

No 382

**Chan, Barney, Env. Health**

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**From:** Chan, Barney, Env. Health  
**Sent:** Thursday, August 30, 2007 9:26 AM  
**To:** 'frank goldman'  
**Subject:** RE: Sampling for inorganics and other water quality parameters

Frank: I have reviewed the 8/15/07 Groundwater Monitoring Report for the Chun property and your request to run additional laboratory methods to determine if natural attenuation is occurring at the site and also to determine water quality. The latter information will be used to propose cleanup standards for groundwater. Your proposal is approved on a one time basis. PS, as mentioned previously, I will no longer be the case worker for the site and it has yet to be reassigned. Future questions should be directed to Donna Drogos, LOP Supervisor, at 510-567-6721.

Sincerely

Barney M. Chan  
Hazardous Materials Specialist  
Alameda County Environmental Health  
510-567-6765

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**From:** frank goldman [mailto:fjgoldmanchg@yahoo.com]  
**Sent:** Thursday, August 23, 2007 11:42 AM  
**To:** Chan, Barney, Env. Health  
**Subject:** Sampling for inorganics and other water quality parameters

Barney;

I have requested that some additional water quality parameters be analyzed for the Chun site to evaluate background water quality and natural attenuation processes.

Please see my latest groundwater monitoring report in Geotracker and let me know if you concur.

Thanks, Frank

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8/30/2007



City of Alameda • California

RECEIVED

OCT 05 2006

ENVIRONMENTAL HEALTH SERVICES

October 3, 2006

Alameda County  
OCT 03 2006  
Environmental Health

Wayne Chun  
Attorney in Fact  
Bill Chun Service Station  
265 Heron Drive  
Pittsburg, CA 94565

Re: Remediation of Bill Chun Service Station

Dear Mr. Chun:

Thank you for your recent call. It is good to know the actual clean-up is soon to begin. Please continue to keep me posted on progress and let me know if I can help you in any way. We all look forward to the day the property is remediated and available for use.

One point I do want to emphasize again and one we have discussed is the historic value of the building. Because of its status as a historic structure, it is protected and nothing can be done (alteration, moving, etc.) without CEQA (California Environmental Quality Act) review and hearing by the local Alameda Historical Advisory Board (HAB). Alameda Planning & Building Director Cathy Woodbury recently stated the following regarding the service station:

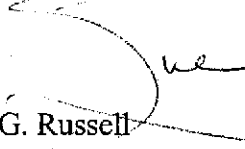
**"Please be advised that any alteration, including removal of canopy piers, deconstruction or relocation of the building is subject to CEQA review, as well as HAB approval because of the building's status as a contributing structure to the Park Street Historic Commercial District. While an EIR would certainly be required for demolition, an analysis of the impacts of other options and potential mitigations would be necessary to determine the level of CEQA review required. Per CEQA Guidelines, "A substantial adverse change in the significance of a historical resource is defined as physical demolition, destruction, relocation, or alteration of the resource or its immediate surroundings such that the significance of the resource would be materially impaired.**

There are penalties associated with altering historic properties in Alameda without going through the formal process. Often, the property will have a "no-development" status attached to it for several years, a situation I know you do not want. You will likely want to reemphasize this with your consultants. I have taken the liberty of cc'ing them on this letter to reinforce the point.

Development Services Department  
950 West Mall Square  
Alameda, California 94501-7552  
510.749.5800 • Fax 510.749.5808 • TDD 510.522.7538

Again, thank you for your efforts on this property. It will be a great service to both the community of Alameda and your family when the property is remediated.

Sincerely,

  
Sue G. Russell  
Economic Development Coordinator

SGR:rv

cc:

Mark Lofton  
Lofton Associates  
1990 Bradshire Dr.  
Mobile, AL 36695

Frank Goldman  
P O Box 59  
Sonoma, CA 95476

Carolyn Fong  
711 East Hermosa Dr.  
San Gabriel, CA 91775

✓ Barney Chan  
Alameda County  
Department of Environmental Health  
1131 Harbor Bay Pkwy  
Alameda, CA 94502

Cathy Woodbury, Director  
City of Alameda Planning & Building Department  
2263 Santa Clara Ave., Room 120  
Alameda, CA 94501

Andrew Thomas, Planning Services Manager  
City of Alameda Planning Department  
2263 Santa Clara Ave., Room 120  
Alameda, CA 94501

David Brandt, Assistant City Manager  
City of Alameda  
2263 Santa Clara Ave., Room 320  
Alameda, CA 94501

# CITY OF ALAMEDA

## Business Development Division

*Handwritten mark*

950 West Mall Square, Room 215  
Alameda, CA 94501  
(510) 749-5800  
Fax: (510) 749-5808

### *Fax Transmission Cover Sheet*

Date: 6/27/06

To: Barney Chan

Fax: 510 337-9335

Re: Bill Chun Service Station

Sender: Sue G. Russell

Telephone: 510 749-5834

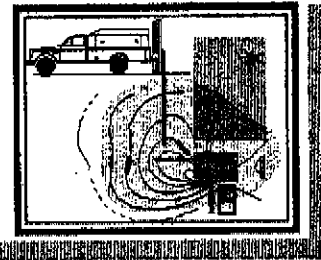
YOU SHOULD RECEIVE 3 PAGES(S), INCLUDING THIS COVER SHEET. IF YOU DO NOT RECEIVE ALL THE PAGES, PLEASE CALL (510) 749-5800.

NOTICE: This message is intended only for the use of the individual or entity to which it is addressed and may contain information that is privileged, confidential, and exempt from disclosure under applicable law. If you are not the intended recipient, you are hereby notified that any use, dissemination, distribution, or copying of this communication is strictly prohibited. If you have received this communication in error, please notify us immediately.

COMMENTS:

**Barney – please listen to my related voice mail and call me when you have an opportunity. Thanks.**

Franklin J. Goldman, CHG  
 Environmental and Hydrogeological Consulting  
 PO Box 59, Sonoma, CA 95476  
 Phone: (707) 235-9979  
 fjgoldmanchg@yahoo.com



May 06, 2006

Dorene Soto  
 Manager, Business Development Division  
 Development Services Department  
 950 West Mall Square  
 Alameda, CA 94501-7552

Telephone: (510) 749-5820  
 FAX: (510) 749-5808  
 dsoto@ci.alameda.ca.us

**Subject:** Remedial Action or Gasoline Contamination in the Vicinity of the Kiosk  
 @ 2301 SANTA CLARA AVENUE, ALAMEDA, CA 94501

Dear Ms. Soto:

I appreciated your input during our recent meeting at your offices regarding the former Chun Service Station remediation. As discussed, the estimated costs for the shallow soil vapor extraction phase of the project were not included in the remediation costs presented during our meeting. Although soil vapor extraction is included in the County approved Remedial Action Plan (RAP), it was not included in this initial phase of remediation. Before initiation of the vapor extraction activities, we plan to determine what level of progress we can attain with groundwater extraction and periodic vapor extraction through the six (6) existing dual-phase extraction wells at the site. Successful remediation efforts using these existing wells will help establish the number, construction, and location of the additional vapor extraction wells which will be required across the site to capture contaminants that have moved laterally away from the tank excavation area. Therefore, the vapor extraction will be conducted in two phases.

Initially, the six (6) existing dual phase groundwater/vapor extraction wells will be used for vapor extraction after a short duration of groundwater extraction and treatment. These well locations were chosen due to their proximity to the highest concentrations of contaminants of concern (COCs) identified in soil and groundwater at the site. After we receive some feedback, in the field, from the vapor extraction of these six wells, the information obtained will help us identify the best locations to install a limited number of additional vapor wells in the few isolated locations where high concentrations will likely still exist in shallow soils. Some of these additional vapor extraction wells are expected to be located in, and around, the existing kiosk and attached awning. Based upon the recent subsurface investigations performed on the Towata Flowers site, it is abundantly clear that subsurface soils beneath and around these old building structures are underlain by loose fill soils and rubble which have a tendency to harbor high concentrations of hydrocarbon contaminants. Given this scenario, and the fact that vapor extraction pilot testing has demonstrated that the radius of influence of vapor extraction wells onsite will have only a fifteen (15) foot diameter (e.g. this is only an estimate due to the heterogeneous soils identified onsite), vapor extraction wells will have to be placed in, and around, the location of the existing kiosk and attached awning.

05-06-2006 Indoor Air Vapor and Soil Gas Sampling for Chun Page 2 of 2

The costs for the initiation of the vapor extraction from the six (6) existing vapor wells as well as the installation of an additional eight (8) shallow vapor extraction wells (*i.e. believed to be the minimum, yet most likely number of new wells necessary to attain the goals of the project*) will be provided along with the additional costs associated with removal of the kiosk and awning structures.

It is imperative that the secondary contamination that exists beneath these existing structures be remediated.

It is my belief that a human health risk assessment for the workers in the adjacent flower shop and/or the residents of the second floor, will indicate an unacceptable health risk due to exposure to carcinogenic contaminants. In addition, such contaminant concentrations beneath these structures will need to be verified after remediation to confirm that the risk has been reduced to acceptable values.

Use of remote access drilling rigs to install vapor extraction wells and post cleanup investigatory soil borings would likely physically damage the existing structure due to its unique design and layout. For instance, the door to the kiosk is very narrow and there is virtually no room in which to maneuver heavy equipment inside. Furthermore, the mere logistics of moving remediation equipment on the limited plot space available at this site also places the existing structure in jeopardy of being damaged inadvertently.

Finally, it is my opinion that it would be inappropriate to sacrifice the health of workers and residents for a historical monument.

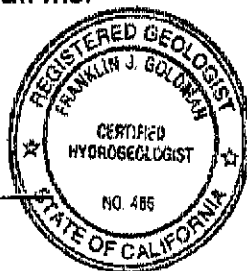
If anyone is honestly concerned about this historical structure, they will make sure that it is properly dismantled and removed from the site altogether to protect it from further deterioration.

If you have any questions, please call me.

Sincerely,

*Franklin J. Goldman*

Franklin J. Goldman  
Certified Hydrogeologist No. 466



05-06-2006 Remedial Action at Existing Kiosk & Awning for Chun Page 2 of 2

PAGE 2 OF 3

April 26, 2006

Alameda County  
APR 28 2006  
Environmental Health

Mr. Barney Chan, Hazardous Materials Specialist  
Alameda County Health Agency  
Division of Environmental Protection, Dept. of Environmental Health  
1131 Harbor Bay Parkway, 2<sup>nd</sup> Fl.,  
Alameda, CA 94502

Dear Mr. Chan:

We thank you and Ariu Levi for meeting with us, along with Sue Russell, Dorene Soto, Mr. & Mrs. Fong and our consultant, Frank Goldman at the Alameda City Development Services Department conference room on Tuesday, April 18, 2006 to discuss the issues regarding the clean-up of the property at 2301 Santa Clara Ave., Alameda, CA. As we stated at the meeting, my mother and I are committed to continue the process of environmental cleanup to completion. As we have in the past 15 years, we will continue to commit our resources and all reimbursements from the State to proceed with each phase of the clean up and to comply with the requirements and requests by the Alameda County Environmental Health Services (ACEHS).

We also take direction for the clean-up activities through the contracted Consultants, which are the environmental clean up experts, to help us determine the correct course of action that complies with the ACEHS and the Alameda City government. Other vendors may be used to assist in the clean up activities for drilling, wastewater removal and other non-technical tasks.

We are currently taking steps to rectify the out-of-compliance issues that were stated in the Feb. 2, 2006 letter from the Department of Environmental of Alameda County. The remittance to Clean H2O service in the amount of \$43,131.55 was sent on April 25, 2005.

Please send all future mailings to Wayne Chun, 265 Heron Drive, Pittsburg, CA 94565.

Sincerely,

  
Lily Chun, Property Owner

  
Wayne Chun, Attorney in Fact

Cc: Sue Russell, Alameda Development Services Dept.  
Carolyn Fong, daughter of Lily Chun  
Frank Goldman, Consultant





**STATEMENT**

Alameda County  
 APR 28 2006  
 Environmental Health

Date:	Tuesday 18 <sup>th</sup> April 2006	Statement Number:	060418/151
Bill to:	Lily Chun c/o Wayne Chun 265 Heron Drive Pittsburg, CA 94565	Remit to:	Clean H2O Services, Inc. 15906 Heatherdale. Houston, TX 77059
Attn:	W. Chun		
Your P.O. No.	LNA - 02001	Return Fax:	281-480-3087
Terms:	Net 30 Days	Return email:	ctyrie@houston.rr.com

To

Invoice #	Date	Transaction	Amount	Balance
0506614/101	6/22/05	50% of Contract Price	\$41,370.00.	0.00
0506614/102	11/8/05	35% of Contract Price	\$28,740.00.	\$28,740.00.
0506614/102	1/8/06	1 ½% Interest for late Payment	\$431.10.	\$29,171.10.
0506614/102	2/8/06	1 ½% Interest for late Payment	\$437.57.	\$29,608.66.
0506614/102	3/8/06	1 ½% Interest for late Payment	\$444.13.	\$30,050.79.
0506614/102	4/8/06	1 ½% Interest for late Payment	\$450.76.	\$30,501.55. *
0506614/103	4/18/06	Final 15% due scheduled delivery plus 30days on site has been exceeded.	\$12,630.00. **	\$43,131.55.

- \*Invoice 0506614/102 plus late payments (\$30,501.55) due on receipt of this statement.
- \*\*Invoice 0506614/103 due 30days from date of invoice.

Original Contract terms from Clean H2O Services were:

50% of Contract Price payable on receipt of Instructions to Proceed.  
 35% of Contract price to be paid on Notification that equipment was ready for delivery to site.  
 15% of Contract Price to be paid on completion of installation of trailer at site.

Sincerely

*Colin Tyrie*

Colin C. Tyrie  
 Clean H2O Services Inc.

7005 1160 0003 7989 2901

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Return Receipt Fee (Endorsement Required)	\$1.85	
Restricted Delivery Fee (Endorsement Required)	\$0.00	
Total Postage & Fees	\$ 4.64	

Sent To Clean H2o Systems  
 Street, Apt. No.,  
 or PO Box No. 15906 Heatherdale  
 City, State, ZIP+4 Houston, TX 77059

PS Form 3800, June 2002 See Reverse for Instructions

Alameda County  
APR 28 2006  
Environmental Health

LILY A CHUN  
WAYNE A CHUN  
740 CANTERBURY AVE  
LIVERMORE, CA 94550

Statement # 060418 /151  
date 4/18/06

1051

Date APRIL 25, 2006

11-35/1210  
13

Pay to the  
order of

Clean H2o Services, Inc

\$ 43,131.55

Forty-Three Thousand One Hundred Thirty-one and 55/100 Dollars

**Bank of America**



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*Wayne A Chun*

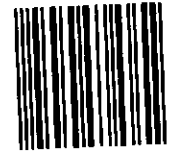
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Wayne Chun  
265 Heron Drive  
Pittsburg, CA 94565-1916

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AMOUNT

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**RETURN RECEIPT  
REQUESTED**

Mr. Barney Chan, Hazardous Materials  
Specialist  
Alameda County Health Agency  
Division of Environmental Protection, Dept. of  
Environmental Health  
1131 Harbor Bay Parkway, 2<sup>nd</sup> Fl.,  
Alameda, CA 94502

APR 27 2 11 PM '06

# Payment Summary

Claim No: 7147  
 Request No: 13  
 Region: 2

Claimant: LILY CHUN  
 Reviewer: Abdul Karim Yusufzai  
 Date: 03/29/2006

*AKM*

	Invoice No.	Invoice Date	Amount Requested	Eligible	Eligible Third Party	Pending	Ineligible	Foot Notes	Comments
1		12/17/04	8,088.00			8,088.00	0.00		Pursuant to a letter dated February 2, 2006, we have received from the Department of Environmental of Alameda County, the site is out of compliance and its non-compliance case has been referred to the County District Attorney for possible enforcement action. Please contact the County and resolve the outstanding issues with County. Therefore, review of this claim is held pending receipt of a compliance letter from the County.
2		01/30/03	4,800.00			4,800.00	0.00		
3		12/18/02	2,043.37			2,043.37	0.00		
4		11/12/03	2,241.00			2,241.00	0.00		
5		08/05/04	3,440.00			3,440.00	0.00		
6		07/17/04	4,755.00			4,755.00	0.00		
7		10/14/04	3,421.00			3,421.00	0.00		
8		12/15/04	3,440.00			3,440.00	0.00		
9		12/17/04	4,755.00			4,755.00	0.00		
10		02/15/05	1,500.00			1,500.00	0.00		
11		02/23/05	29,645.00			29,645.00	0.00		
12		03/20/05	3,859.00			3,859.00	0.00		
13		04/21/05	4,719.00			4,719.00	0.00		
14		05/11/05	4,860.00			4,860.00	0.00		
15		06/30/05	600.00			600.00	0.00		
<b>Sect.</b>	1/2	<b>Subtotals:</b>	<b>82,166.37</b>			<b>82,166.37</b>	<b>0.00</b>		

*10382*

# Payment Summary

Claim No: 7147

Claimant: LILY CHUN

Request No: 13

Reviewer: Abdul Karim Yusufzai

Region: 2

Date: 03/29/2006

	Invoice No.	Invoice Date	Amount Requested	Eligible	Eligible Third Party	Pending	Ineligible	Foot Notes	Comments
1	050614/101	07/22/05	41,370.00			41,370.00	0.00		
2		07/14/05	4,884.00			4,884.00	0.00		
3	05188-E	08/25/05	1,101.78			1,101.78	0.00		
4	A-0022060	08/30/05	2,310.00			2,310.00	0.00		
5		07/18/05	14,822.00			14,822.00	0.00		
6		09/03/05	185.00			185.00	0.00		
7		12/06/05	3,662.00			3,662.00	0.00		
8	2024	10/14/05	3,200.00			3,200.00	0.00		
9		10/28/05	4,690.00			4,690.00	0.00		
10	5L01010	12/02/05	2,772.00			2,772.00	0.00		
11		12/28/05	20,000.00			20,000.00	0.00		
12		12/05/05	4,396.00			4,396.00	0.00		
13	6A31001	01/31/06	1,625.00			1,625.00	0.00		
14	60130E	01/26/06	3,510.00			3,510.00	0.00		
15		01/31/06	23,450.00			23,450.00	0.00		
<b>Sect. 2/2</b>	<b>Subtotals:</b>		<b>214,144.15</b>			<b>214,144.15</b>	<b>0.00</b>		

	Eligible	Eligible Third Party
Previous Reimbursement Totals:	320,988.43	0.00
Current Reimbursement:		
New Reimbursement Totals:	320,988.43	0.00

← Carry these amounts forward to the next "Spreadsheet" in the "Amount Requested, Previous Total" and "Third Party Costs" columns.

