chevron U.S.A. Inc.
P.O. Box 5004
San Ramon, CA 94583-0804

Re: 5101 Telegraph Ave., Oakland, CA 94609

Dear Kenneth Kan:

This letter is a follow up to a letter from Susan Hugo of this office dated August 27, 1992. As referenced in the first paragraph of page 2 further excavation of the tank site is not warranted due to the depth of the current excavation, which has already been completed and filled.

Further investigation of the site to include definition of the vertical and lateral extent of contamination and remediation of residual contamination must still be pursued according to the agreed upon extension.

If you have any questions please call this office at (510) 271-4530.

Sincerely,

Thomas F. Peacock, Supervising HMS
Hazardous Material Division

cc: R. Hiett, RWQCB
Edgar Howell, Chief - File
Mark Thomson, Alameda County District Attorney's Office
Charles Gwynn - 120 Caperton Ave., Piedmont CA 94611
Paul Eveloff - 80 E. Sir Francis Drake Blvd. Wood
Island, Suite 3A, Larkspur, CA 94939

DH

ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY

DAVID J. KEARS, Agency Director



R0351

RAFAT A. SHAHID, ASST. AGENCY DIRECTOR

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

August 27, 1992
STID# 402

Mr. Kenneth Kan
Chevron U.S.A. Inc.
P.O. Box 5004
San Ramon, California 94583-0804

**RE: Status of the Soil and Groundwater Investigation/Remediation
at Former Chevron Service Station(# 9-3864)
5101 Telegraph Avenue, Oakland 94609**

Dear Mr. Kan:

The Alameda County Department of Environmental Health, Hazardous Materials Division has recently reviewed the files concerning the soil and groundwater investigation/remediation at the referenced site. We are in receipt of the following reports:

Copy of the Unauthorized Release (Leak)/Contamination Site Report Leak submitted January 1, 1991

Letter (dated July 7, 1992) in response to the correspondence from this department dated June 16, 1992.

Quarterly Groundwater Sampling Report (June 24, 1992)

Letter of request for extension of work plan submission (dated July 27, 1992)

Thank you for submitting copies of the manifests for the former tanks, disposal records of the stockpiled soil (generated during the tank removal activities and overexcavation of the tank pit), and the Unauthorized Leak Report submitted for the referenced site.

Upon review of all the reports submitted to this office for the referenced site, it was noted that groundwater flow direction has been fluctuating in the northwest to southwest direction since the groundwater monitoring program was started in December 6, 1990. Because of these changes in the groundwater flow direction (monitored semi-annually from 12/6/90 to 6/2/92), this office recommends that monthly water level and gradient determinations for the next twelve months is necessary in establishing groundwater flow direction at the site. This important data will be of great assistance in understanding the distribution of the contaminant plume at the site.

Mr. Kenneth Kan
RE: 5101 Telegraph Ave., Oakland 94609
August 27, 1992
Page 2 of 3

Based on current data submitted to this office for the referenced site, it appears that most of the soil contamination plume are at the capillary fringe which is about ten feet below grade. Overexcavation may not be the most cost effective remediation treatment for the site. However, you are required to submit a work plan for an in-situ treatment system for remediating the contamination in both the soil and groundwater at this site.

The recent groundwater monitoring and sampling report dated June 17, 1992 exhibited increasing levels of target compounds [6700 ppb TPH(G), 140 ppb benzene, 44 ppb toluene and 37 ppb xylenes]. Review of report dated January 19, 1991, showed well C-4 detected 0.18 ppm chromium, 0.25 ppm nickel, 0.23 ppm zinc and 2 ppb chloroform. These contaminants were analyzed for only one time (12/18/90). Your next quarterly sampling event must include the analyses for halogenated volatile organics and the metals cadmium, chromium, lead, zinc and nickel in well C-4.

The quarterly reports are to give an account of the recent site activities, evaluate investigation and remediation inadequacies, recommend additional work and give timelines for recommended additional work. For your reference, the following items must be incorporated in your future quarterly reports if they have not been included in the previous report:

- * Site map delineating contamination contours for soil and groundwater based on recent data
- * Tabulate all monitoring well data including groundwater elevations collected to date
- * Site map delineating groundwater elevation contours based on recent data; if the site is in remediation, define the zone of capture for any extraction well(s) on the contour map
- * Tabulate analytical results from all previous sampling events. Provide laboratory reports (including quality control/quality assurance) and chain of custody documentation.
- * Cover letter from the responsible party must be submitted with all the reports stating the accuracy of the report and projected schedule for the next phase of investigation.

Mr. Kenneth Kan
RE: 5101 Telegraph Avenue, Oakland 94609
August 27, 1992
Page 3 of 3

Per your request, this department is granting you 45 days extension from the date of this letter to submit the work plan for additional subsurface investigation to delineate the soil and groundwater contaminant plume at the site. Your work plan must be submitted to this office no later than **October 11, 1992**. You must include a time schedule for all the investigation/remediation activities at this site.

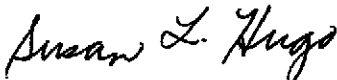
All reports and proposals must be submitted under seal of a California Registered Geologist or Registered Civil Engineer with a statement of qualifications for each lead professionals involved with the project. Copies of reports and proposals must also be submitted to :

Rich Hiatt
RWQCB, San Francisco Bay Region
2101 Webster Street, Fourth Floor
Oakland, California 94612

Because we are overseeing this site under the designated authority of the Regional Water Quality Control Board, this letter constitutes a formal requests for technical reports pursuant to California Water Code Section 13267 (b). Any extensions of stated deadlines or changes in the work plan must be confirmed in writing and approved by this agency or RWQCB.

Please contact me at (510) 271-4530 if you have any questions concerning this letter.