FOOTNOTES

10382

LOFTIN & ASSOCIATES, INC.  
 3370 HILLCREST RD., STE. 04317  
 MONTEZ, ALABAMA 36085  
 Phone/Fax: (251) 834-1900

PHASE II REMEDIATION EQUIPMENT AND SERVICES COST ESTIMATE

Item	Description	Type	Number	Est. Amt.	Supplier	Comment
1	Groundwater Well Pumps	Material	8	\$ 3,000	General Machinery Co., Jerry Hope (251)-473-1568	Needs to be Purchased
2	Solenns VFD Controllers	Material	0	\$ -	RK Controls, Robert Katsuff	Included in panel price
3	Power/Control Cabinet	Material	1	\$ 43,450	LKF Systems Engineering, Luis Fung (826)-315-8479	Included in panel price
4	Well Level Sensors	Material	0	\$ 5,100	Loftin & Associates, Inc., Mark Loftin (251)-654-1960	Needs to be Purchased
5	PLC Modules/Software/PC	Material	1	\$ -	LKF Systems Engineering, Luis Fung (826)-315-8479	Included in panel price
	Misc. Panel					
	Starters/Contactors/Breakers/Transformers/Power Supplies/Blocks/Pendant	Material	1	\$ -	LKF Systems Engineering, Luis Fung (826)-315-8479	Included in panel price
7	Panel Wiring	Material & Services	1	\$ -	LKF Systems Engineering, Luis Fung (826)-315-8479	Included in panel price
8	Miscellaneous System Instrumentation	Materials & Services	8	\$ 5,000	Loftin & Associates, Inc., Mark Loftin (251)-654-1960	Needs to be Purchased (8 in-line flow meters/totalizers, 2 pressure transmitters, 2 continuous level probes, 2 DP transmitters). Note: we are re-using one of the flow transmitters from the 2004 field well test project.
9	Wellhead Covers, Field Piping & Valves	Material	1	\$ 4,000	Loftin & Associates, Inc., Mark Loftin (251)-654-1960	Wellheads are complete, piping and valves need to be purchased
10	Contactors/Lights/Breakers/Terminals for Power/Control Cabinet	Material	1	\$ -	LKF Systems Engineering, Luis Fung (826)-315-8479	Included in panel price
11	Trial/On-site Groundwater Treatment System	Material & Services	1	\$ 82,740	Clean H2O Services, Colin Tyrie (281)-480-3067	Included in Treatment Skid Price
12	Phase II Project Management	Services	1	\$ 34,500	Loftin & Associates, Inc., Mark Loftin (251)-654-1960	85% Paid
13	Electrical Design/Plan Check	Services	1	\$ 24,730	LKF Systems Engineering, Luis Fung (826)-315-8479	85% Paid
14	Field Construction Oversight	Services	1	\$ 13,500	TWO Local Contractor	Contractor needs to be selected
15	Site Preparation	Services	1	\$ 12,000	TWO Local Contractor	Contractor needs to be selected
16	System Installation	Services	1	\$ 3,000	TWO Local Contractor	Contractor needs to be selected
17	Skid Electrical Wiring	Services	1	\$ -	Clean H2O Services, Colin Tyrie (281)-480-3067	Included in Treatment Skid Price
18	Field Electrical Installation	Services	1	\$ 2,000	TWO Contractor	Contractor needs to be selected
19	Miscellaneous Site Materials	Material	1	\$ 5,000	Loftin & Associates, Inc., Mark Loftin (251)-654-1960	Needs to be Purchased
<b>TOTAL</b>				<b>\$ 239,085</b>		

Payment Summary To Date:			
	Estimate	Paid To Date	Balance Remaining
GW Treatment Skid	\$ 84,777	\$ 41,370	\$ 43,407
Control Panel	\$ 43,450	\$ 43,450	\$ -
Site Materials, Inst. & Supplies	\$ 23,105	\$ -	\$ 23,105
Project Management / Systems Engineering	\$ 58,230	\$ 50,267	\$ 7,963
On-Site Contractor Services	\$ 30,500	\$ -	\$ 30,500
<b>Totals</b>	<b>\$ 241,122</b>	<b>\$ 135,217</b>	<b>\$ 105,905</b>
<b>Percent of Total</b>		<b>56%</b>	<b>44%</b>

← in ~3 wks  
 - 2-3 wks

Note: This Estimate covers anticipated costs through installation of the system. Phase III start-up and system operating/maintenance costs are separate.

**Immediate Funding Needs:**

- Second invoice to Clean H2O Services - Now 130 days past due! - Interest is accumulating! **AMOUNT DUE AS OF END OF APRIL = \$30,995.62**
- Miscellaneous Field Supplies and Instrumentation - Loftin & Associates, Inc - Amount = \$23,105.00 **MUST HAVE THIS MONEY IN PROJECT ACCOUNT BEFORE ANY PURCHASES WILL BE MADE!**

100382

## Chan, Barney, Env. Health

---

**From:** Chan, Barney, Env. Health  
**Sent:** Thursday, January 12, 2006 10:11 AM  
**To:** Sue Russell; 'dsoto@ci.alameda.ca.us'  
**Cc:** Drogos, Donna, Env. Health; Levi, Ariu, Env. Health  
**Subject:** Bill Chun site, 2301 Santa Clara Ave., Alameda

It was nice to meet you this morning. I have provided you the contact info for Mr. Mark Lofton, the remediation expert for the Bill Chun site. He will be able to give you an estimate for remediation costs. Mr. Frank Goldman will be able to give you an estimate of the the investigation costs/groundwater monitoring and reporting.

Mark Lofton,  
Lofton Associates  
1990 Bradshire Dr.  
Mobile, AL 3665  
(251) 634-1960  
e mail : [mloftin@comcast.net](mailto:mloftin@comcast.net)

Frank Goldman  
P.O. Box 59  
Sonoma, CA 95476  
[figoldmanchg@yahoo.com](mailto:figoldmanchg@yahoo.com)

Barney M. Chan  
Hazardous Materials Specialist  
Alameda County Environmental Health  
510-567-6765

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 12, 2005

Mr. Wayne Chun and Ms. Lily Chun  
740 Canterbury Ave.  
Livermore, CA 94550

Dear Mr. and Ms. Chun:

Subject: Fuel Leak Case RO0000382, 2301 Santa Clara Ave., Alameda, CA 94501

Alameda County Environmental staff has reviewed the case file for the subject site including the July 10, 2005 subsurface investigation report by Mr. Frank Goldman. The investigation was performed to determine the extent of soil and groundwater contamination emanating from the subject site. We concur with the report, that is, it appears that fuel contaminants have migrated off-site by either groundwater gradient flow and/or by preferential pathways. We request that you address the following technical comments, perform the proposed work, and send us the technical reports requested below.

**TECHNICAL COMMENTS**

1. The installation of six boreholes and seven monitoring wells is consistent with your proposed work plan and the County's 4/19/05 work plan approval letter. It appears that wells installed were justified in order to determine the extent of the petroleum plume and their construction consistent with the hydropunch and boring log results.
2. The off-site wells should be included in the current semi-annual monitoring well program. It is important that a baseline monitoring event occur prior to initiating remediation to verify existing conditions and to clarify the groundwater flow regime, on and off-site. Please provide your monitoring report according to the schedule below. After remediation is started at the site, we request that you submit quarterly groundwater monitoring reports and include an update as to the progress and data achieved during the past quarter.
3. As previously requested, please provide a work plan for soil vapor sampling, now that the extent of the plume and the areas impacted have been determined. Please submit your work plan as requested below.
4. **Geotracker EDF Submittals** - A review of the case file and the State Water Resources Control Board's (SWRCB) Geotracker website indicate that electronic copies of analytical data have not been submitted for your site. Pursuant to CCR Sections 2729 and 2729.1, beginning September 1, 2001, all analytical data, including monitoring well samples, submitted in a report to a regulatory agency as part of the LUFT program, must be transmitted electronically to the SWRCB Geotracker website via the internet. Additionally, beginning January 1, 2002, all permanent monitoring points utilized to collect groundwater samples (i.e. monitoring wells) and submitted in a report to a regulatory agency, must be surveyed (top of casing) to mean sea level and latitude and longitude accurate to within 1-meter accuracy, using NAD 83, and transmitted electronically to the SWRCB Geotracker



website. Beginning July 1, 2005, electronic submittal of a complete copy of all reports is required in Geotracker (in PDF format). In order to remain in regulatory compliance, please upload all analytical data (collected on or after September 1, 2001), to the SWRCB's Geotracker database website in accordance with the above-cited regulation. Please perform the electronic submittals for applicable data and submit verification to this Agency by September 13, 2005.

#### **TECHNICAL REPORT REQUEST**

Please submit technical reports to Alameda County Environmental Health according to the following schedule:

- September 13, 2005 – Groundwater Monitoring report and work plan for soil vapor sampling.

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**

ACEH's Environmental Cleanup Oversight Programs (LOP and SLIC) now request submission of reports in electronic form. The electronic copy is intended to replace the need for a paper copy and is expected to 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 Instructions." 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. 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 monitoring wells, and other data to the Geotracker database over the Internet. Please visit the State Water Resources Control Board for more information on these requirements ([http://www.swrcb.ca.gov/ust/cleanup/electronic\\_reporting](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 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**

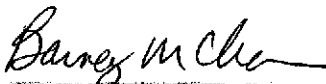
Please note that delays in investigation, later reports, or enforcement actions may result in your becoming ineligible to receive grant money from the state's Underground Storage Tank Cleanup Fund (Senate Bill 2004) to reimburse you for the cost of cleanup.

**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) 567-6765.

Sincerely,



Hazardous Materials Specialist

Enclosure: ACEH Electronic Report Upload (ftp) Instructions

cc: files, D. Drogos

Mr. F. Goldman, P.O. Box 59, Sonoma, CA 95476

Mr. M. Loftin, Loftin & Associates, 1990 Bradshire Drive, Mobile, AL 36695

Ms. S. Knieriem, SWRCB Cleanup Fund, 1001 I St., Sacramento, CA 94244-2120

Ms. S. Torrence, Alameda County DA Office

Ms. Leslie Little, Development Services Dept., 950 West Mall Square, Alameda, CA 94501

8 10\_05 2301 Santa Clara

ALAMEDA COUNTY  
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



7

ENVIRONMENTAL HEALTH SERVICES

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

April 19, 2005

Mr. Wayne Chun and Ms. Lily Chun  
740 Canterbury Ave.  
Livermore, CA 94550

Dear Mr. and Ms. Chun:

Subject: Fuel Leak Ca [REDACTED] 2301 Santa Clara Ave., Alameda, CA 94501

Alameda County Environmental staff has reviewed the case file for the subject site including the March 31, 2005 *Workplan for the Installation of Three (3) Groundwater Monitoring Wells and Excavation of Six (6) Soil Borings* from Frank Goldman. As you are aware, the work plan responds to the agency's February 15, 2005 letter. Our office acknowledges that the lack of information regarding subsurface conduits (which may or may not intercept the hydrocarbon plume) and off-site wells should not delay the plume definition investigation. We agree that a work plan addendum should be provided if additional relevant information is obtained. We request that you address the following technical comments when performing the proposed work at your site and submit the technical report requested below.

TECHNICAL COMMENTS

1. While drilling the six (6) boreholes proposed to define the extent of the petroleum plume, we recommend that the observations from your continuous log of the borehole be used to sample at least two depth discrete groundwater samples. Areas of potential sampling would be those with noticeable hydrocarbon impact or where a second water-bearing zone is observed. Therefore, a minimum of two soil and two water samples should be collected from each of the six boreholes for chemical analysis. As it appears that the release did not contain MTBE, soil and water samples should be run for TPHg, BTEX and the lead scavengers, EDB and EDC.
2. The information from the above investigation should be used to determine the location and construction of the proposed monitoring wells. Please confirm the locations and construction of monitoring wells (preferably by e mail) prior to their installation. If necessary, a mobile laboratory or expedited laboratory analysis may be used to avoid a second field mobilization.
3. We concur that the location(s) of soil vapor sampling should be determined after the completion of the above investigation. Please provide your sampling plan as requested below.

TECHNICAL REPORT REQUEST

Please submit the following technical report according to the following schedule:

- June 20, 2005- Soil and Groundwater Investigation Report and work plan for soil vapor sampling.

April 19, 2005  
Mr. Wayne Chun and Ms. Lily Chun  
Page 2

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.

UNDERGROUND STORAGE TANK CLEANUP FUND

Please note that delays in investigation, late 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.

PERJURY STATEMENT AND PROFESSIONAL CERTIFICATION

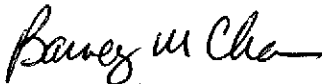
All work plans, technical reports, or technical documents submitted to this office must be accompanied by a cover letter from the responsible party that states, at a minimum, the following:

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

If you have any questions, please contact me at (510) 567-6765.

Sincerely,



Barney M. Chan  
Hazardous Materials Specialist

C: B. Chan, D. Drogos  
Mr. F. Goldman, P.O. Box 59, Sonoma, CA 95476  
Mr. M. Loftin, Loftin & Associates, 1990 Bradshire Drive, Mobile, AL 36695  
Ms. S. Knieriem, SWRCB Cleanup Fund, 1001 I St., Sacramento, CA 94244-2120  
Ms. S. Torrence, Alameda County DA Office  
Ms. Leslie Little, Development Services Dept., 950 West Mall Square, Alameda, CA 94501

R0382

PRELIMINARY PROJECT SCHEDULE

FORMER BILL CHUN SERVICE STATION  
SANTA CLARA AVE., ALAMEDA, CA.

Task Description	2004					2005														
	13-Dec	18-Dec	20-Dec	25-Dec	27-Dec	1-Jan	3-Jan	8-Jan	10-Jan	15-Jan	17-Jan	22-Jan	24-Jan	29-Jan	31-Jan	5-Feb	7-Feb	12-Feb	14-Feb	
East Bay MUD Wastewater Discharge Permit Process																				
Prepare GW Pumping and Treating System Cost Estimate																				
Prepare GWPT Electrical System Plan Check Drawings																				
Purchase GW Pumping and Treating System Equipment																				
City of Alameda Fire and Electrical Plan Check Permit Process																				
Construct GW Pumping and Treating System																				
Contractor Demolition and Trenching Job Walk																				
<i>Award Demo/Trenching Contract</i>																				
Site Demolition / Well Piping Installation																				
GWPT installation, connections and pre-start-up checks																				
<i>GWPT Start-up and Operation Testing</i>																				
Normal GWPT System Operation																				
Minor GWPT System Shutdown Maintenance Checking																				
Major GWPT System Shutdown Maintenance Checking																				
Vapor Extraction System Testing/Operation (Portable System)																				
<b>NOTES:</b>																				

PRELIMINARY PROJECT SCHEDULE

FORMER BILL CHUN SERVICE STATION  
SANTA CLARA AVE., ALAMEDA, CA.

Task Description	19-Feb	21-Feb	26-Feb	28-Feb	5-Mar	7-Mar	12-Mar	14-Mar	19-Mar	21-Mar	26-Mar	28-Mar	2-Apr	4-Apr	9-Apr	11-Apr	16-Apr	18-Apr	23-Apr
East Bay MUD Wastewater Discharge Permit Process	█	█	█	█	█	█	█	█	█	█	█								
Prepare GW Pumping and Treating System Cost Estimate								█	█	█	█								
Prepare GWPT Electrical System Plan Check Drawings								█	█	█	█						█	█	█
Purchase GW Pumping and Treating System Equipment																	█	█	█
City of Alameda Fire and Electrical Plan Check Permit Process																			
Construct GW Pumping and Treating System																		█	█
Contractor Demolition and Trenching Job Walk																			
<i>Award Demo/Trenching Contract</i>																			
Site Demolition / Well Piping Installation																			
GWPT installation, connections and pre-start-up checks																			
<i>GWPT Start-up and Operation Testing</i>																			
Normal GWPT System Operation																			
Minor GWPT System Shutdown Maintenance Checking																			
Major GWPT System Shutdown Maintenance Checking																			
Vapor Extraction System Testing/Operation (Portable System)																			
<b>NOTES:</b>																			

PRELIMINARY PROJECT SCHEDULE

FORMER BILL CHUN SERVICE STATION  
SANTA CLARA AVE., ALAMEDA, CA.

Task Description	25-Apr	30-Apr	2-May	7-May	9-May	14-May	16-May	21-May	23-May	28-May	30-May	4-Jun	8-Jun	11-Jun	13-Jun	18-Jun	20-Jun	25-Jun	27-Jun	
East Bay MUD Wastewater Discharge Permit Process																				
Prepare GW Pumping and Treating System Cost Estimate																				
Prepare GWPT Electrical System Plan Check Drawings																				
Purchase GW Pumping and Treating System Equipment																				
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<i>GWPT Start-up and Operation Testing</i>																				
Normal GWPT System Operation																				
Minor GWPT System Shutdown Maintenance Checking																				
Major GWPT System Shutdown Maintenance Checking																				
Vapor Extraction System Testing/Operation (Portable System)																				
<b>NOTES:</b>																				

PRELIMINARY PROJECT SCHEDULE

FORMER BILL CHUN SERVICE STATION  
SANTA CLARA AVE., ALAMEDA, CA.

Task Description	2-Jul	4-Jul	9-Jul	11-Jul	16-Jul	18-Jul	23-Jul	25-Jul	30-Jul	1-Aug	6-Aug	8-Aug	13-Aug	15-Aug	20-Aug	22-Aug	27-Aug	29-Aug	3-Sep	
East Bay MUD Wastewater Discharge Permit Process																				
Prepare GW Pumping and Treating System Cost Estimate																				
Prepare GWPT Electrical System Plan Check Drawings																				
Purchase GW Pumping and Treating System Equipment																				
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Minor GWPT System Shutdown Maintenance Checking																				
Major GWPT System Shutdown Maintenance Checking																				
Vapor Extraction System Testing/Operation (Portable System)																				
<b>NOTES:</b>																				



PRELIMINARY PROJECT SCHEDULE

FORMER BILL CHUN SERVICE STATION  
SANTA CLARA AVE., ALAMEDA, CA.

Task Description	5-Sep	10-Sep	12-Sep	17-Sep	19-Sep	24-Sep	26-Sep	1-Oct	3-Oct	8-Oct	10-Oct	15-Oct	17-Oct	22-Oct	24-Oct	29-Oct
East Bay MUD Wastewater Discharge Permit Process																
Prepare GW Pumping and Treating System Cost Estimate																
Prepare GWPT Electrical System Plan Check Drawings																
Purchase GW Pumping and Treating System Equipment																
City of Alameda Fire and Electrical Plan Check Permit Process																
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Contractor Demolition and Trenching Job Walk																
<i>Award Demo/Trenching Contract</i>																
Site Demolition / Well Piping Installation																
GWPT installation, connections and pre-start-up checks																
<i>GWPT Start-up and Operation Testing</i>																
Normal GWPT System Operation																
Minor GWPT System Shutdown Maintenance Checking																
Major GWPT System Shutdown Maintenance Checking																
Vapor Extraction System Testing/Operation (Portable System)																
<b>NOTES:</b>																

PRELIMINARY PROJECT SCHEDULE

FORMER BILL CHUN SERVICE STATION  
SANTA CLARA AVE., ALAMEDA, CA.

Task Description	31-Oct	5-Nov	7-Nov	12-Nov	14-Nov	19-Nov	21-Nov	26-Nov	28-Nov	3-Dec	5-Dec	10-Dec	12-Dec	17-Dec	19-Dec	24-Dec
East Bay MUD Wastewater Discharge Permit Process																
Prepare GW Pumping and Treating System Cost Estimate																
Prepare GWPT Electrical System Plan Check Drawings																
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Normal GWPT System Operation																
Minor GWPT System Shutdown Maintenance Checking																
Major GWPT System Shutdown Maintenance Checking																
Vapor Extraction System Testing/Operation (Portable System)																
<b>NOTES:</b>																

**PRELIMINARY PROJECT SCHEDULE**

**FORMER BILL CHUN SERVICE STATION  
SANTA CLARA AVE., ALAMEDA, CA.**

Task Description	26-Dec	31-Dec
East Bay MUD Wastewater Discharge Permit Process		
Prepare GW Pumping and Treating System Cost Estimate		
Prepare GWPT Electrical System Plan Check Drawings		
Purchase GW Pumping and Treating System Equipment		
City of Alameda Fire and Electrical Plan Check Permit Process		
Construct GW Pumping and Treating System		
Contractor Demolition and Trenching Job Walk		
<i>Award Demo/Trenching Contract</i>		
Site Demolition / Well Piping Installation		
GWPT installation, connections and pre-start-up checks		
<i>GWPT Start-up and Operation Testing</i>		
Normal GWPT System Operation		
Minor GWPT System Shutdown Maintenance Checking		
Major GWPT System Shutdown Maintenance Checking		
Vapor Extraction System Testing/Operation (Portable System)		
<b>NOTES:</b>		

DEPARTMENT OF WATER RESOURCES

CENTRAL DISTRICT  
3251 S Street  
Sacramento, CA 95816  
(916)227-7632

NORTHERN DISTRICT  
2440 Main Street  
Red Bluff, CA 96080  
(530)529-7300

SAN JOAQUIN DISTRICT  
3374 East Shields Avenue  
Fresno, CA 93726  
(559)230-3300

SOUTHERN DISTRICT  
770 Fairmont Avenue  
Glendale, CA 91203  
(818)543-4600

**WELL COMPLETION REPORT RELEASE AGREEMENT--AGENCY**  
(Government and Regulatory Agencies and their Authorized

**FAX to Anne Roth**  
**@ (916)227-7600**

Project/Contract No. Former Bill Chun's Service Station, Alameda County

Township, Range, and Section T2S R3W, Section 7 1/2 Mile Radius

(Must include entire study area and a map that shows the area of interest.)

Under California Water Code Section 13752, the agency named below requests permission from Department of Water Resources to inspect or copy, or for our authorized agent named below to inspect or copy, Well Completion Reports filed pursuant to Section 13751 to (check one):

Make a study, or,

Perform an environmental cleanup study associated with an unauthorized release of a contaminant within a distance of 2 miles.

In accordance with Section 13752, information obtained from these reports shall be kept confidential and shall not be disseminated, published, or made available for inspection by the public without written authorization from the owner(s) of the well(s). The information shall be used only for the purpose of conducting the study. Copies obtained shall be stamped **CONFIDENTIAL** and shall be kept in a restricted file accessible only to agency staff or the authorized agent.

Frank Goldman

Barney Chan

Authorized Agent

Government or Regulatory Agency

P.O. Box 59

1131 Harbor Bay Parkway, Suite 250

Address


Address


Sonoma, CA 95476

Alameda, CA 94502-6577

City, State, and Zip Code

City, State, and Zip Code

Signature 

Signature 

Title Hydrogeologist

Title Hazardous Materials Specialist

Telephone 707 235-9979

Telephone 510 567-6765

Fax 949 606-8711

Fax 510 337-9335

Date 03-24-05

Date 03-24-05

E-mail Barney.chan@acgov.org

E-mail Fgoldmanchg@yahoo.com

TRANSMISSION VERIFICATION REPORT

.TIME : 03/29/2005 14:14  
NAME : ALAMEDA COUNTY DEH  
FAX : 5103379335  
TEL : 5105676700  
SER.# : BROK4J137311

DATE, TIME 03/29 14:13  
FAX NO./NAME 19162277600  
DURATION 00:00:37  
PAGE(S) 01  
RESULT OK  
MODE STANDARD  
ECM

STATE OF CALIFORNIA -THE RESOURCES AGENCY ARNOLD SCHWARZENEGGER, Governor

DEPARTMENT OF WATER RESOURCES

CENTRAL DISTRICT	NORTHERN DISTRICT	SAN JOAQUIN DISTRICT	SOUTHERN DISTRICT
3251 S Street	2440 Main Street	3374 East Shields Avenue	770 Fairmont Avenue
Sacramento, CA 95816	Red Bluff, CA 96080	Fresno, CA 93726	Glendale, CA 91203
(916)227-7632	(530)529-7300	(559)230-3300	(818)543-4600

WELL COMPLETION REPORT RELEASE AGREEMENT--AGENCY  
(Government and Regulatory Agencies and their Authorized

**FAX to Anne Roth  
@ (916)227-7600**

Project/Contract No. Former Bill Chun's Service Station, Alameda County

Township, Range, and Section T2S R3W, Section 7 1/2 Mile Radius

(Must include entire study area and a map that shows the area of interest.)

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Make a study, or,

Perform an environmental cleanup study associated with an unauthorized release of a contaminant within a distance of 2 miles.

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Frank Goldman  
\_\_\_\_\_  
Authorized Agent

Barney Chan  
\_\_\_\_\_  
Government or Regulatory Agency

**Chan, Barney, Env. Health**

---

**From:** wchunea [wchunea@sbcglobal.net]  
**Sent:** Monday, February 28, 2005 5:23 PM  
**To:** Chan, Barney, Env. Health  
**Subject:** Letter Update

Barney,

Last week and today, I have talked with Mark Loftin, one of our contract and site consultants, he informed me of the letter that you sent out last week. Also today, I received his contract / proposal for the installation of a extraction and pumping system. I have signed and mailed the contract back to him with a 50% payment of his estimated contract fee. I understand that planning and site coordination of work and the implementation of the design and setup of the extraction system will begin immediately. I expect that Mark will be sending you a timeline for work that is to be done.

My mother received your letter on Friday which she called me today about. Can you please CC or email me copies of any future letters ?

Feel free to email me if you need additional information or have any concerns.

Thank-you;

Wayne Chun

265 Heron Drive  
Pittsburg, CA 94565

510-610-4889 cell  
925-439-2302 fax/office phone

ALAMEDA COUNTY  
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



February 22, 2005

Mr. Wayne Chun and Ms. Lily Chun  
740 Canterbury Ave.  
Livermore, CA 94550

ENVIRONMENTAL HEALTH SERVICES

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

Dear Mr. and Ms. Chun:

Subject: Fuel Leak Case RO0000382, 2301 Santa Clara Ave., Alameda, CA 94501

Alameda County Environmental staff has reviewed the case file for the subject site and determined that additional information is needed at your site to progress toward case closure. We are concerned that you have failed to make significant steps towards initiating interim remediation at your site as requested in our March 24, 2004 letter. It was expected that you would have made progress with the installation and operation of the approved groundwater/soil vapor extraction system. In addition, your monitoring reports lack explanation for delays, nor have they provided a schedule for remediation, as requested.

#### TECHNICAL COMMENTS

##### Current Site Conditions

- Elevated TPHg and BTEX in groundwater is present both on and off-site. Up to 43,000 ppb TPHg, 8,000, 14,000, 2500, 10,600 ppb BTEX, respectively, was reported in EW-14 during the November 2004 monitoring event.

##### Plume Characterization

- The lateral and vertical extent of the TPH plume has not been defined and the release has migrated offsite and impacted groundwater beneath neighboring properties. Recent monitoring indicate a southerly gradient, however variable gradients to the north have also been observed in the past and the contamination detected in MW-11 can only be accounted for by an easterly gradient or a preferential pathway. Therefore, it appears that additional delineation is necessary. We request that you provide a summary of analytical data and a sampling map along with a work plan to perform additional offsite investigation. We request that you utilize depth discrete sampling techniques on borings installed along transect(s) to define and quantify the extent of dissolved contamination.

We request that you immediately pursue any off-site access agreements that you may need to complete your investigation activities in accordance with the schedule shown below. ACEH will send the access request letter (see Attachment 1) to owners of the neighboring properties where you propose to perform investigation activities. Please provide us with the name and address of the appropriate contacts for your off-site boring locations as requested below.

##### Indoor Air Sampling

- The impact to indoor air must be evaluated again given the continued migration of the unabated plume and its potential impact to neighboring properties and new standards for this evaluation. The past vapor sampling was done within the neighboring flower shop. We request that you review current soil vapor sampling methodology, the location of neighboring properties and receptors and determine if additional vapor sampling is warranted. Provide your comments and proposal as requested below.

#### Preferential Pathway Study

- Although sampling has been done previously adjacent to utilities and a production well has been referenced, we request that you provide a map showing the location and depth of all utility lines near the plume and a survey of all wells within a 2,000 foot radius of the site. Discuss your analysis and interpretation of the results of the preferential pathway study (including the well survey and utility survey) and report your results in the SWI Report requested below. Include an evaluation of the probability of the dissolved phase and NAPL plumes for all constituents of concern encountering preferential pathways and conduits that could spread the contamination. The results of your study shall contain all information required by 23 CCR, Section 2654(b).

#### Interim Cleanup

- ACEH has previously approved the interim cleanup of your site using soil vapor and groundwater extraction as described in the September 1, 2003 Remedial Action Plan Report prepared by Loftin & Associates. The specifics of the steps required for implementation are in this report. Since this time, our office has received only intermittent verbal reports on the status of the cleanup. From these reports, it appears that the delays have not been reasonable or justified. We request that you provide a written time schedule for all major steps of the remediation and provide updates and justification for delays in your groundwater monitoring reports.

#### Groundwater Monitoring

- We request that you continue to monitor the existing wells according to the June 2004 modified semi-annual schedule until further notice.

#### Agency Co-operation

- Our office has been notified of the concern expressed by the City of Alameda Development Services Department regarding the state of the site remediation. They will be seeking enforcement in their Municipal Code governing vacant parcels. Our office concurs that ample time has been given to you to remedy this site, especially with your eligibility for the UST Cleanup funds. We shall be working with the City of Alameda and are prepared to take enforcement steps as necessary to achieve our common goal.

#### TECHNICAL REPORT REQUEST

- **March 28, 2005-** Technical reports including data table, site map, work plan for plume delineation, indoor air evaluation, list off-site contacts and time schedule for remediation
- **April 18, 2005-** Preferential Pathway Study

#### 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.

#### UNDERGROUND STORAGE TANK CLEANUP FUND

Please note that delays in investigation, late 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.



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.

PERJURY STATEMENT AND PROFESSIONAL CERTIFICATION

All work plans, technical reports, or technical documents submitted to this office 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 letter satisfying these requirements with all future reports and technical documents submitted for this fuel leak case.

Additionally, to be considered a valid technical report you are to present site specific data, data interpretations, and recommendations prepared by the 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.

If you have any questions, please contact me at (510) 567-6765.

Sincerely,



Barney M. Chan  
Hazardous Materials Specialist

Enclosure (F. Goldman only)

C: B. Chan, D. Drogos

Mr. F. Goldman, Environmental and Hydrogeological Consulting, P.O. Box 59, Sonoma,  
CA 95476

Mr. M. Lofton, Loftin & Associates, 1990 Bradshaw Drive, Mobile, AL, 36695

Ms. S. Knieriem, SWRCB Cleanup Fund, 1001 I St., Sacramento, CA 94244-2120

Ms. S. Torrence, Alameda County DA Office

Ms. Leslie Little, City of Alameda, Development Services Dept., 950 West Mall Square,  
Alameda, CA 94501

Date

Off-site Property Owner  
Address

Subject: Property Access by the Parties Responsible for the Investigation and Cleanup of  
Petroleum Hydrocarbon Case No. RO0000382, 2301 Santa Clara St., Alameda,  
California, 94501

Dear Property Owner:

Alameda County Environmental Health (ACEH) is overseeing the investigation and cleanup of gasoline and gasoline components, BTEX, released from fuel underground storage tanks at the subject site. We are uncertain as to how far the contamination from those tanks has moved.

ACEH is requiring the property owner to investigate and clean up contaminated soil and groundwater at the site to prevent the gasoline and BTEX contamination from spreading to other properties or to drinking water sources, and to reduce the potential threat to human health and the environment. To properly determine the extent of that contamination in groundwater, the property owner must perform additional off-site investigation. Therefore, we need your help in allowing access to your property by the property owner to properly define the extent of contamination.

If you have any questions, please contact property owner at phone number. Thank you for your cooperation.

Sincerely,

Caseworker  
Hazardous Materials Specialist

cc:

February 8, 2005



Alameda County

FEB 10 2005

Environmental Health

Mr. Barney Chan  
Alameda County  
Department of Environmental Health  
1131 Harbor Bay Pkwy.  
Alameda, CA 94502

Re: 2301 Santa Clara Avenue — Former Bill Chun Service Station

Dear Mr. Chan,

As you are well aware, the above property has been fenced off for quite a few years. In its current state, it can only be considered a blighted property. The property sits in the center of Alameda's central business/civic center district and negates the investment of other entrepreneurs and small business people in the area. In March 2005, the City will begin construction of the Park Street Streetscape & Town Center Project. This streetscape will feature vintage streetlights, new furniture, trees, plantings and curb extensions. The project, also in close proximity to the Chun property, is being funded by the Metropolitan Transportation Commission and the City.

As regards the Chun property, I understand that while the gas tanks were removed some time ago, there is still significant gasoline-release contamination that has affected the ground water. Further, this contamination has moved beyond the property to the east beneath and beyond John Towata's Flowers. I also understand that the Chuns have an environmental consultant working with them and that they are eligible for assistance from the underground clean-up fund. Utilizing these resources, I understand the property can be fully remediated and put back into productive use.

Sue Russell of my staff has spoken with you several times about our growing desire to see this property cleaned up and put back into use. We are doing our part by beginning an enforcement action. Boarded buildings and vacant parcels are regulated under Alameda Municipal Code § 13-11 and the Chuns have been cited under this section. I want to ask you to join us to renew efforts to help the Chuns finish the property. Is it possible to reprioritize the project and have it advanced on the District Attorney's list of property actions? We in Alameda have been extremely patient. To illustrate that point, I am attaching a newspaper article on the property from the *Alameda Journal*. Please note: the

---

Development Services Department

*Dedicated to Excellence, Committed to Service*

Alameda Point Main Office  
950 West Mall Square,  
Alameda, CA 94501-7552  
510 749.5800 • Fax 510 749.5808 • TDD 510 522.7538

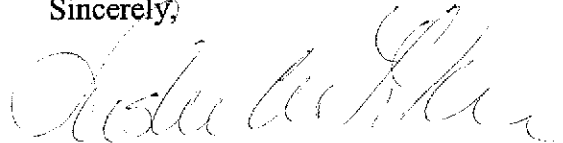
Barney Chan  
Alameda County  
Department of Environmental Health

February 8, 2005  
Page 2

article lamenting the status of the property was written in 1994 — 11 years ago. We can wait no longer.

Please let me hear from you at your earliest convenience as to what the next steps might be. My staff and I are more than willing to continue this conversation with others in your Department, the District Attorney's Office, etc. We stand ready to help you get this case moving along. Thank-you in advance for your consideration.

Sincerely,



Leslie A. Little  
Development Services Director

LAL/SGR:rv

Enclosure

*Dedicated to Excellence, Committed to Service*

# Cost, delays leave old gas stations lying

By Mike Fitelson  
Staff Writer

8/5/94

The empty lot at the corner of Santa Clara Avenue and Oak Street, formerly Bill Chun's service station, is a bookmark in time, a throwback to the days when drivers eased their Fords, Buicks and Pontiacs into neighborhood stations for a fill-up, oil check, window washing and opportunity to catch up on local gossip.

Many of those neighborhood filling stations are now chain-link ghosts, casualties in the modernization of gas stations where maximum "pumpability" gets the nod over service.

While quietly lying dormant for months or years at a time, these lots have not been forgotten; they are caught in the piecemeal process of remediation, the costly environmental cleanup required before the property can be redeveloped or sold.

Lily Chun has wanted to sell her downtown property since her husband, Bill, died three years ago, but she has not been able to because of a leaky underground

tank.

Over the past year and a half, tank removal and soil tests have cost her \$47,000, and the next phase, soil remediation, will cost at least \$100,000 and could take a number of years.

"Small businesses can't absorb all that," said Chun, a Livermore resident. "I guess the property is worth something, but we can't sell it, can't do anything else until we clean it up. If we don't, they can take it away from us."

Although the Chuns only owned the station since 1975, she is responsible for footing the cleaning bill, even though the leak could have begun anytime since the station opened in 1926.

"You think you own a property, but you can't do anything with it. Since we are the last owners, we are responsible. We didn't know what we were getting into then," she said.

Following a statewide trend, many of the smaller gas stations in Alameda closed because they could no longer compete in a market where a 6-cent profit margin, static since the 1960s, has been offset by higher costs that can

only be covered by boosting volume.

Some stations are too small to expand; others cannot afford increased "costs of compliance," such as a state law taking effect in 1998 that will require all underground tanks be doubled walled or plastic lined.

"It's not a corner business like it used to be, when I was a kid," said Bill Garvine, executive director of the Alameda Chamber of Commerce. "There used to be a gas station on every corner, now that's not a financially viable situation."

The Unocal 76 station at the corner of Lincoln Avenue and Oak Street is one of Alameda's few remaining service-oriented stations. Its future is uncertain because it only sells about 40,000 gallons of gasoline a month, about half the necessary volume, said its operator, Dick King, who also runs the Webster Street Unocal station.

"We have never pushed volume, we really push service and that's always paid off," said King. "But Unocal has made indications

see GAS STATIONS, page 8



The former Bill Chun service station at the corner of... been vacant for three years.

# Gas stations

Continued from page 1

that if the volume doesn't come up, they won't renew the lease in February."

### Money-draining tanks

Like Chun's station, many have been in operation for decades and their underground tanks are not considered environmentally sound by current industry standards.

A 1990 Environmental Protection Agency report estimated 25 percent of underground tanks leaked, a number that has increased over the past four years.

Small amounts of pollution are usually expected at gas stations, but the biggest environmental danger is leaking underground tanks that can taint ground water, a constant problem in Alameda, where tanks lie only a few feet above the water table.

"We want to make sure the contaminate does not move," said Chip Koch, a marketing and planning director with the Emeryville-based consultant Levine-Fricke. "The ground water is the real concern from a health perspective, the possibility somebody is going to have contact with the contaminate, ingest it, breathe it, or eat it."

While the danger of contaminated ground water is greater in

communities that rely on wells for drinking water, the threat remains in Alameda of polluting the bay, creeks, or residential areas.

Once the underground tanks are removed, the depth of the leak is determined: a minor leak can dissipate relatively cheaply and quickly by aerating the sullied soil; a slightly heavier one requires hauling the soil away.

If the water table has been affected, the costs become astronomical, as wells are dug to suck, bake, or otherwise separate the pollutants from the water and soil.

Levine-Fricke charges between \$5,000 and \$10,000 for tank removal, another \$10,000 for soil testing, and, while the amount of work needed for soil purification varies, at least \$250,000 to cleanse ground water.

Operators of small stations may have trouble securing large sums of money because most banks will not issue a loan on polluted property in fear the owner will default or disappear and stick the lender with the burden of cleanup.

Few property owners abandon their property, said Will Bruhns, senior engineer at the Regional Water Quality Control Board, and most who do are usu-

ally tracked down in bankruptcy court.

The large financial burden remediation is tempered by the California Tank Fund (CTF), a \$80-million resource generated by a gas tax, geared for the station operator. But receiving money from the CTF can be slow and agonizing as the cleanup process itself — Lily Chun has only been reimbursed \$13,000.

### Property's new life

Once a closure permit is obtained, signed by the county water board, there is no restriction on a property. Sites of former service stations in Alameda have been redeveloped into the Lyon Restaurant on Shore Line Drive and Park Street and numerous auto mechanic shops.

King said that if Unocal de-closes the Lincoln Avenue station he will consider buying it and opening an auto shop, after Unocal cleans the site.

"There's a few garages (in Alameda) and all the ones I go are always full," King said, plaining the need for another garage. "The number of cars in Alameda is not dwindling."

Two Alameda sites are already ready for redevelopment.

The former gas station at

corner of Webster Street and Pacific Avenue, closed since 1985, will be put on the market soon, said Jeff Larkin, the property owner.

"We'll be lucky if we come out even," he said, having spent \$250,000 to prepare the property that has been in his wife's family since the 1880s.

According to Bruce Knopf, the city's economic development director, Walgreens Drug Stores has expressed interest in the property, which falls in the city's redevelopment zone.

Nearing permit closure is the former Chevron Station at the corner of Westline and Otis drives, which closed in March 1993, and is now owned by Harsch Investment Corporation. Currently, they have no plans for the site.

Although she has been given no indication of how long the next phase of remediation work may take, Lily Chun said, and Knopf confirmed, the city had at one time considered purchasing the site to expand the civic center.

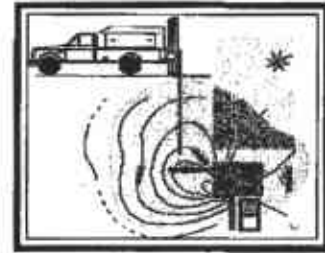
Redevelopment possibilities are uncertain, however, for two reasons: structures on the property, the former gas station's office and the canopy, are listed on the city's historical buildings list; the area has been rezoned for commercial use that discourages service stations.

Essentially, Chun owns an office for a gas station that cannot be torn down on property that cannot be used as a gas station.

"It is not a historical site," she said, "it is a hysterical site. Hopefully they'll be done cleaning next year and I'll be rid of this headache."

**Franklin J. Goldman**

Environmental and Hydrogeological Consulting  
PO Box 725, Sebastopol, CA 95473  
Phone: (707) 235-9979  
fjgoldman@sbcglobal.net



June 10, 2004

10382

**Barney M. Chan**  
Hazardous Materials Specialist  
Alameda County Environmental Health  
1131 Harbor Bay Parkway, Suite 250  
Alameda, CA 94502-9335

Telephone: (510) 567-6765  
FAX: (510) 337-9335

**Subject: Revision to Groundwater Monitoring of Hydrocarbons related to the Former Underground Storage Tanks at the FORMER BILL CHUN SERVICE STATION @ 2301 SANTA CLARA AVENUE, ALAMEDA, CA 94501**

Dear Barney:

This correspondence is a follow up to our conversation this morning regarding the differentiation between the groundwater monitoring schedule proposed in the latest groundwater monitoring report and the sampling which must be performed during the next round of sampling. Since groundwater extraction will not commence before the next sampling event, the following schedule is proposed to provide the most complete lateral coverage of dissolved contaminants before we begin groundwater extraction. As agreed, SV-1 will no longer be sampled as it has not yielded a significant amount of water to be considered to provide valid lab results. Up gradient wells MW-8, MW-9, and MW-10, which have always yielded non-detectable lab results will not be sampled during this round as part of the new semi-annual sampling schedule. We intend, however, to sample these wells after the groundwater extraction has begun. Since extraction well EW-13 is in such close proximity to MW-7, and the hydrocarbon concentrations relative to each other have been relatively consistent with one another, we will not sample this well during this next round of sampling. Since wells MW-1, MW-2, MW-5, and MW-6 provide sufficient lateral coverage for dissolved contaminants in the vicinity of EW-12, EW-12 will not be sampled during this next round of sampling. Although extraction wells EW-14, EW-15, and EW-16 have a limited history of hydrocarbon trends through time, they will provide good lateral coverage of dissolved contaminants along the down gradient edge of the property line adjacent to the flower shop. In addition, EW-17 will also be sampled during this next round to provide good lateral coverage as there are no other wells in that location. If you have any questions, please call me.