Sincerely,



Susan L. Hugo
Senior Hazardous Materials Specialist

cc: Rafat A. Shahid, Asst. Agency Director, Environmental Health
Rich Hiatt, San Francisco Bay RWQCB
Mark Thomson, Alameda County District Attorney's Office
Edgar B. Howell, Chief, Hazardous Materials Division - files
Charles Gwynn - 120 Caperton Ave., Piedmont CA 94611
Paul Eveloff - 80 E. Sir Francis Drake Blvd., Wood Island,
Suite 3A, Larkspur, CA 94939

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



RAFAT A. SHANID, Assistant Agency Director

DEPARTMENT OF ENVIRONMENTAL HEALTH
Hazardous Materials Division
80 Swan Way, Rm. 200
Oakland, CA 94621
(510) 271-4320

June 16, 1992
STID# 402

Mr. Kenneth Kan
Chevron U.S.A. Inc.
P.O. Box 5004
San Ramon, California 94583-0804

RE: Underground Storage Tank Removal at Former Chevron Service Station (# 9-3864) 5101 Telegraph Avenue, Oakland 94609

Dear Mr. Kan:

The Alameda County Department of Environmental Health, Hazardous Materials Division has reviewed the files concerning the removal of four underground storage tanks on September 18, 1991 at the referenced site. We are in receipt of the following reports:

Proposed Soil Remediation Work Plan (September 23, 1991)
Full Service Station Demolition Report (November 20, 1991)
Quarterly Groundwater Sampling Report (December 23, 1991)

Based on this review, the following areas of concern to this department must be addressed:

- * Soil samples collected at the bottom of the tank excavation pit (13.5 feet below grade) showed elevated levels of petroleum hydrocarbon contamination: 1300 ppm Total Petroleum Hydrocarbon-gasoline (TPHg); 0.33 ppm benzene; 2.3 ppm toluene; 2.8 ppm ethyl benzene and 7.6 ppm xylene. Because of the degree of contamination found at this site which exceeded regulatory threshold levels, Regional Water Quality Control Board (RWQCB) requires further environmental assessment. Therefore, you must now complete an Unauthorized Release Report with this office and initiate further investigation and/or cleanup activities at this site.
- * Groundwater monitoring well C-4 showed increasing or elevated concentrations of the following contaminants during the last sampling event (12/4/91): TPHg (<50 to 70 ppb); benzene (1.0 to 6.5 ppb); toluene (1.0 to 9.8 ppb); ethyl benzene (< 0.5 to 1.3 ppb) and xylene (0.7 to 8.6 ppb). Monitoring wells C-1, C-2 and C-3 had been consistently detecting petroleum hydrocarbon contamination as high as 6400 ppb TPHg, 340 ppb benzene, 23 ppb toluene, 19 ppb ethylbenzene and 23 ppb xylene. All four monitoring wells on site were installed on December, 1990 to

Mr. Kenneth Kan
RE: 5101 Telegraph Ave., Oakland 94609
June 16, 1992
Page 2 of 3

evaluate site conditions prior to lease expiration on 1991. Clearly, the vertical and lateral extent of soil and groundwater contamination have not been completely defined. Please submit a work plan to delineate the soil and groundwater contaminant plume. The work plan should be designed to provide all of the information the format shown in the attachment at the end of this letter, which is based on RWQCB's guidelines (Tri-Regional Board Staff Recommendations for Preliminary Investigation and Evaluation of Underground Tank Sites, August 30, 1990). Your work plan must be submitted to this office no later than July 31, 1992.

- * Sampling of groundwater monitoring wells must occur on a quarterly basis. Monitoring wells C-1, C-2, C-3 and C-4 have been sampled bi-annually (12/6/90, 6/6/91, 12/4/91) since their installation on December, 1990. You must adhere to the quarterly sampling of all monitoring wells and analyze for the following contaminants: TPH as gasoline, benzene, toluene, ethylbenzene and xylene. Any change of monitoring well sampling schedule must have prior approval by this office or the RWQCB.
- * Please provide our office with documentation of the tanks and contaminated stockpiled soil disposition.

All reports and proposals must be submitted under seal of a California Registered Geologist or Registered Civil Engineer with a statement of qualifications for each lead professionals involved with the project. Copies of reports and proposals must also be submitted to :

Rich Hiatt
RWQCB, San Francisco Bay Region
2101 Webster Street, Fourth Floor
Oakland, California 94612

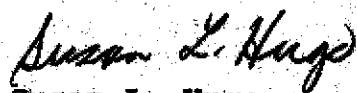
Because we are overseeing this site under the designated authority of the Regional Water Quality Control Board, this letter constitutes a formal requests for technical reports pursuant to California Water Code Section 13267 (b). Any extensions of stated deadlines or changes in the work plan must be confirmed in writing and approved by this agency or RWQCB.

Enclosed is an "Underground Storage Tank Unauthorized Release (Leak)/Contamination Site Report" which should be completed and returned within 5 working days.

Mr. Kenneth Kan
RE: 5101 Telegraph Ave., Oakland 94609
June 16, 1992
Page 3 of 3

Should you have any questions regarding this letter, please contact me at (510) 271-4530.

Sincerely,



Susan L. Hugo
Senior Hazardous Materials Specialist

enclosures (2)

cc: Rafat A. Shahid, Asst. Agency Director, Environmental Health
Rich Hiett, San Francisco Bay RWQCB
Mark Thomson, Alameda County District Attorney's Office
Edgar B. Howell, Chief, Hazardous Materials Division - files
Charles Gwynn - 120 Caperton Ave., Piedmont CA 94611
Paul Eveloff - 80 E. Sir Francis Drake Blvd., Wood Island,
Suite 3A, Larkspur, CA 94939