Sincerely,

A handwritten signature in black ink that reads "Franklin J. Goldman". The signature is written in a cursive style and is positioned above a horizontal line.

**Franklin J. Goldman**  
Registered Geologist No. 5557  
Certified Hydrogeologist No. 466

06-10-2004

**Revised Groundwater Monitoring for Chun**

Page 1 of 1

To: Franklin Goldman 6/04 (E-mail)

Subject: Monitoring at 2301 Santa Clara Ave., Alameda, RO382

Frank: This a followup to my previous June 7, 2004 email regarding the groundwater sampling at the referenced site. After recent discussion with you, I concur with your latest monitoring plan ie

1. SV-1 no longer requires sampling because it doesn't generate enough groundwater and is close to other wells being sampled
2. MW-8 through MW-10 may be omitted from the new semi annual schedule, since they have been ND for a significant period. They will be monitored after the remediation starts
3. EW-13 will not be sampled in the next sampling event since MW-7 is located near this well. Future sampling will be done to monitor the effect of the remediation.
4. EW-12 similarly will not be sampled in the next sampling event since other wells are near this well. Future sampling will be done after remediation is started.
5. Extraction wells EW14 through EW16 will be sampled because they are on the property boundary with the neighboring site and give an indication of the potential contaminant concentrations migrating beneath the adjacent commercial building.
6. EW-17 will be sampled regularly, since there are no other wells in its vicinity.

call me if you have any questions.  
Sincerely,

Barney M. Chan  
Hazardous Materials Specialist  
Alameda County Environmental Health  
510-567-6765



20382

**Chan, Barney, Env. Health**

---

To: franklin goldman  
Subject: RE: Chun Monitoring Plan

Frank: I wanted to confirm that I received and printed out your May 30, 2004 monitoring report. In regards to your recommendations, I concur with no longer sampling the extraction wells on a quarterly basis, rather just monitoring them to observe the effect of the remediation. Wells MW8-10 can be reduced to semi annual monitoring due to historic low to ND levels. If SV-1 doesn't produce enough water to sample, it can be removed from the sampling program also. Let me know if you need a letter confirming these points.

Sincerely,

Barney Chan  
ACEH

-----Original Message-----

From: franklin goldman [mailto:franklingoldman1@yahoo.com]  
Sent: Thursday, June 03, 2004 12:29 PM  
To: barney.chan@acgov.org  
Subject: Chun Monitoring Plan

Barney;

Before I send you the latest monitoring report, I would like to propose that we no longer purge and develop the six extraction wells. Since they will not provide long term and consistant monitoring trends, continued monitoring would serve no purpose. I would like to, however, sample them as grab samples after groundwater extraction and treatment begins to verify the effectiveness of treatment.

I also feel the MW-8 9 and 10 should be reduced to semi annual sampling after extraction begins in order to verify that no fugitive contaminants migrate upgradient as a result of the initiation of the dual phase system.

SV-1 does not have enough fines or water to support redevelopment. I don't think it is a problem, however, it just doesn't provide reliable and consistant data.

I will FAX you the monitoring report this weekend. Most of the concentration increased relative to the last few quarters. Nothing new was found during this sampling event except for benzene and TPHg hits in MW-4.

Please let me know what you think.

Frank

---

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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

March 24, 2004

Mr. Wayne Chun and Ms. Lily Chun  
740 Canterbury Ave.  
Livermore, CA 94550

Dear Mr. and Ms. Chun:

Subject: Fuel Leak Case No. RO0000382, 2301 Santa Clara Ave., Alameda, CA 94501

Alameda County Environmental Health staff has received and reviewed the February 9, 2004 *Installation of Three Additional Groundwater Extraction Wells and One Exploratory Soil Boring...@2301 Santa Clara Avenue, Alameda, CA 94501* submitted by Mr. Frank Goldman. As you are aware, this report details two activities required to complete the soil vapor/groundwater extraction tests. The three wells were installed to complete the array of remediation wells and the exploratory boring was installed to confirm the thickness of the confined aquifer and locate the confining layer. Your consultant states that the presence of the confining layer confirms the estimate of the capture zone of the extraction wells ie the design of these wells is appropriate. Since this work has been completed, we request that you initiate remediation from the groundwater/soil vapor extraction wells immediately.

#### TECHNICAL COMMENTS

1. In response to your consultant's request to decommission well SV-1, it appears this recommendation is based upon the well inability to generate enough water to purge prior to sampling. Therefore, the quality of the sample is in question. Prior to approving closure of this well please review past sampling results to confirm this problem. Then, please attempt to redevelop this well during the next sampling event.
2. During the remediation process, you may have your consultant consider implementing a revised groundwater monitoring program. Since some of the extraction wells are located near (within the area of influence) of existing wells, some wells monitoring results may be similar if not duplicative of that from the extraction wells. Other wells, which have not detected petroleum contamination in the past, may be considered for less frequent sampling. Please have your consultant propose an alternative sampling plan. In addition, groundwater gradient will be significantly distorted during remediation and may not be meaningful. Quarterly monitoring reports shall also include a status report on the soil gas/groundwater remediation process.

#### TECHNICAL REPORT REQUEST

- July 26, 2004- Groundwater Monitoring Report with approved new monitoring program and remediation progress report.

Mr. Wayne Chun and Ms. Lily Chun  
RO0000382, 2301 Santa Clara Ave., Alameda, CA 94501  
March 24, 2004  
Page 2 of 2

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

Sincerely,



Barney M. Chan  
Hazardous Materials Specialist

C: B. Chan, D. Drogos

Mr. F. Goldman, P.O. Box 725, Sebastopol, CA 95473

Ms. S. Knieriem, SWRCB Cleanup Fund, 1001 I St., Sacramento, CA 94244-2120

2301 SantaClara3\_24\_04

20 382

**Chan, Barney, Env. Health**

**From:** Franklin Goldman [fgoldman@sbcglobal.net]  
**Sent:** Wednesday, December 03, 2003 8:09 PM  
**To:** 'Chan, Barney, Env. Health'  
**Subject:** RE: Chun Workplan Attachment

Barney;

Thanks for getting back to me so soon.

Yes, it is true that we do not have any vertical profiling for the water column, however, we do know something about the vertical distribution of hydrocarbons in soil, from which the dissolved contaminants are derived. ENSR did not collect and analyze soil samples from below the water table except for MW-7 which shows low benzene in soil (See Fig 1 for ENSR X section). Later, we further defined the vertical extent of hydrocarbons in soil below the water table when we installed the three extraction wells (See Fig 2 for table of lab results). Note that the concentrations drop off considerably below a depth of 15 feet bgs. A compilation of benzene in soil data (i.e. data derived from past consultants) was developed into a concentration gradient map for the RBCA developed for this site (See Fig 3 for map). It is now rather clear that most of the hydrocarbon contamination in soil is located between 9 and 11 feet bgs and is likely a continuous source for groundwater contamination. Since oxygenates are such a minor issue at this site, we can safely surmise that most of the dissolved plume is floating at or just below the shallow water levels identified during numerous groundwater monitoring events.

Since most of the hydrocarbon contaminants in soil appear to be in the upper 25 feet it is prudent to extract soil and groundwater contaminants with dual phase extraction where the main problem exists. Since this is an interim remediation measure, it would probably not be reasonable to address the very low fugitive concentrations which may exist in the outer perimeter of the investigation area at this time.

The need to know the thickness of the confined aquifer is not for the purpose of protecting a deeper groundwater zone. Since the contaminants have already been identified within the confined aquifer, we only intend to establish the bottom confining layer so that the aquifer thickness can be plugged into our pumping well capture zone calculations. An attempt was made to determine the depth and thickness of the upper confining layer based upon a very generalized cross section derived from data obtained by past consultants working at this site (See Fig 4 for very generalized X section). As addressed, in the August 11, 2003 Aquifer Testing Report, past work conducted by ENSR in 1998 demonstrated that the upper confining layer appeared to be present as a finer grained soil between 7 and 8 feet bgs based upon their soil borings and specifically between 4.5 and 8 feet bgs in MW-4. In addition, finer grained soils which could be considered a bottom confining layer was identified between 23 and 25 feet bgs in MW-6. The extraction wells installed to 25 feet did not validate this assertion. A confined sandy aquifer zone located generally between 13 and 23 feet bgs has been identified in past consultants' reports and during the installation of the three extraction wells.

A soil boring well drillers log was found for a site a few blocks away (See Fig 5 for Well log). Note that a black clay was identified between 30 and 36 feet bgs beneath a sandy aquifer. This is a significantly thick bottom confining layer and could be laterally continuous for a great distance from the well where it was first logged. It also appears to look similar to the vertical soil distribution at the site from 0 to 25 feet bgs.

So, in summary, a soil boring to 40 feet will not significantly cross contaminate a deeper aquifer since the contamination identified to date is located in the confined aquifer itself. Continuous coring in three foot long intervals will assure that key hydrogeological horizons are identified prior to excavating deeper. Once the fine grained bottom confining layer is identified in the continuous soil core, the open borehole will be properly grouted through the hollow stem immediately to prevent any cross contamination that could occur. It is my opinion that this method will be more than sufficient to prevent the vertical migration of contaminants given the short duration that the excavation will be open. If this were a well to be installed in a deeper aquifer zone, as could exist as shown in the driller log, a conductor casing installed through upper contaminated zone would be imperative. This is not the case.

Contact me if you have any questions.

Thanks;

12/5/2003

Frank

-----Original Message-----

**From:** Chan, Barney, Env. Health [mailto:barney.chan@acgov.org]  
**Sent:** Wednesday, December 03, 2003 4:25 PM  
**To:** 'Franklin Goldman'  
**Subject:** RE: Chun Workplan Attachment

Frank: I have a couple of questions. What is the vertical distribution of contaminants since we don't have discrete depth water samples and don't know the thickness of the aquifer. Should the depths of the extraction wells be determined after the thickness of the aquifer (40' boring) is determined? The 40' boring should not cause vertical migration through the confining layer.

Thanks,  
Barney

-----Original Message-----

**From:** Franklin Goldman [mailto:fjgoldman@sbcglobal.net]  
**Sent:** Tuesday, December 02, 2003 10:01 PM  
**To:** barney.chan@acgov.org  
**Subject:** Chun Workplan Attachment

Barney;

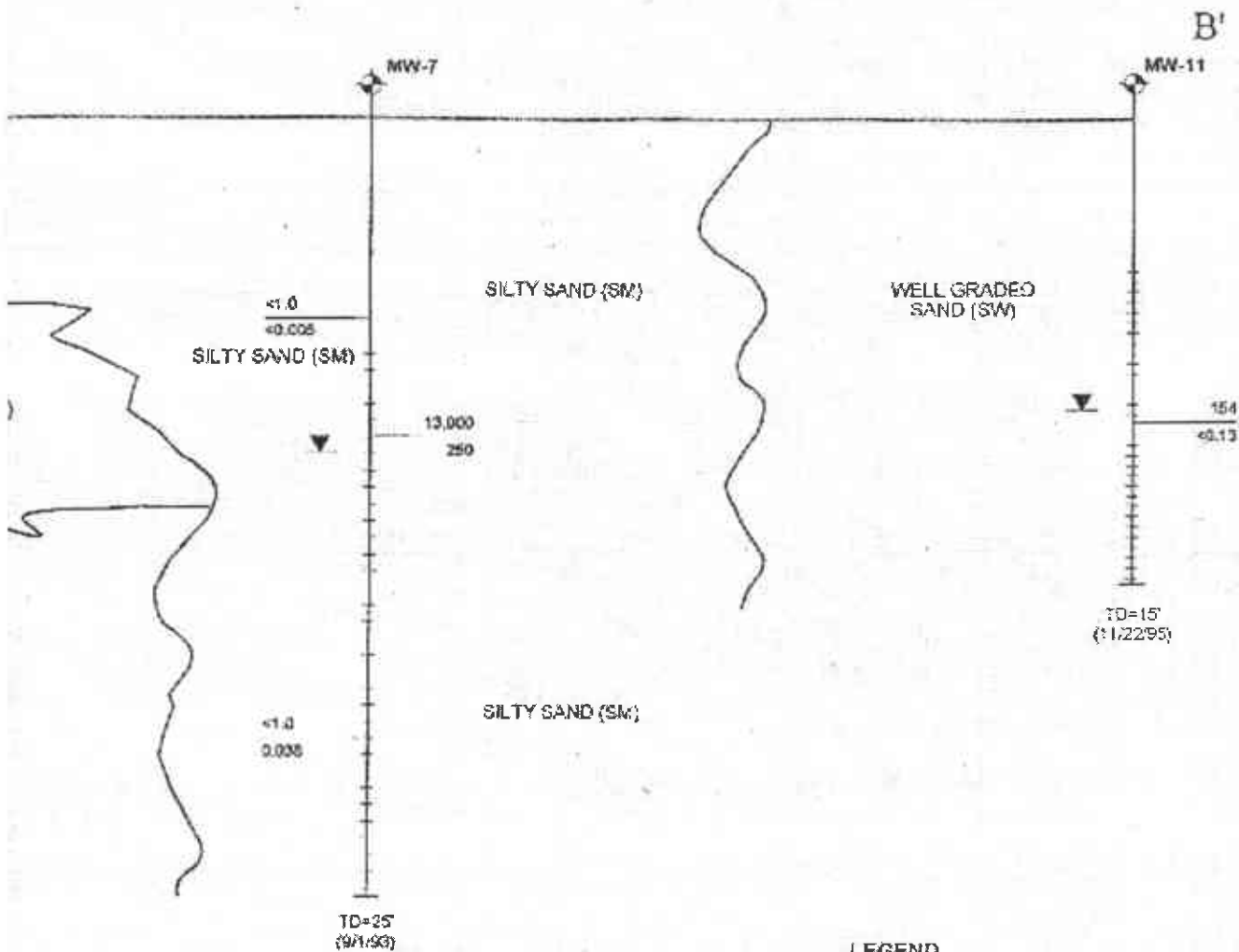
As we discussed today, the workplan attachment I sent you yesterday was not electronically secured.

Please download this attachment and delete the one I sent you yesterday.

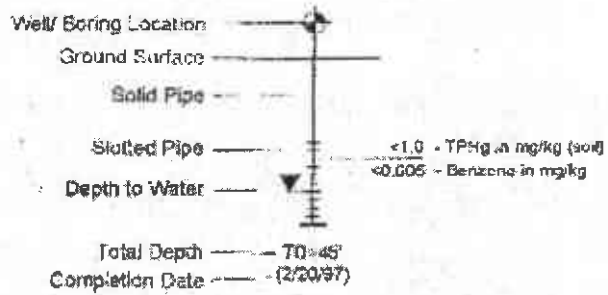
Thanks;

Frank

12/5/2003



**LEGEND**



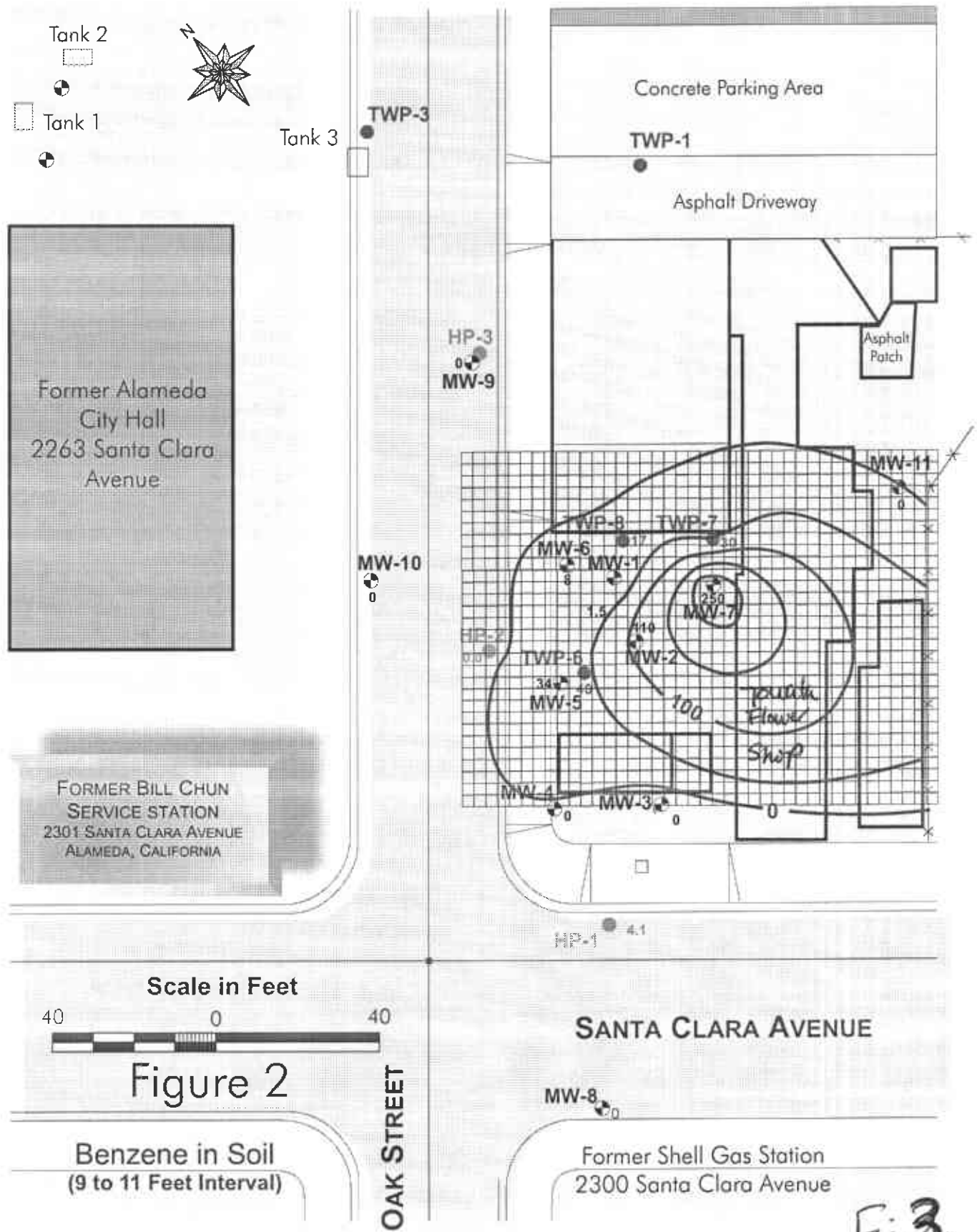
<b>ENSR.</b>		GEOLOGIC CROSS SECTION B - B'		FIGURE <b>8</b>	
DRAWN BY: S. Hale		FORMER BILL CHUN SERVICE STATION 2301 SANTA CLARA AVENUE ALAMEDA, CALIFORNIA		PROJECT NUMBER: 8700-752	
REVISOR BY:		8700752PSP107A_G-SEC 25F			
DATE: March 16, 1998					

Fig 1

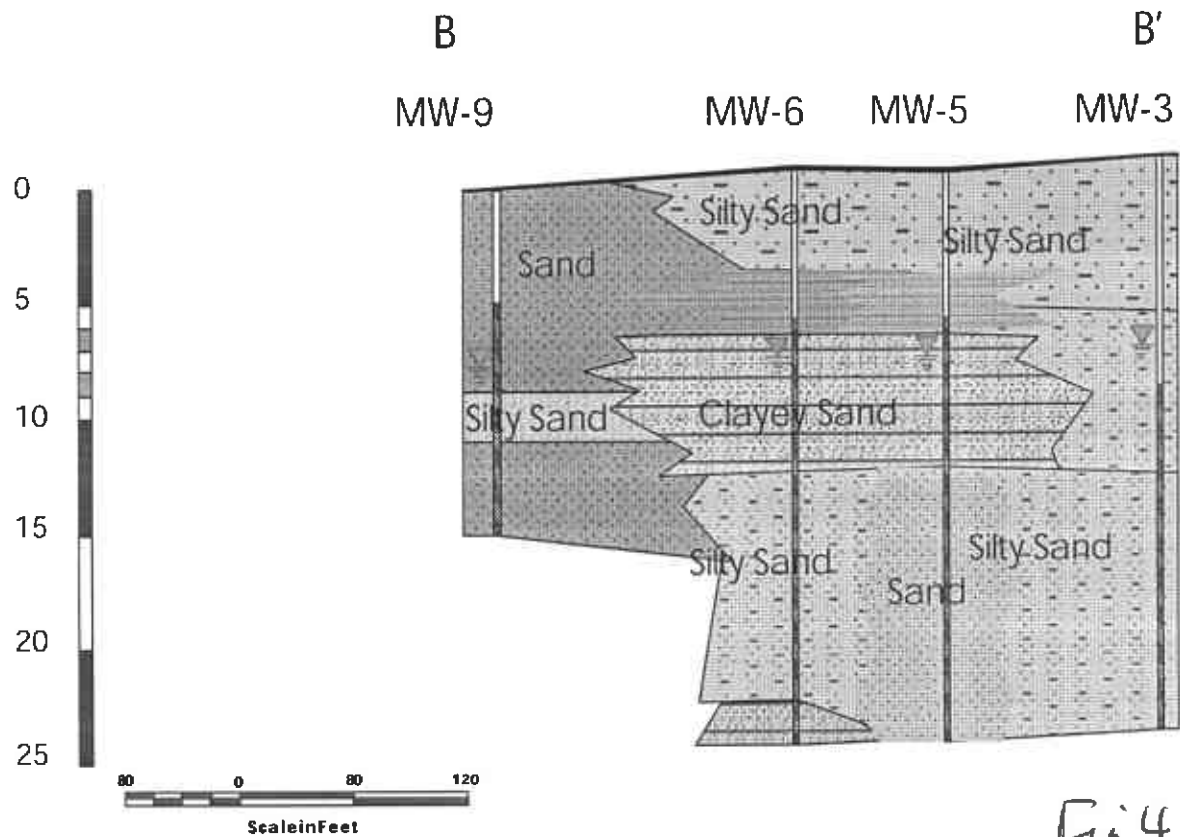
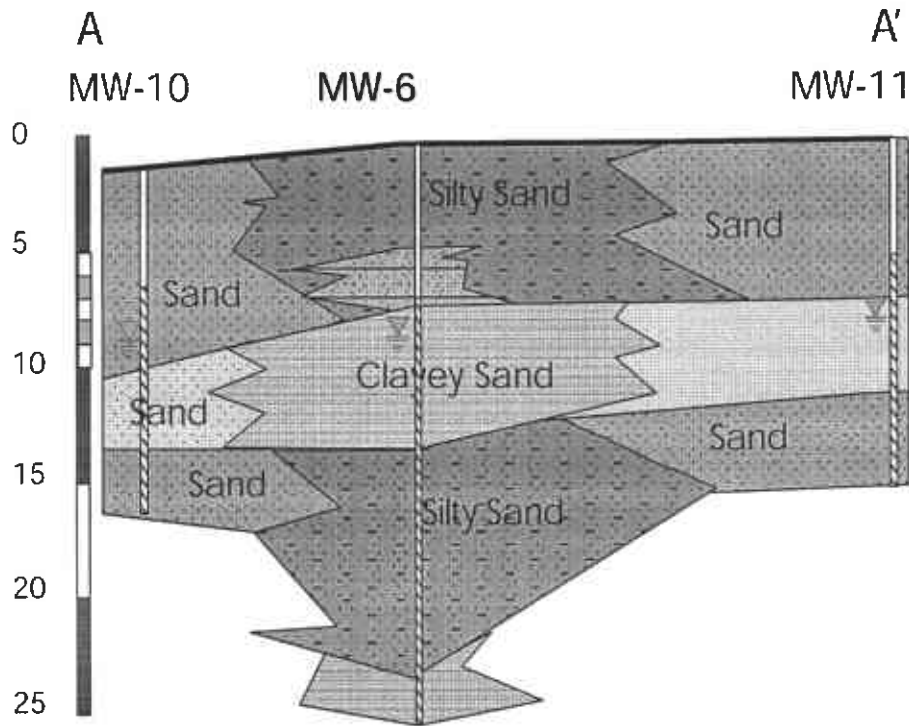
Hydrocarbons in Soil in ppm for Samples collected for Chun

Sample	Date	TPH(g) <sup>+</sup>	Benzene	Toluene	Ethyl-benzene	Xylenes
EW-12 5 - 5 ½	10-24-02	0.06	ND	ND	ND	0.009
EW-12 10 - 10 ½	10-24-02	0.616	ND	0.05	ND	0.10
EW-12 15 - 15 ½	10-24-02	ND	ND	ND	ND	ND
EW-12 20 - 20 ½	10-24-02	0.05	ND	ND	ND	ND
EW-12 24½ - 25	10-24-02	0.05	ND	ND	ND	0.009
Sample	Date	TPH(g) <sup>+</sup>	Benzene	Toluene	Ethyl-benzene	Xylenes
EW-13 4 ½ - 5	10-24-02	8.7	ND	0.065	0.178	0.994
EW-13 10 - 10 ½	10-24-02	2,760	45.9	271	72.3	375
EW-13 15 - 15 ½	10-24-02	11.4	0.047	0.248	0.053	0.029
EW-13 19 ½ - 20	10-24-02	0.065	0.02	0.06	0.015	0.094
EW-13 24½ - 25	10-24-02	0.10	ND	0.01	ND	0.016
Sample	Date	TPH(g) <sup>+</sup>	Benzene	Toluene	Ethyl-benzene	Xylenes
EW-14 4 ½ - 5	10-24-02	0.09	ND	0.008	ND	0.017
EW-14 9 - 9 ½	10-24-02	7.19	0.045	0.245	0.053	0.284
EW-14 14 ½ - 15	10-24-02	0.16	0.007	0.012	ND	0.017
EW-14 19 - 19 ½	10-24-02	ND	ND	ND	ND	0.007
EW-14 24½ - 25	10-24-02	ND	ND	ND	ND	ND

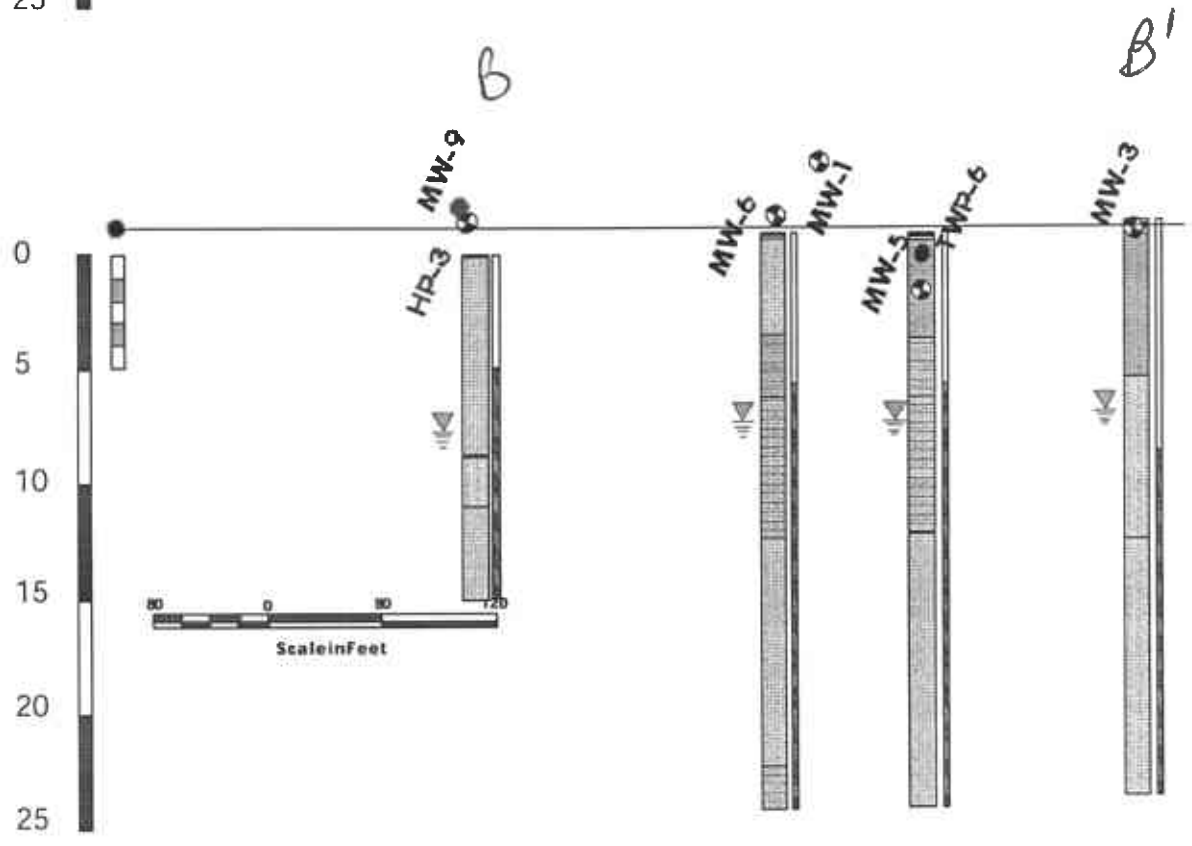
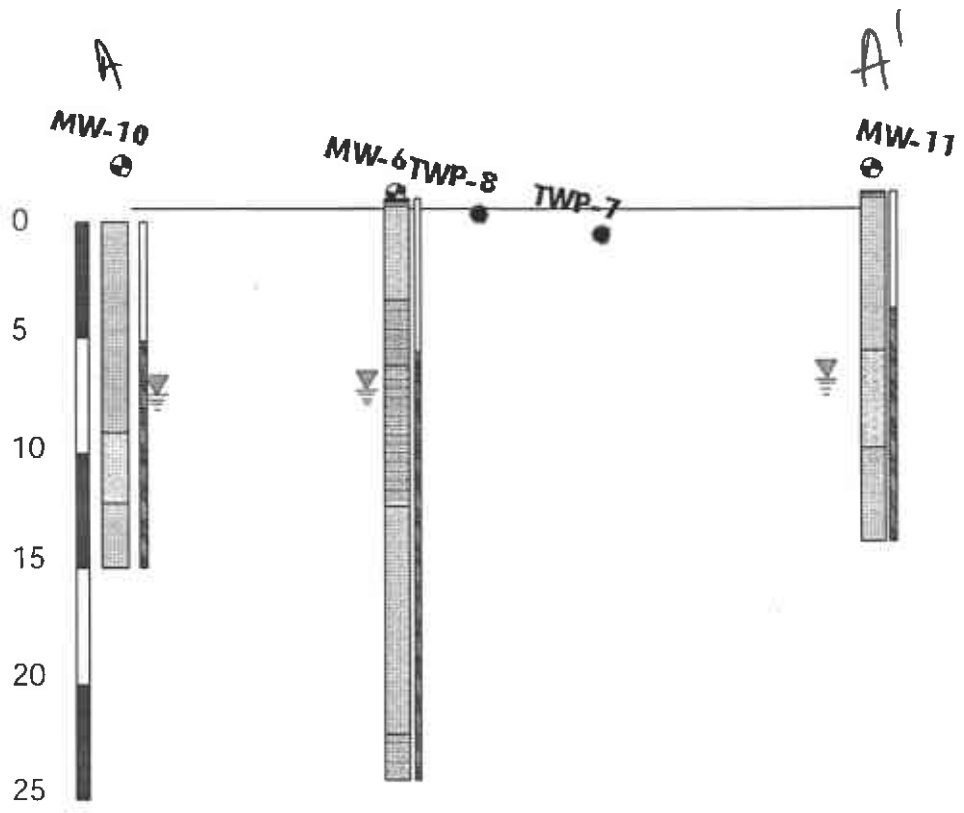
Fig 2







*Fy 4*



mlw-11 12/24/02

MTBE 9 ppb

TBA 140 ppb

~~1,2~~ DCA 32 ppb (EDC) / EW14-12A-C  
4.6-11 ppb

**Chan, Barney, Env. Health**

---

**From:** Chu, Eva, Env. Health  
**Sent:** Thursday, October 24, 2002 3:36 PM  
**To:** Frank Goldman (E-mail)  
**Cc:** Chan, Barney, Env. Health  
**Subject:** 2301 Santa Clara, Alameda, CA

Hi Frank,

This is just to memorialize what was discussed in the field today. There has been a misinterpretation of which wells were sampled in July 2002 and in September 2000. Please provide amended groundwater monitoring reports with the accurate information. Include revised potentiometric and isoconcentration maps. Also provide a rose diagram for groundwater gradient and flow direction from January 1993 to present.

The location of two extraction wells were re-located. Extraction well EW-3 will be located approximately 10 feet from well MW-7, and EW-2 will be located adjacent to the former UST excavation. Lastly, a grab groundwater sample will be collected today from well MW-11, located behind Towata's Flower shop.

*eva chu*  
Hazardous Materials Specialist  
1131 Harbor Bay Parkway  
(510) 567-6762  
(510) 337-9335 (fax)

10/25/02

Meet F Goldman @ site + receive modified TPH<sub>5</sub> / benzene & gradient contours. He said the soils were sand. I asked if they could vapor extract from the existing wells, he said his engineer G Pavlov will consider this option. GWE Test will be scheduled soon. The third extraction well was being completed per the Figure's without the EW-14 on Santa Clara Ave.



# State Water Resources Control Board

## Division of Clean Water Programs

1001 I Street • Sacramento, California 95814

P.O. Box 944212 • Sacramento, California • 94244-2120

(916) 341-5757 • FAX (916) 341-5806 • www.swrcb.ca.gov/cwphome/ustcf



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Governor

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Environmental  
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October 10, 2002

Lily Chun  
Wayne Chun  
740 Canterbury Ave  
Livermore, CA 94550

Alameda County

OCT 29 2002

Environmental Health

**PRE-APPROVAL OF CORRECTIVE ACTION COSTS,  
CLAIM NO. 007147, PA # 3  
SITE ADDRESS: 2301 SANTA CLARA AVE, ALAMEDA, CA 94501**

I have reviewed your request, received on September 16, 2002, for pre-approval of corrective action costs. I have included a copy of the "Cost Pre-Approval Request" form; please use this form in the future for requesting pre-approval of corrective action costs.

With the following provisions, the total cost pre-approved as eligible for reimbursement for completing the May 8, 2002, Frank J. Goldman workplan approved by the Alameda County EHD (County) in their June 14, 2002 letter, is \$ 13,770; see the table below for a breakdown of costs. *(The total amount that has been reimbursed and approved for payment up to this point is \$ 185,382.)*

Be aware that this pre-approval does not constitute a decision on reimbursement: **necessary** (as determined by the Fund) corrective action costs for action work **directed and approved by the County** will be eligible for reimbursement at costs consistent with those pre-approved in this letter. However, depending on what happens in the field, some costs may not actually be necessary.

In an effort to expedite future reimbursement requests associated with the implementation of the corrective action tasks pre-approved in this letter, we ask that the attached 'Pre-Approval Specific Reimbursement Request Form' be completed, updated and submitted with each reimbursement request. All relevant supporting documentation must also be included with each reimbursement request.

***In order for future costs for corrective action to be part of the expedited reimbursement process, they must be pre-approved in writing by Fund staff.***

***All costs for corrective action must meet the requirements of Article 11, Chapter 16, Underground Storage Tank Regulations in order to be eligible for reimbursement.***

California Environmental Protection Agency



**COST PRE-APPROVAL BREAKDOWN**

#	Task*	Amount Pre-Approved	Comments
1	Permitting for Well Installation	\$ 268	This cost includes all time and materials associated with this task. Copies of all permits must be submitted to the Fund.
2	Install 3~25'-4" Extraction Wells	\$9,278	This cost includes all time, materials and markups associated with this task. Copies of all sub-invoices must be submitted to the Fund.
3	Well Development, Survey and Analytical, Waste Disposal	\$3,266	See comment above.
4	Report	\$ 958	Copies of all reports must be submitted to the Fund.
<b>TOTAL PRE-APPROVED</b>		<b>\$ 13,770</b>	

\* Task descriptions are the same as those identified in Frank J. Goldman's September 1, 2002 cost estimate.

- Only the tasks/costs reflected on the above table are pre-approved at this time. The Fund will review any tasks/costs that go beyond the pre-approved amount to be determined if the additional tasks and costs are necessary and reasonable. However, if costs exceed the above pre-approved amounts, the Fund will be unable to expedite your Reimbursement Request.
- The work products must be acceptable to the County and the Regional Water Quality Control Board.
- If a different scope of work becomes necessary, then you must request pre-approval of costs on the new scope of work.
- Although I have referred to the Frank J. Goldman proposal in my pre-approval above, please be aware that you will be entering into a private contract: the State of California cannot compel you to sign any specific contract. This letter **pre-approves the costs** as presented in the proposal dated September 1, 2002 by Frank J. Goldman for conducting the work approved by the County.

I also want to remind you that the Fund's regulations require that you obtain at least three bids, or a bid waiver from Fund staff, from qualified firms for all necessary future corrective action work. If you need assistance in procuring contractor and consultant services, don't hesitate to call me.

Lily Chun  
Claim No. 007147, PA # 3

OCT 29 2002

October 10, 2002

**Environmental Health**

Please remember that it is still necessary to submit the actual costs of the work as explained in the Reimbursement Request Instructions to confirm that the costs are consistent with this pre-approval before you will be reimbursed. *Please insure that your consultant prepares their invoices to include the required breakdown of costs on a time and materials basis, that invoiced tasks are consistent with the original proposal, and that reasonable explanations are provided for any changes made in the scope of work or increases in the costs. When the invoices are submitted you must include copies of all:*

- *subcontractor invoices,*
- *technical reports, when available, and*
- *applicable correspondence from the County.*

Please call if you have any questions; I can be reached at (916) 341-5757.

Sincerely,

*Sunil Ramdass*

Sunil Ramdass, Water Resources Control Engineer  
Technical Review Unit  
Underground Storage Tank Cleanup Fund

Enclosure

cc: Ms. Donna Drogos  
Alameda County EHD  
1131 Harbor Bay Pkway, 2nd Fl.  
Alameda, CA 94502-6577

ALAMEDA COUNTY  
HEALTH CARE SERVICES



AGENCY

8/5/02  
August 5, 2002 KEARS, Agency Director

Mr. Wayne Chun and Ms. Lily Chun  
740 Canterbury Ave.  
Livermore, CA 94550

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

Dear Mr. and Ms. Chun:

Subject: Fuel Leak Case No. RO0000382, 2301 Santa Clara Ave., Alameda, CA 94501

Alameda County Environmental Health, Local Oversight Program (LOP), has recently reviewed the case file for the referenced site including the August 5, 2002 fax copy of your July 2002 groundwater sampling report. We have determined that additional work is needed to maintain regulatory compliance, maintain Cleanup Fund eligibility and exclude the need of enforcement by the Alameda County District Attorney's Office. As you are aware, our office was recently contacted by the local newspaper, Alameda Journal. They chronicled your site's history in an August 2, 2002 news article. Our office informed the Journal of the status of requested technical documents and planned on-site work. Clearly, the cleanup of your site is a concern not only to the Health Department but to local businesses and neighbors as well. Our office has allowed you great flexibility in dealing with this site and the result is several years of inactivity. However, we must now set a stricter time schedule.

Please adhere to the following Technical Report Request :

- The groundwater monitoring report requested by April 16, 2002, was submitted by fax on August 5, 2002. Please submit your hard copy as soon as possible. All future reports should include a cumulative analytical data table, including calculated gradient. Please include a rose diagram of gradients in your next report. The next monitoring reports should be received by **November 5, 2002, February 5, 2003, May 5, 2003 and August 5, 2003**. The sampling dates should be approximately one month prior to the due date. After the last monitoring report date, the schedule may be reviewed.
- Though the August 2002 monitoring results report lower concentrations than the last October 2000 report, the time lapse between these two samplings provides a significant variable when comparing the results. Nevertheless, the reported concentrations still represent levels, which require remediation. Your prior work plan for Pumping and Vapor Extraction Tests was approved in our June 14, 2002 letter. Three new extraction wells were proposed in this work plan. The well installation report was requested by July 31, 2002. Your consultant states that a work plan for well installation will be sent to our office this week. Please be advised, the work plan will be approved and the installations should be scheduled immediately. **Please complete your well installations by September 6, 2002.**
- **Please complete your pumping and vapor extraction test by November 6, 2002 and submit your test report by December 6, 2002.** Any delays to the referenced dates should be confirmed with our office. Failure to submit the requested reports will cause the reference of your site to the District Attorney's Office for enforcement. You may contact me at (510) 567-6765 if you have any questions.

Sincerely,

Barney M. Chan  
Hazardous Materials Specialist

✓ B. Chan, files

Mr. F. Goldman, P.O. Box 2217, Guerneville, CA 95446  
Ms. S. Torrence, Alameda County District Attorney Office

Sched2301 SantaClaraAve



toray into Alameda public life, an unsuccessful bid in May for a seat on the Alameda Health Care District Board. Jensen will run against Michael McMahon, David Forbes and Nak Min Oddie in the Nov. 5 election.

Councilwoman Beverly Johnson, former Mayor Bill Withrow and Councilwoman Barbara Kerr have taken out papers to run for mayor. The candidates for council are Councilman Tony Daysog, Thomas Pavletic, Jean Sweeney, Betsy Elgar, Susan McCormack and Horst Breuer.

Only Withrow, Breuer and McCormack have filed papers.

Alamedans will also vote in two Transit board races. Timothy Haffey, Richard Neveln, Maxine Oliver Benson, Darryl Richardson and Gloria Wroten have pulled papers to represent Ward 3.

Two candidates have taken out papers for an at-large seat: Rebecca Kaplan and Hector Reyna.

The candidacy filing period closes Aug. 9.

Alamedans will also vote in November on two city ballot measures related to the zoning of the former Beltline rail yard, the 22-acre parcel south of Marina Village between Sherman Street and Constitution Way.

## Everything's coming up daisies

JOANNA JHANDA/STAFF

**UP TO HIS CHIN** in daisies, 6-foot-tall Brent Gill stands in an underground shaft in the middle of a bed of daisies Thursday at the Grand Marina. An employee of the marina, Gill works with several other employees to pull underground phone lines.

## Old gas station on empty

By Susan Fuller

STAFF WRITER

A few decades ago genteel drivers wheeled up to the pump for gas, window washing, a check under the hood and a dose of neighborhood gossip.

Oil companies requirements for massive gas sales and new environmental regulations shut down many neighborhood stations in the 1980s and 1990s. Once such victim is across Oak Street from City Hall; it's been surrounded by a chain-link fence for years.

Lily Chun wanted to sell the property after her husband Bill, whose name is still on the 1926 station, died in 1991.

But it remains the same as

ever, with just a recent paint job hiding the sign advertising "engine diagnostics, tune ups, brakes, air conditioning, wheel alignments, lubrication."

The Alameda County Environmental Health Department requires the owners to monitor toxins on the site quarterly, but the most recent report submitted was nearly two years ago, said department hazardous materials specialist Barney Chan.

Lily Chun's son Wayne Chun submitted work plans for testing, and they were approved. But the work is past deadline.

"It's been an endless thing with the Alameda County Envi-

See EMPTY, Page A10

the Alameda Health Care District Board took a couple of steps down the road toward transferring Alameda Hospital from a nonprofit organization to the public district.

During its meeting Wednesday, the board also discussed draft district bylaws, approved a line of credit from the non-profit

first on a length of time that must be anticipated for the transfer of hospital. Hospital chief David O'Neill is in preparation for the adoption of bylaws.

See COLLECT



THE FORMER gas station at Santa Clara and Oak has been empty for more than a decade.

## INSIDE

### Theater

■ Altarena Playhouse tells the musical tale of the King of Siam. Page C3

### Adoptable Animals

■ Mature cat in search of mature owner. Page A2



### Investment Insights

■ Kevin Kennedy looks at living well in a world filled with risks. Page A9

Police Report  
Neighborhood  
Crossword  
Church  
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Obituaries

>KNIGHT RIDDER<

INFORMATION

8/2/02

The candidacy filing period closes Aug. 9.

Alamedans will also vote in November on two city ballot measures related to the zoning of the former Bellline rail yard, the 22-acre parcel south of Marina Vill-

for years.

Lily Chun wanted to sell the property after her husband Bill, whose name is still on the 1926

Street from City Hall; it's been surrounded by a chain-link fence

specialist Barney Chan.

Lily Chun's son Wayne Chun submitted work plans for testing, and they were approved. But the work is past deadline.

"It's been an endless thing with the Alameda County Envi-

"Every day, there's one (project) like that, it seems," he said.

A design review board was in place here until about 20 years ago, when the City Council dissolved it because the board was spending more and more time on small projects, Altshuler said.

But during Wednesday's workshop, some said a new board could be told to review just large projects, or handle appeals of design decisions by the city's staff.

Areas of consensus that seemed to emerge during the meeting included:

■ Applying the same basic level of design scrutiny for residences throughout the city, with a higher level for specific style homes, such as Victorians.

■ Including a combination of explicit, mandated standards and general guidelines within the Design Manual.

■ Treating similar buildings at

different locations the same when reviewing proposed design changes. For example, a Victorian home located between a service station and a modern apartment building, and a Victorian located on a block of similar homes.

Not everyone was comfortable with the idea of city officials or a board reviewing construction at their residence, especially for a relatively minor project such as replacing the style of a window.

"It's private property and I believe the effect on neighbors with a lot of these types of things would be minimal, to say the least," said resident Marc Rutter.

One man called the Planning Department "Big Brother."

Jim Sweeney, a community activist who lives in the West End, noted that the city's General Plan calls for both maintaining and enhancing neighborhoods, which is in keeping with having clear design standards.

Contractors, real estate agents, architects and preservationists were among those who received mailed notices about the workshop. Residents learned about it through a story in the Journal.

Disabled veterans are eligible for a reduction on taxes based property value but the loophole may not apply to a parcel tax, said assistant county counsel Brian Washington, who advised the board.

Public speakers at the meeting encouraged the board to be cognizant of the widespread hardship that the tax causes and reduce the tax as soon as possible.

■ Voted that district trustees will serve without compensation.

# Empty

FROM PAGE A1

ronmental stuff," he said. "It just seems like everyone's picking on us."

Chun said the family has spent "well over a couple hundred thousand" dollars on the clean-up.

"A lot of the time, what holds the individual up is that they have to spend some money, document their expenses and get reimbursed," the county's Chan said. The station is eligible for state reimbursement for clean-up expenses.

Other former gas station sites have been cleaned and have other uses, including Park Street and Shoreline Drive and Webster Street and Pacific Avenue.

A real estate agent has a prospective buyer for the property, Chun said.

Elsewhere in the city, there are other ideas about what to do with the property.

An improved civic center was one of the ideas to come out of

the Downtown Vision that hundreds of Alameda residents contributed to in 2000. The city's Development Services Department has a couple of sketches on file, showing a distinctively paved plaza from City Hall to the proposed new library at Lincoln Avenue and Oak Street, including the old gas station property. Oak Street would be open to traffic, but it could be closed for special events. One drawing includes the City Hall parking lot in the open space.

The sketches are very preliminary and have had no public review, said Sue Russell of Development Services.

"We haven't made any overtures to the owner," she said.

Work on the civic center area was deferred while city staff and downtown activists concentrated on winning a Metropolitan Transportation Commission grant for Park Street improvements, Russell said.

Chun said he talked to the city manager a few years ago about selling to the city.

"What they offered was pennies," he said.

"What would be great is to take down the fence and keep the gas station, giving it a fresh coat of paint and taking the smudges off the floor, keeping it as a monument to a bygone era," said Councilman Tony Daysog.

He acknowledged that contamination could be a roadblock to his vision of a museum piece and public outdoor area.

The site is listed as a "contributing structure" to the 72-building Park Street Historic Commercial District in the city's 1994 study of Alameda's historic resources. The commercial district is one of 24 listed historic monuments.

Reach Susan Fuller at 748-1659 or sfuller@cctimes.com.

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President

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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 14, 2002

Mr. Wayne Chun and Ms. Lily Chun  
740 Canterbury Ave.  
Livermore, CA 94550

**Re: Fuel Leak Case No. RO0000382, 2301 Santa Clara Ave., Alameda, CA 94501**

Dear Mr. and Ms. Chun:

Alameda County Environmental Health, LOP, has received and reviewed the May 8, 2002 Workplan for Pumping and Vapor Extraction Test for the referenced site, prepared by GeoSolv, your consultant. These tests are needed to properly design the extraction systems assumed to be appropriate remediation approaches for this site. To do this, three additional four-inch diameter extraction wells are necessary and will be placed on-site within the gasoline plume. Soil samples and groundwater samples will be collected from these wells to augment existing data and yield current information. A rose diagram for historic gradient is recommended and approved for your monitoring report. This pump test and vapor extraction test work plan is approved.

Our office provides the following technical comments:

- My April 1, 2002 letter requested you submit a groundwater monitoring report by April 16, 2002. To date we have not received this report.
- Your well installation report should be submitted within 45 days or no later than July 31, 2002.
- Your pumping and vapor extraction test report should be submitted by September 30, 2002.

Because you have not provided the groundwater monitoring report as requested, our office is recommending your eligibility to the Cleanup Fund be denied. In addition we will be contacting the Alameda County District Attorney's office to proceed with enforcement actions.

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. F. Goldman, GeoSolv LLC, 643 Oregon St., Sonoma, CA 95476  
Ms. S. Knieriem, SWRCB Cleanup Fund, 1001 I St., Sacramento, CA 94244-2120  
Ms. S. Torrence, Alameda County District Attorney Office

Wpapef2301SantaClara

Barney

4/12/02  
10<sup>30</sup> AM

Wayne Chun called me  
back late afternoon and  
said he is sending me  
my check & contract  
for the workplan. I will  
be able to turn it in  
in 7 to 10 days as I  
have to make some  
revisions due to the lapse  
in time.

Thanks,

Frank Molinar  
(707) 869-0850

**Chan, Barney, Env. Health**

---

**From:** Franklin J Goldman [franksdialup@earthlink.net]  
**Sent:** Tuesday, May 28, 2002 9:45 AM  
**To:** Chan, Barney, Env. Health  
**Cc:** George Pavlov  
**Subject:** RE: 2301 Santa Clara Ave., Alameda 94501 Work Plan (2nd Response)

*20382*

Barney;

I left a message for Wayne Chun the middle of last week about doing the groundwater monitoring. I have not heard back yet. I will call him again this evening. In answer to your question regarding the depth of the water table extraction wells, they will be constructed to 25 feet deep and the screen will be 5 feet shorter than what is shown on the well construction detail.

Thanks;

Frank

-----Original Message-----

**From:** Chan, Barney, Env. Health [mailto:BChan@co.alameda.ca.us]  
**Sent:** Friday, May 17, 2002 2:49 PM  
**To:** 'franksdialup@earthlink.net'  
**Subject:** 2301 Santa Clara Ave., Alameda 94501 Work Plan

Frank:

I received the work plan for pumping and vapor extraction tests for the Chun site. I have the following questions:

- \* the three proposed water table wells are said to be 25' in length but the construction figure indicates 30'
- \* is there a need to analyze all five soil samples from each borehole or only those which indicate contamination
- \* when will the other wells, on and off-site, be monitored per my request

Please reply to these items so I can approve the work plan

Barney Chan  
Alameda County Env Health

*20382*

*Wayne Chun*

*925-439-2302*

*cell 510 610-4889*

Re 382

**Chan, Barney, Env. Health**

---

**From:** Franklin J Goldman [franksdialup@earthlink.net]  
**Sent:** Friday, May 17, 2002 4:57 PM  
**To:** Chan, Barney, Env. Health  
**Cc:** George Pavlov  
**Subject:** RE: 2301 Santa Clara Ave., Alameda 94501 Work Plan

Barney;

Sorry about the error. I will look it over again and decide 25 or 30. I don't think there is a need to run any unless they are contaminated, however, this is the realistic number that will probably be contaminated and will thus be run anyway. I figured that it was best to guesstimate this for budget purposes. I also think that since it has been many years since soil samples have been collected and analyzed, a sufficient number of soil sample lab results may reveal that the site is not a great a threat as we have determined based upon old data. Perhaps a little extra up front for soil samples may indicate a less extensive cleanup for soil vapor extraction. If the numbers are different with new field data, I will re-evaluate the risk assessment scenario. Mr. Chun received my proposal to perform the groundwater monitoring a couple of weeks ago. I will call him this weekend and prod him.

Frank

-----Original Message-----

**From:** Chan, Barney, Env. Health [mailto:BChan@co.alameda.ca.us]  
**Sent:** Friday, May 17, 2002 2:49 PM  
**To:** 'franksdialup@earthlink.net'  
**Subject:** 2301 Santa Clara Ave., Alameda 94501 Work Plan

Frank:

I received the work plan for pumping and vapor extraction tests for the Chun site. I have the following questions:

- \* the three proposed water table wells are said to be 25' in length but the construction figure indicates 30'
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Please reply to these items so I can approve the work plan

Barney Chan  
Alameda County Env Health

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

April 1, 2002  
RO0000382

Mr. Wayne Chun and Ms. Lily Chun  
740 Canterbury Ave.  
Livermore, CA 94550

**Re: Fuel Leak Case at 2301 Santa Clara Ave., Alameda, CA 94501**

Dear Mr. and Ms. Chun:

Alameda County Environmental Health, Local Oversight Program (LOP), has recently reviewed the case file for the subject site and determined that additional work is needed to progress this site towards closure. Based upon the significant release of TPHg (gasoline) and BTEX at this site and the potential threat to human health, our office has requested remedial action be initiated immediately and groundwater sampling performed regularly to monitor your site's progress. Since 2000, our office has written the following correspondences to you:

- March 1, 2000 letter requesting a monitoring event by April 3, 2000, performing a Tier 1 Risk Based Corrective Action (RBCA) and the performance of a groundwater and vapor extraction test
- September 7, 2000 Notice of Violation letter
- October 16, 2000 letter acknowledging receipt of your October 12, 2000 monitoring report and request (again) for your RBCA and
- December 11, 2000 letter acknowledging receipt and review of your RBCA and request (again) for your groundwater and soil-vapor extraction test work plans.

No activity, known to our office, has occurred since this time.

We request that you address the following technical comments:

1. Groundwater Monitoring- Please perform a groundwater monitoring event on all existing site wells. Groundwater samples should be analyzed for the following compounds, TPHg, and by EPA Method 8260 for BTEX, MTBE, TAME, ETBE, DIPE, TBA, EDB and EDC.
2. Provide a work plan for your groundwater and soil-vapor extraction tests in addition to a schedule for the performance of these tests.

Mr. Wayne Chun and Ms. Lily Chun  
April 1, 2002  
2301 Santa Clara Ave., Alameda, CA 94501  
RO0000382  
Page 2

Technical Report Request:

Please submit the following technical reports according the following schedule:

- **April 16, 2002-** work plan for groundwater and soil-vapor extraction tests and schedule for their performance.
- **May 1, 2002** – groundwater monitoring report.

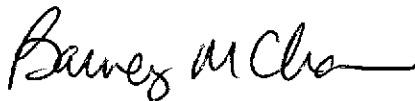
These reports are requested pursuant to the Regional Water Quality Control Board's authority under Section 13267 of the California Water Code.

It appears that there has been significant delay in performing requested actions at this site. We will consider referring your case to the Regional Board or other appropriate agency, including the County District Attorney Office, for possible enforcement follow up. Enforcement follow up may include administrative action or monetary penalties up to \$10,000 per day per each day of violation of the California Health and Safety Code, Division 20, Chapter 6.75.

In addition, upon further delay, our office will deem your site non-compliant resulting in ineligibility to funds from the state's Underground Storage Tank Cleanup Fund (Senate Bill 2004).

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. F. Goldman, GeoSolv LLC, 643 Oregon St., Sonoma, CA 95476  
Mr. S. Ramdass, SWRCB Cleanup Fund, 1001 I St., Sacramento, CA 94244-2120  
Ms. S. Torrence, Alameda County District Attorney Office  
Mr. C. Headlee, SFRWQCB

Reprq2301Santa Clara Ave.





# State Water Resources Control Board



## Division of Clean Water Programs

1001 I Street • Sacramento, California 95814  
P.O. Box 944212 • Sacramento, California • 94244-2120  
(916) 341-5757 • FAX (916) 341-5806 • www.swrcb.ca.gov/cwphome/ustcf

Winston H. Hickox  
Secretary for  
Environmental  
Protection

Gray Davis  
Governor

*The energy challenge facing California is real. Every Californian needs to take immediate action to reduce energy consumption. For a list of simple ways you can reduce demand and cut your energy costs, see our website at www.swrcb.ca.gov.*

August 16, 2001

Lily Chun  
Wayne Chun (425) 439-2302  
740 Canterbury Ave ~~fax 925-439-23~~  
Livermore, CA 94550

AUG 23 2001

# 3838 / (382)

AUG 6 3 2001

**PRE-APPROVAL OF CORRECTIVE ACTION COSTS,  
CLAIM NO. 007147, PA # 2  
SITE ADDRESS: 2301 SANTA CLARA AVE, ALAMEDA, CA 94501**

I have reviewed your request, received on August 16, 2001, for pre-approval of corrective action costs. I have included a copy of the "Cost Pre-Approval Request" form; please use this form in the future for requesting pre-approval of corrective action costs.

With the following provisions, the total cost pre-approved as eligible for reimbursement for completing the January 18, 2000, GeoSolves, LLC. Workplan/proposal requested by the Alameda County EHD (County) in their December 11, 2000 letter, is \$ 1,466; see the table below for a breakdown of costs.

Be aware that this pre-approval does not constitute a decision on reimbursement: **necessary** (as determined by the Fund) corrective action costs for action work **directed and approved by the County** will be eligible for reimbursement at costs consistent with those pre-approved in this letter. However, depending on what happens in the field, some costs may not actually be necessary.

In an effort to expedite future reimbursement requests associated with the implementation of the corrective action tasks pre-approved in this letter, we ask that the attached 'Pre-Approval Specific Reimbursement Request Form' be completed, updated and submitted with each reimbursement request. All relevant supporting documentation must also be included with each reimbursement request.

*In order for future costs for corrective action to be part of the expedited reimbursement process, they must be pre-approved in writing by Fund staff.*

*All costs for corrective action must meet the requirements of Article 11, Chapter 16, Underground Storage Tank Regulations in order to be eligible for reimbursement.*

### COST PRE-APPROVAL BREAKDOWN

#	Task*	Amount Pre-Approved	Comments
1	Workplan	\$1,466	Workplan for an Aquifer Test to support Remedial Action Plan.
	<b>TOTAL PRE-APPROVED</b>	<b>\$ 1,466</b>	

\* Task descriptions are the same as those identified in GeoSolves, LLC.'s January 18, 2000 cost estimate.

- Only the tasks/costs reflected on the above table are pre-approved at this time. The Fund will review any tasks/costs that go beyond the pre-approved amount to be determined if the additional tasks and costs are necessary and reasonable. However, if costs exceed the above pre-approved amounts, the Fund will be unable to expedite your Reimbursement Request.
- The work products must be acceptable to the County and the Regional Water Quality Control Board.
- If a different scope of work becomes necessary, then you must request pre-approval of costs on the new scope of work.
- Although I have referred to the GeoSolves, LLC. proposal in my pre-approval above, please be aware that you will be entering into a private contract: the State of California cannot compel you to sign any specific contract. This letter **pre-approves the costs** as presented in the proposal dated January 18, 2000 by GeoSolves, LLC. for conducting the work requested by the County.

I also want to remind you that the Fund's regulations require that you obtain at least three bids, or a bid waiver from Fund staff, from qualified firms for all necessary future corrective action work. If you need assistance in procuring contractor and consultant services, don't hesitate to call me.

Please remember that it is still necessary to submit the actual costs of the work as explained in the Reimbursement Request Instructions to confirm that the costs are consistent with this pre-approval before you will be reimbursed.

*Please insure that your consultant prepares their invoices to include the required breakdown of costs on a time and materials basis, that invoiced tasks are consistent with the original proposal, and that reasonable explanations are provided for any changes made in the scope of work or increases in the costs. When the invoices are submitted you must include copies of all:*

- *subcontractor invoices,*
- *technical reports, when available, and*
- *applicable correspondence from the County.*

Please call if you have any questions; I can be reached at (916) 341-5757.

Sincerely,

*Sunil Ramdass.*

Sunil Ramdass, Water Resources Control Engineer  
Technical Review Unit  
Underground Storage Tank Cleanup Fund

Enclosure

cc: Barney M. Chan  
Alameda County EHD  
1131 Harbor Bay Pkway, 2nd Fl.  
Alameda, CA 94502-6577

Attention: **Barney Chan**

Date: 8/15/01

Company: Alameda County Health Care

Number of Pages: 2

Fax Number: 15103379335

Voice Number: 15105676765

From: **Afholderbach / Chun**

Company: A & C Associates

*pager 925 467 9051*

Fax Number: (925) 439-2302

Voice Number:

Subject: Approval letter from lead agency

**Comments:**

**Barney:**

To follow is the letter from SWRCB request your approval of the plan before preapproval of costs can be issued.

**Wayne Chun**



**Winston H. Hlickox**  
Secretary for  
Environmental  
Protection

# State Water Resources Control Board

## Division of Clean Water Programs

1001 I Street • Sacramento, California 95814  
P.O. Box 944212 • Sacramento, California • 94244-2120  
(916) 341-5757 • FAX (916) 341-5806 • [www.swrcb.ca.gov/cwphome/ustcf](http://www.swrcb.ca.gov/cwphome/ustcf)



**Gray Davis**  
Governor

*The energy challenge facing California is real. Every Californian needs to take immediate action to reduce energy consumption. For a list of simple ways you can reduce demand and cut your energy costs, see our website at [www.swrcb.ca.gov](http://www.swrcb.ca.gov).*

May 15, 2001

Wayne Chun  
Lily Chun  
740 Canterbury Ave  
Livermore, CA 94550

### REQUEST FOR ADDITIONAL INFORMATION FOR PRE-APPROVAL OF CORRECTIVE ACTION COSTS, CLAIM NO. 007147, PA # 2 SITE ADDRESS: 2301 SANTA CLARA AVE, ALAMEDA, CA 94501

I have reviewed your request, received on April 27, 2001, for pre-approval of corrective action costs.

Your pre-approval request submittal is incomplete and cannot be processed at this time. The following marked items were not included in your submittal and must be submitted before Fund staff can review and determine the reasonableness and necessity of the costs. I will place these documents in your claim file for future reference.

- A minimum of three competitive bids is required for the proposed scope of work. The proposed corrective action activity in your Pre-Approval Request requires a minimum of three competitive bids. If the prime consultant or the prime contractor identified in the Pre-Approval Request has not been selected utilizing a competitive bid process, then a minimum of three bids must be received for their services. Three bids are required for all corrective action work. However, we typically only require the project to demonstrate compliance at the soil and groundwater investigation phase and the remediation phase. At least one competitive bid process must occur at each of these two phases.
- A completed "Cost Pre-Approval Request" form; signed by the claimant or an authorized representative. I have enclosed with this letter a copy of the "Cost Pre-Approval Request" form; please use this form in the future to request pre-approval of corrective action costs. If an authorized representative signs the pre-approval request form, then an authorized representative form must be on file for this claim or submitted with your request.
- A complete and signed copy of the proposed investigative work plan, corrective action plan, or other work plan, including copies of all work plan addenda.
- A signed copy of the appropriate lead regulatory oversight agency approval letter for the proposed plan and all addenda.

*California Environmental Protection Agency*

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

December 11, 2000  
StID # 3838

Mr. Wayne Chun  
265 Heron Drive  
Pittsburg, CA 94565

**Re: Subsurface Investigation at 2301 Santa Clara Ave., Alameda CA 94501**

Dear Mr. Chun:

Our office has received and reviewed the Risk-Based Corrective Action (RBCA) evaluation for the above referenced site prepared by GeoSolv, LLC, your consultant. This evaluation was performed to evaluate current conservative potential risk to human health, justifying the need for active remediation at your site.

The conservative soil and groundwater concentrations used were the highest historical benzene concentration in soil (250 ppm) and the highest recent benzene concentration found in groundwater (21,000 ppb). Because a domestic water well was reported to be at the nearby Alameda High School (within 1000 feet), the drinking water exposure pathway was evaluate as was volatilization from a shower scenario. Soil vapor intrusion into a building for a commercial worker was evaluated using the highest soil concentration. These exposure pathways indicate that human health risk greatly exceeding the normally acceptable risk of one in a million, therefore, active remediation is necessary.

As was previously approved by our office, please submit a brief work plan and a schedule for the pending groundwater and soil-vapor extraction tests.

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. F. Goldman, GeoSolv LLC, 643 Oregon St., Sonoma, CA 95476  
Mr. M. Owens, SWRCB Cleanup Fund, 1001 I St., 17<sup>th</sup> Fl., Sacramento CA 95814

RBCAsvgw2301

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 16, 2000  
StID # 3838

Mr. Wayne Chun  
265 Heron Drive  
Pittsburg, CA 94565

**Re: Groundwater Monitoring Report for 2301 Santa Clara Ave., Alameda CA 94501**

Dear Mr. Chun:

Our office has received and reviewed the October 12, 2000 GeoSolv groundwater monitoring report for the above site. As you will recall, this report was requested to be submitted to our office by October 10, 2000 as part of my September 7, 2000 Notice of Violation. **Please note your next deliverable date is November 13, 2000 when a risk based corrective action (RBCA) evaluation and a schedule for the previously approved groundwater and soil-vapor extraction tests are due.**

The results of this monitoring event confirm the presence of elevated concentrations of gasoline and BTEX (benzene, toluene, ethyl benzene and xylenes) at levels that are likely a risk to human health. The following additional observations are made from this report:

- The dissolved petroleum plume has moved towards the east and the gasoline and benzene plume are now seen as a long ellipse moving from the center of the site towards MW-11. Because of this off-site migration, your remediation should be expedited.
- The gradient is different from the past flow directions. Additional off-site receptors will have to be evaluated in your upcoming RBCA.
- Assuming the groundwater and soil-vapor extraction tests show positive results, the final design should be modified to account for the moving contaminant plume.
- It was noted that MTBE was not able to be quantified (ie the detection limit was raised) because of the elevated gasoline concentration. Because of the low primary and secondary cleanup level of MTBE, this analytical problem must be corrected in the future, after remediation occurs.
- Your consultant has been informed that a deep domestic well is reported to be located at Alameda High School. Please confirm that your site does not pose a threat to this potential conduit.
- The absence of free product does not necessarily indicate that natural bio-degradation is occurring at the site. With the migration of the plume, the mass of petroleum may be just being distributed over a larger lateral area. It should also be noted that the reported gasoline concentration in several of the wells is at or exceeds the soluble concentration of gasoline in water, therefore confirming the presence of free product.

Mr. Wayne Chun  
StID # 3838  
2301 Santa Clara Ave., Alameda CA 94501  
October 16, 2000  
Page 2

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. F. Goldman, GeoSolv LLC, 643 Oregon St., Sonoma, CA 95476

Mr. M. Owens, SWRCB Cleanup Fund, 1001 I St., 17<sup>th</sup> Floor, Sacramento, CA 95814

comnt2301SantaClara



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

September 7, 2000  
StID # 3838

Mr. Wayne Chun  
265 Heron Drive  
Pittsburg, CA 94565

**NOTICE OF VIOLATION**

**Re: Request for Technical Reports for Subsurface Investigation at 2301 Santa Clara Ave.,  
Alameda, CA 94501**

Dear Mr. Chun:

Our office last wrote to you in my March 1, 2000 letter. In this letter, I commented on a ~~submitted~~ Remedial Action Plan (RAP) submitted by GeoSolv, LLC and requested that you perform groundwater monitoring at the above referenced site by no later than April 3, 2000. The results of the monitoring were to be submitted to my office within 30 days, ie May 3, 2000. To date, our office has not received the monitoring report.

This request was made because the last monitoring event submitted to our office was a May 1998 report. In this report, it appeared that a large portion of the site was impacted by free product (gasoline). This free product is located very close to the neighboring building north of your property. Other results from temporary borings indicate the gasoline plume may be beneath the mentioned building and pose a potential human health risk.

Using the results of this monitoring event plus the past results, GeoSolv was requested to perform a Risk Based Corrective Action (RBCA) evaluation. This evaluation would justify their proposed RAP, which our office conditionally approved. Because you have not performed the requested work, your site is considered out of compliance with our office and you're eligibility to the Cleanup Fund may be reconsidered. The Fund is being notified of your non-compliance by way of copy of this letter. **Caution! You are in jeopardy of losing Cleanup Fund reimbursement.** In addition, the failure to submit the requested report as required by the California Code of Regulations and the Water Code may subject you to civil liability.

We would like to give you an opportunity to come into compliance. **Please submit a groundwater monitoring report to our office within 30 days or no later than October 10, 2000. Within 30 days of this date, November 13, 2000, please submit a RBCA evaluation and the schedule for performing the previously proposed groundwater and soil vapor extraction tests.**

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

March 1, 2000  
StID # 3838

Mr. Wayne Chun  
265 Heron Drive  
Pittsburg, CA 94565

**Re: Remedial Action Plan for Dual Phase Groundwater Extraction & Vapor Extraction at  
2301 Santa Clara Ave., Alameda, CA 94501**

Dear Mr. Chun:

Our office has received and reviewed the above referenced work plan prepared by GeoSolv, LLC and have also discussed its contents with Mr. Frank Goldman and Mr. Mark Laughton. A number of items were included in the Remedial Action Plan (RAP). This letter serves to comment on those items.

Although GeoSolv hoped to reduce the amount of groundwater sampling, it is critical to obtain a current groundwater sampling event to determine if conditions remain the same as those which the RAP was based upon. It appears that the last monitoring event at this site was performed in May 1998. **Please perform a monitoring event within 30 days or no later than April 3, 2000.** A monitoring report should then be submitted within 30 days.

GeoSolv recommends performing new vapor extraction and groundwater extraction tests. The original tests give an indication that these technologies would likely be effective at this site, however, they are not comprehensive enough to design a remediation system. The vapor extraction test proposes to be run at several vacuum pressures to optimize the radius of influence of the wells. An actual groundwater extraction test, as opposed to the slug test previously performed, is necessary to estimate the amount of groundwater able to be removed. This information will be used to design the correct size of the treatment unit. The number and locations of the extraction wells can be optimized and may be less in number than that shown in the RAP. Our office agrees with the proposal to perform these additional tests. We would request a modified RAP showing the actual number and locations of extraction wells along with the results of these tests.

After performing the requested monitoring event, please perform a Risk Based Corrective Action, (RBCA), evaluation justifying the need for the proposed remediation. You may choose to perform a Tier 1 evaluation if this clearly indicates potential unacceptable human health risk.

In regards to the RAP, please note that the figures should be labeled appropriately. It was also noted that the referenced calculation spread sheet for Figure 5 was missing from the report.

Our office will comment on the specifics of the remediation systems after the submittal of the modified RAP and new extraction test results report.

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)

June 15, 1999  
StID # 3838

Mr. Wayne Chun  
265 Heron Drive  
Pittsburg, CA 94565

**Re: Work Plan for the Remedial Action Plan (RAP) for the Cleanup of Soil and Groundwater at the former Bill Chun Service Station, 2301 Santa Clara Ave., Alameda CA 94501**

Dear Mr. Chun:

Our office has received and reviewed the work plan for the design and implementation of a Remedial Action Plan (RAP) for the above site as prepared by GeoSolv, LLC. I have spoke with Messrs. Frank Goldman and Mark Laughton regarding its contents. Our office approves of this work plan, however, we have the following comments regarding each phase:

1. Initial Risk Assessment- A site specific risk assessment will be performed to identify receptors and generate site specific target levels (SSTL) for soil and groundwater cleanup. It is assumed that current conditions would fail a baseline, Tier 1, risk assessment. This is the basis for the required remediation.
2. To support the previous feasibility study results, a justification for the proposed treatment methodology will be given followed by the specific design of both the groundwater pump and treat and soil vapor extraction systems. The construction of the systems will include the installation of both groundwater extraction and soil vapor wells and individual groundwater pump and soil vapor extraction tests. Actual tests may differ significantly from the results of your prior consultant.
3. Post Verification Sampling- This section will propose the type of soil, groundwater and vapor sampling to be performed to verify that the cleanup standards have been met. It is assumed that an initial and regularly scheduled groundwater monitoring will be part of this section. Please comply with the sampling requirements of my May 17, 1999 letter when performing the initial monitoring. In addition, our office concurs with the approach to perform the pilot VET and aquifer test prior to performing the RBCA and then implement the system.

You may proceed with the Remedial Action Plan. Please submit your RAP to our office within 30 days or by July 16, 1999. Please contact me at (510) 567-6765 if you have any questions.

Sincerely,

Barney M. Chan  
Hazardous Materials Specialist

C: B. Chan, files

Mr. F. Goldman, GeoSolv, LLC, 643 Oregon St., Sonoma, CA 95476  
Mr. E. Nichols, SWRCB, Cleanup Fund Program, 2014 T St., Suite 130, P.O. Box 944212,  
Sacramento, CA 94244-2120      **RAPwpap2301**

**Chan, Barney, Public Health, EH**

**From:** Geosolv [SMTP:geosolv@vom.com]  
**Sent:** Tuesday, June 08, 1999 8:44 AM  
**To:** BChan@co.alameda.ca.us  
**Cc:** GTp@worldnet.att.net  
**Subject:** Response to Barney Chan's RAP Approval to do the Workplan Letter

Dear Barney;

We have reviewed your draft workplan approval correspondence and concur. We would, however, like to perform the RBCA after a vapor extraction pilot test with associated additional soil sampling, an aquifer test, and a round of groundwater samples is collected and analyzed. At this point, we don't believe we need to perform a RBCA to justify application of a soil vapor extraction and pump and treat systems as the concentrations of hydrocarbons are very high. It is obvious. We do agree, however, that a RBCA will be needed to establish SSTLs, which will have a significant bearing on the duration and cost of cleanup. If we perform the RBCA now, it will only have to be revised later to reflect the new field data results.

We would like to prepare the RAP based upon previous concentrations of gasoline constituents in soil and groundwater. This will generate a very conservative cleanup cost scenario as the concentrations have probably gone down by now. The RAP design will undoubtedly be overdesigned, initially; however, we will have a more realistic idea about the future costs of the cleanup process. We don't want Mr. Chun to be unpleasantly surprised by expensive change orders down the road because the initial costs were based upon a more recent and more rosey picture. Even though Mr. Chun will eventually receive reimbursement from the UST Cleanup Fund, continuation of the work may depend upon Mr. Chun's ability to provide the cash flow necessary to sustain project activity. We would like to avoid waiting for the Fund to approve change orders and having to suspend project activity at some point critical to the project's success. The RBCA can then be performed based upon new field data from vapor pilot and aquifer testing. This new suite of information will establish attenuation rates of cleanup in response to real field testing and will define the duration of the process based upon SSTL's.

In summary, we would like to perform the pilot test and aquifer test initially; then perform the RBCA; then install and implement the system. We would like to include all of these activities in the RAP, now. We are concerned, that if we break up this project, "piece meal," by first performing the groundwater monitoring; then investigation and pilot testing; then investigation and aquifer testing; and then finally a RBCA; we may never see the end of this thing.

We know enough now to be able to put together a RAP and its associated costs. We also know it will have to be revised anyway. We therefore don't see any rationale for getting mired in providing additional justification to perform the cleanup. There is no question that it does have to be done by VES and pump and treat given that these clean-up methods are the industry standard for these types of site contaminants in predominantly sandy conditions.

Please let us know if the aforementioned is amenable to you.

Frank Goldman

George Pavlov

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

May 17, 1999  
StID # 3838

Mr. Wayne Chun  
265 Heron Drive  
Pittsburgh, CA 94565

**Re: Request for Technical Reports for 2301 Santa Clara Ave., Alameda CA 94501**

Dear Mr. Chun:

In our office's last correspondences with you, I commented and approved of the Corrective Action Plan (CAP) prepared by your consultant, ENSR and requested that you submit a time schedule for the implementation of the proposed dual-phase extraction system. The last letter was dated July 31, 1998. Since this time, our office has not received any reports from you.

On January 10, 1999, I was contacted by Mr. Frank Goldman of GeoSolv. He stated that you had chosen GeoSolv as your new consultant and that with some minor changes, they were proposing a similar remediation system as that proposed by ENSR. In a fax to our office, Mr. Goldman also requested a copy of the Preliminary Site Assessment Report by ESE, dated February 19, 1993. Having reviewed the County's files, I find the aforementioned report is actually dated March 31, 1993. Hopefully, you have been able to provide a copy of this report for Mr. Goldman.

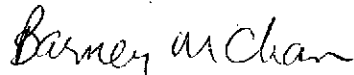
Please be aware that you are still required to submit groundwater monitoring reports on a quarterly basis or at a less frequent basis as agreed upon by our office. The last groundwater monitoring report received by our office was the Second Quarter 1998 report for the sampling conducted on May 8, 1998. Please provide our office with all subsequent monitoring event reports. Groundwater samples should be run for TPH as gasoline, BTEX and MTBE. TPH as diesel was eliminated and is believed not to be present, while the testing for halogenated volatile organic compounds (HVOCs) was reduced to semi-annually. Our office recommends that either the sample exhibiting the highest MTBE concentration or a free product sample be run for MTBE using EPA Method 8240 or 8260 for confirmation. Please have your consultant contact me if this is not your understanding of the monitoring schedule. During your monitoring, an estimate of the thickness of any free product should be made and this information should be provided to support GeoSolv's proposal not to incorporate free product removal in their CAP.

Please submit your new CAP as prepared by your new consultant. The plan, as mentioned, should include a schedule for implementation subject to receiving regulatory approval. Please be reminded the failure to submit the requested reports may result in civil liability and enforcement from the Water Board and/or the District Attorney Office. In addition, it will eliminate you from the Underground Storage Tank Cleanup Fund due to non-compliance. Please submit all monitoring reports and the CAP to our office **within 30 days or by June 21, 1999**.

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

Mr. Wayne Chun  
2301 Santa Clara Ave., Alameda CA 94501  
StID # 3838  
May 17, 1999  
Page 2.

Sincerely,



Barney M. Chan  
Hazardous Materials Specialist

C: B. Chan, files  
Mr. F. Goldman, GeoSolv, 643 Oregon St., Sonoma, CA 95476

Reprq2301

# GeoSolv, LLC

Environmental and Hydrogeological Consulting  
643 Oregon Street, Sonoma, CA 95476  
Phone: (707) 996-4227 Fax: (707) 996-7882  
*We Don't Just Work on Your Environmental Problems. We Solve Them!*



January 10, 1999

Barney Chan, REHS  
Alameda County Health Care Agency  
Environmental Protection Division  
Department of Environmental Health  
1131 Harbor Bay Parkway, 2nd Floor, Room 250  
Alameda, CA 94502

(510) 567-6700 Phone  
(510) 337-9335 Fax

**Subject: Remediation for Bill Chun's Service Station  
@ 2301 Santa Clara Ave., Alameda, CA 94501**

Dear Barney:

We met with Wayne Chun at the above site on June 26, 1999. We agreed that we GeoSolv, LLC would produce a remedial action plan with design specifications for cleanup of the soil and groundwater. We agree with the County's letter dated June 00, 1998 that the dual phase pump-and-treat/vapor extraction system is the most appropriate approach for this site as the predominant soil type is silty and clayey sand. We may consider modifications of the proposed system with augmentations such as steam injection (i.e. The most recent and cost effective technology) or recovery trenches (e.g. as opposed to extraction wells in some cases), however, we won't know for sure until we resolve the logistics and operational requirements of the remediation design layout for the site. In addition, based upon our review to date, we do not recommend that free product removal be incorporated into the proposed design as it does not appear that there is enough free product to warrant the additional cost and the proposed groundwater extraction and filtration system should accommodate <sup>th</sup> free and dissolved product.

We have reviewed what appears to be most of the previous technical reports (provided by the responsible party, Wayne Chun) associated with the project, however, will need a copy of the Preliminary Site Assessment Report, by ESE, dated February 19, 1993. Please give us a call and let us know what is the most expeditious way to obtain this information as soon as possible.

*dated  
March 31, 1993*

Sincerely,

*Franklin J. Goldman*

Franklin J. Goldman  
State Registered Geologist No. 5557  
State Certified Hydrogeologist No. 466  
CEO/GeoSolv, LLC



*George Pavlov*

George Pavlov  
Principal Geophysicist  
Field Supervisor

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

July 31, 1998  
StID # 3838

Mr. Wayne Chun  
265 Heron Drive  
Pittsburg, CA 94565

**Re: Request for Technical Reports for 2301 Santa Clara Ave., Alameda CA 94501**

Dear Mr. Chun:

In my June 26, 1998 letter to you, I provided comments on the June 1998 ENSR report. This report made recommendations for actions for further site investigation and proposed the implementation of dual-phase extraction as the most applicable remediation approach for the site. I offered a few comments and approved of this remediation approach. I then requested a comment to my letter and a timetable schedule for the implementation of ENSR's recommendations. I additionally requested copies of Figures 5 and 6 omitted in the report. I have received copies of these figures, however, I have not received the other requested information.

Pursuant to the Water Code, Section 13267 (b), you are requested to submit a technical report responding to my letter plus a time schedule for, at a minimum, the submittal of a diagram of the proposed remediation system and the application for the appropriate permits for the extraction system. Each subsequent groundwater monitoring report must include the status of this work and anticipated efforts for the next quarter. You are also reminded that substantial civil penalty exists for the failure to submit the requested information.

Please submit this technical information within 30 days or by September 1, 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. A. Gibbs, ENSR, 10324 Placer Lane, Suite 200, Sacramento, CA 95827

Rep-2301



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

June 26, 1998  
StID # 3838

Mr. Wayne Chun  
265 Heron Drive  
Pittsburg, CA 94565

Re: Corrective Action Evaluation and Feasibility Study for 2301 Santa Clara Ave.,  
Alameda, CA 94501

Dear Mr. Chun:

Our office has received and reviewed the June 1998 ENSR report referenced above for the former Bill Chun Service Station. The report provides the history of the extensive soil and groundwater investigation which has occurred at this site. Although potential off-site sources of petroleum contamination may exist, it is likely that the majority, if not all, of the groundwater contamination currently present on-site originated from the former gasoline tanks on this site. This is especially evident due to the original conditions of the former tanks observed during removal and the elevated gasoline and BTEX concentrations found in the soils taken beneath the tank.

Our office has the following comments to the recommendations of ENSR:

- Please be aware that Shell Oil Products Company performed a subsurface investigation on the former Shell site at 2300 Santa Clara Ave. on January 26, 1998. The results of this investigation appear in Cambria Environmental's February 26, 1998 report entitled "Subsurface Investigation". Cambria concluded that the source of contamination being detected in MW-8 is not from the former Shell station. Our office, at this time, concurs with this evaluation.
- In regards to the well construction of MW-1 through MW-3, please be aware that these wells were screened from 10-25' bgs, the full extent of the well. When these wells were installed in 1993, groundwater was encountered at 15'. Therefore, the assumption made by ENSR is correct i.e. the well screen is below the current depth to water and free product may be unable to collect and be removed from these wells. I have enclosed copies of the boring logs for these wells.
- Certainly any drinking or irrigation wells in the immediate proximity of this site should be either tested or discontinued their use given the potential of gasoline, BTEX and MTBE contamination in groundwater.

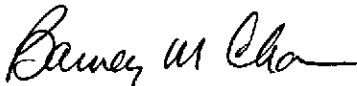
Mr. Wayne Chun  
2301 Santa Clara Ave.  
StID # 3838  
June 26, 1998  
Page 2.

- Because of the threat of the preferential groundwater migration along the mentioned sanitary sewer in the center of Oak St. you may want to perform a search for sensitive receptors along the utility, however, prior investigation indicates limited migration of groundwater along Oak St.
- In regards to determining cleanup standards for this site, our office recommends running total dissolved solids on the groundwater samples to determine potability. If the water is non-potable, concentrations exceeding MCLs may be allowed to remain. Otherwise, cleanup levels will be risk based. At this time, with the presence of liquid phase hydrocarbons in monitoring wells, a risk assessment is premature.
- Our office concurs with the proposed remediation approach, dual-phase extraction of both soil vapor and groundwater. Please insure that the wells which are pump tested are properly constructed ie the screen interval for wells tested for vapor extraction should be above groundwater.

Please provide a timetable for the implementation of the proposed recommendations after commenting or incorporating the County concerns. In addition, please have your consultant provide copies of Figures 5 and 6 as referenced in this report as they were missing from the County's copy.

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

Sincerely,



Barney M. Chan  
Hazardous Materials Specialist

Enclosure

C: B. Chan, files

Mr. A. Gibbs, ENSR, 10324 Placer Lane, Suite 200, Sacramento, CA 95827

Capfs2301

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

March 23, 1998  
StID # 3838

Mr. Wayne Chun  
265 Heron Drive  
Pittsburg, CA 94565

**RE: Request for Technical Reports for Former Service Station, 2301 Santa Clara Ave.,  
Alameda, CA 94501**

Dear Mr. Chun:

Our office has received and reviewed the recently submitted, March 17, 1998 Groundwater Monitoring Report for the above referenced site as prepared by ENSR. The results are consistent with past results. Significant sheen was noticed in monitoring wells MW-1, MW-2 and wells MW-4 through MW-6. I also noticed that the contact person from ENSR has changed once again. This letter serves to request technical reports and to get back onto the schedule previously stated in Fugro West, Inc.'s August 14, 1996 work plan. The contents of this work plan was restated in ENSR's September 24, 1997 Project Progress Report.

The work plan proposed the following five specific tasks :

- Air monitoring within the Towata Flower Shop
- Destruction of monitoring wells MW-1 and MW-2
- Installation of two on-site wells to determine the extent of floating product beneath the existing building
- Installation of five temporary groundwater sampling probes and
- Report preparation.

The work plan was later modified such that the destruction of MW-1 and MW-2 would be on hold until the feasibility study was complete. In addition, instead of installing the two on-site wells, up to three direct push probes would be advanced.

Our office has received a copy of the ENSR October 8, 1997 report regarding the air monitoring at the Towata Flower shop. The results of this study indicate that vapor volatilization into the flower shop may not be occurring. In a January 13, 1998 conversation with Mr. Dan Etheridge of ENSR, he stated that he believed that the feasibility study had been completed, however, I have not heard from him since. It appears that he is no longer the project manager. Therefore, our office requests the following :


- Please provide a copy of the feasibility study for this site and a time schedule for its implementation
- Please provide a schedule for the advancement of the previously proposed direct push probes and the temporary groundwater sampling probe

Please provide the requested information within 30 days or by April 24, 1998.

Mr. Wayne Chun  
March 23, 1998  
StID # 3838  
Page 2.

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

Sincerely,

A handwritten signature in cursive script that reads "Barney M. Chan". The signature is written in black ink and is positioned above the typed name and title.

Barney M. Chan  
Hazardous Materials Specialist

C: B. Chan, files  
Mr. Alan Gibbs, ENSR, 10324 Placer Lane, Suite 200, Sacramento CA 95827



Consulting • Engineering • Remediation

1420 Harbor Bay Parkway  
Suite 160  
Alameda, CA 94502

(510) 748-6700  
FAX (510) 748-6799  
<http://www.ensr.com>

September 24, 1997  
ENSR Project No. 8700-752

Mr. Wayne Chun  
265 Heron Drive  
Pittsburg, California 94565

**Subject: Project Progress Report**  
Former Bill Chun Service Station  
2301 Santa Clara Avenue  
Alameda, California

Dear Mr. Chun:

This letter reports the progress of current assessment work, being performed by ENSR at subject site. The work involves additional soil and groundwater assessment and an evaluation of possible corrective action (feasibility study). The assessment tasks initially proposed for this project are listed below.

Task 1	Air monitoring within the Towata Flower Shop Building, 2305 Santa Clara Avenue, Alameda	✓ done
Task 2	Destruction of existing monitoring wells MW-1 and MW-2 and Installation of MW-14	I don't think done.
Task 3	Installation of two on-site groundwater monitoring wells proposed to assess extent of floating product beneath existing building	I don't think this has been done
Task 4	Installation of five temporary groundwater sampling probes and possible installation of permanent downgradient monitoring well <i>to have the 10/6/95 work on something more recent?</i>	I don't need report
Task 5	Report Preparation	

These proposed tasks were discussed in our June 5, 1997 meeting with Ms. Juliet Shin of the Alameda County Department of Environmental Health (ACEH). In that meeting, we proposed to suspend work prescribed in Task 2 until completion of the feasibility study. Task 3 was revised: rather than install the two proposed additional groundwater monitoring wells within the existing building, ENSR recommended advancing up to three direct push sample probes. Soil and groundwater samples collected from these probes will assist in determining the presence of floating hydrocarbon product. Task 3 completion is pending access to the garage.

*I don't know*  
*I don't know*

**Current Status of In-Progress Assessment Work**

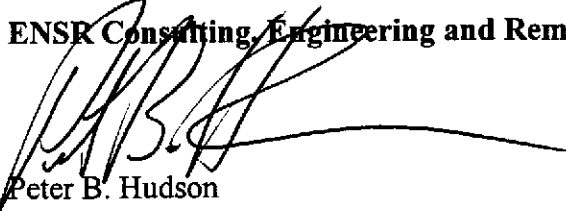
- Task 1 - Air monitoring within the Towata Flower Shop Building, 2305 Santa Clara Avenue, Alameda ENSR completed work for Task 1 on July 9, 1997. This task was conducted to determine whether hydrocarbon vapors, associated with free floating gasoline previously encountered at the subject site, were accumulating beneath the Towata Flower building. ENSR concluded that if hydrocarbon vapors are present in the subsurface soil beneath the Towata Flowers building, accumulation of these vapors was likely not occurring and thus do not present a health and safety concern. ENSR is currently preparing a letter-report of findings for monitoring work conducted under this task and expects to complete it during the week of September 29, 1997.
- Task 4 - Installation of five temporary groundwater sampling probes and possible installation of permanent down-gradient monitoring well. ENSR completed eight soil borings to assess the down-gradient extent of the dissolved hydrocarbon groundwater plume. Five soil borings were placed in a down-gradient (north) direction from the property on either sides of Oak Street. Three additional soil borings were placed on the site to obtain current soil and groundwater data. The lithology obtained from the three on-site soil borings provided ENSR sufficient data to estimate current thickness and extent of gasoline-impacted soil (smear zone). Soil and groundwater samples were submitted for analysis of total petroleum hydrocarbons as gasoline (TPH-g), benzene, toluene, ethylbenzene and xylenes (BTEX), lead, and methyl tertiary-butyl ether (MTBE). No detectable concentrations of petroleum hydrocarbons were detected in the groundwater from down-gradient, off-site sampling locations. ENSR is currently preparing a report of findings for investigative work conducted under this task and expects to complete it during the week of September 29, 1997.
- Completion of Corrective Action Feasibility ENSR is currently completing a corrective action evaluation (feasibility study). The feasibility study is intended to evaluate the overall effectiveness, timeliness and cost of alternative cleanup technologies for use at the property. The feasibility study will evaluate the use of technologies such as Oxygen Release Compound (ORC); bio-venting; excavation and disposal; and soil vapor extraction. No action with quarterly groundwater monitoring will also be considered. Depending on the results of the feasibility study, the original scope of Task 2 may be substituted for an appropriate corrective action. The California Underground Storage Tank Cleanup Fund (USTCF) concurs with the proposal to evaluate corrective action in lieu of additional assessment work. A copy of the Corrective Action Evaluation will be submitted to the ACEH for review and comment no later than the third week of October, 1997.

- Quarterly Groundwater Monitoring and Sampling ENSR will complete the third quarter, 1997 groundwater sampling and monitoring event during the week of September 29, 1997.

If you have any questions regarding the attached letter the schedule or require additional information, please call me at (510) 748-6700.

Sincerely,

**ENSR Consulting, Engineering and Remediation**



Peter B. Hudson  
Project Manager

PBH:pbh

cc: Mr. Barney Chan, Alameda County Health Agency, Department of Environmental Health

9/24/97

Mt3 w/ P. Hudson ENSR re: 2301 Santa Clara

- initial results of soil vapor samples around the Towata Flower shop were negative for volatiles.
- results of soil + grab gw in down gradient peaver punch samples were negative.
- onsite borings confirmed a contaminated zone approx 9-11' bgs.
- Will be sending letter on results above.
- will be sending later feasibility study recommending <sup>and</sup> spacing of wells.



2301 Santa Clara Ave  
94501

# Questions -

Please label Figures.

\* Missing some worksheets for zone of capture w/ calc spreadsheet (Fig 5)

on Fig 5:

- are the red dots the 6 gw extraction wells? (along Oak St) <sup>screen 7-30'</sup> they're nearby at the location of 15 wells (screen 7-131) <sup>(23)</sup> can you use any of the existing wells?
- What are the larger blue dots - injection wells? <sup>Yes</sup> <sub>screen above contaminant zone? <sup>Surface to 7'?</sup></sub>

Will the location + number of wells change based on results of SVE + <sup>(aquifer)</sup> GWE tests?

- <sup>Maybe</sup> ~~Added RFA~~ not necessary before installing system since EPA ~~is sufficient~~ <sup>Yes</sup> it'll be necessary for FUND. - or at least statement saying ~~to~~ <sup>is</sup> assumed to be migrating under adjacent bld.
- ~~Cl. ...~~

Mark Langston <sup>OK</sup> : design engineers, need written explanation why prior test (SVE + GWE) were not sufficient

approve only:

- 1) monitoring
- 2) additional aquifer & SVE tests.

No strativity data on single well pump test (3 hrs)

Alan Patton takes D. Deans place

2/23

Conv w/ M. Loughton

1. need current monitoring event.
2. need to justify extent of free product
3. \* increase vacuum to see if radius of influence can be increased  
∴ decrease # of UCV from 23 ↓

\* Slug test -

better estimate the <sup>rise</sup> surface fractal unit. Make sure you have the equip. to heat the amt of H<sub>2</sub>O.

omit:

• ~~55~~ (562) <sup>439</sup> 2368

88-63 - State Law - may become. Could be enacted 5/00  
DWR - setup use + beneficial use.

1/01

### Questions / Comments:

- 1) Need a monitoring report prior to starting remediation
- 2) Will need a RBCA verifying risk to H. H. - for just drain from ponds
- 3) Need to justify requesting another pump test + slug test.  
Pls. explain shortcomings of the VET. OK

Will the design of the gw & VE wells change based on the results of the new tests? in #, in design?

Speak about the location of the gw & VE wells + no need for onsite wells.  
~~Will there be any special attempt to remediate the effects of the~~

4. Missing Cde. spreadsheet for Fig 5.

Can any onsite wells be used for groundwater?

MW 6+7, MW 5, MW 4 (screen 7-25)      MW 1-3 (10-25) <sup>screen</sup>

5. Explain how the injection wells will be plumbed - particularly from offsite - will need water Board approval for adding surfactants -



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1420 Harbor Bay Parkway  
Suite 160  
Alameda, CA 94502  
(510) 748-6700  
FAX (510) 748-6799

June 17, 1997  
Project No. 8700-752-300

Ms. Juliet Shin, Senior Hazardous Materials Specialist  
Alameda County Health Care Services Agency  
Environmental Health Division  
1131 Harbor Bay Parkway  
Alameda, CA 94502-6577

Subject: Notes and Schedule from June 5, 1997 Meeting  
Former Bill Chun Service Station  
2301 Santa Clara Avenue, Alameda, California

Dear Ms. Shin:

I am providing you this summary of our June 5, 1997 meeting with Mr. Wayne Chun. The purpose of the meeting was to discuss the next phases of assessment and the possibility of expedited corrective action at the above referenced site. This letter includes an estimated completion schedule for the assessment work discussed in our meeting. The proposed assessment activities are presented in two previously approved work plans titled:

- *Work Plan for Further Free Product and Ground Water Assessment, Former Bill Chun Service Station,* dated August 4, 1996.
- *"Work Plan Addendum - Further Free Product and Groundwater Assessment, Former Bill Chun Service Station,"* dated October 2, 1996.

PRE-APPROVED ASSESSMENT TASKS	
Task 1	Air monitoring within the Towata Flower Shop Building, 2305 Santa Clara Avenue, Alameda.
Task 2	Destruction of existing monitoring wells MW-1 and MW-2 and Installation of MW-14
Task 3	Installation of two on-site groundwater monitoring wells proposed to assess extent of floating product beneath existing building.
Task 4	Installation of five temporary groundwater sampling probes and possible installation of permanent downgradient monitoring well.
Task 5	Report Preparation

**Items Discussed**

Topics and/or resolutions discussed in our June 5, 1997 meeting are listed below.

- ENSR and Mr. Chun will proceed with Task 1 and Task 4. ENSR is currently preparing the necessary encroachment permits and negotiating the access agreements required for these two tasks. The schedule of completion is discussed later in this letter.
- Completion of Task 2 will be suspended pending the completion of a corrective action evaluation (feasibility study). The feasibility study is intended to evaluate the overall effectiveness, timeliness and cost of alternative cleanup technologies for use at the property. The feasibility study will evaluate the use of technologies such as Oxygen Release Compound (ORC); bio-venting; excavation and disposal; and soil vapor extraction. No action with quarterly groundwater monitoring will also be considered. Depending on the results of the feasibility study, the original scope of Task 2 may be substituted for an appropriate corrective action. As we have discussed, the California Underground Storage Tank Cleanup Fund (USTCF) concurs with the proposal to evaluate corrective action in lieu of additional assessment work. The pre-approved costs for Task 2 will be directed towards the completion of the feasibility study.
- Task 3 has been revised. Rather than install the two proposed additional groundwater monitoring wells within the existing building, ENSR has recommended advancing up to three direct push sample probes. Soil and groundwater samples collected from these probes will assist in determining the presence of floating hydrocarbon product. ENSR will perform this work concurrently with Task 4. The pre-approved cost for Task 3 will contribute to the completion of the feasibility study.
- The report of findings, as proposed for Task 5, will be prepared following the completion of Task 1 and Task 4. Following the completion of air monitoring at Towata Flowers, ENSR will prepare an interim letter-report and submit a copy to the Alameda County Environmental Health Department (ACHD) for review and comment. These reports will precede the completion of the feasibility study report.
- Quarterly groundwater monitoring will take place during the month of June 1997. ENSR will begin this quarter requesting the analysis of methyl tertiary butyl ether (MTBE) for the groundwater samples. As of the March 1997 quarterly sampling event, the analysis of volatile organic compounds (VOCs) will be analyzed on a semi annual basis. Analysis for VOCs in groundwater will take place again in September 1997. VOC analysis in monitoring wells MW-3 and MW-4 will be discontinued starting in June 1997.

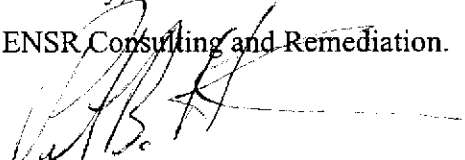
**Scheduling**

TASK	ESTIMATED COMPLETION DATE
Encroachment permits and access agreements for completion of Task 1 and 4;	June 27, 1997
Air monitoring within Towata Flower Shop building;	Week of June 30, 1997
Completion of letter-report on air monitoring at Towata Flower Shop and submittal to ACHD;	Week of July 7, 1997
Drilling and sampling of temporary groundwater sampling probes;	Week of July 7, 1997
Receipt of groundwater and soil sample results;	Week of July 21, 1997
Completion of report on soil and groundwater sampling (Task 4) and submittal to ACHD;	Week of July 28, 1997
Completion of corrective action feasibility report and submittal to ACHD.	Week of August 4, 1997

This schedule is dependent on the time required to obtain access and encroachment permits, schedule of drilling contractors, and unforeseen circumstances encountered in the field. ENSR will notify the ACHD prior to the commencement of field activities and in the event that the schedule requires alteration.

If you have questions or comments regarding the scope of work and schedule, please contact me at (510) 748.6700.

Sincerely,  
ENSR Consulting and Remediation.



Peter B. Hudson  
Project Geologist

PBH:pbh

cc: Mr. Wayne Chun  
265 Heron Drive  
Pittsburg, California



April 30, 1997



Pete Wilson  
Governor

**Cal/EPA**

**State Water  
Resources  
Control Board**

**Division of  
Clean Water  
Programs**

Mailing Address:  
P.O. Box 944212  
Sacramento, CA  
94244-2120

2014 T Street,  
Suite 130  
Sacramento, CA  
95814  
(916) 227-0746  
FAX (916) 227-4530

World Wide Web:  
<http://www.swrcb.ca.gov/~cwphome/fundhome.htm>

Mr. Wayne Chun  
Bill Chun's Service  
265 Heron Drive  
Pittsburg, CA 94565-1916

Dear Mr. Chun:

**PRE-APPROVAL OF CORRECTIVE ACTION COSTS, Claim No. 7147,  
2301 Santa Clara Avenue, Alameda, CA**

I have reviewed your request, received on March 13, 1997, for pre-approval of corrective action costs; I will place these documents in your file for future reference. I have included a copy of the "Cost Pre-Approval Request" form; please use this form in the future for requesting pre-approval of corrective action costs.

With the following provisions, the total cost pre-approved as eligible for reimbursement for completing the September 24, 1996, Fugro West, Inc. workplan, approved by the Alameda County Health Care Services Agency (County) in their October 3, 1996 letter, is **\$26,829**; see the table below for a breakdown of the costs. (The total amount eligible for reimbursement through Request No. 6 for work at your site that has been directed and approved by the County has been **\$132,417**.)

*Be aware that this pre-approval does not constitute a decision on reimbursement: all reasonable and necessary corrective action costs for work directed and approved by the County will be eligible for reimbursement per the terms of your Letter of Commitment at costs consistent with those pre-approved in this letter.*

*All future costs for corrective action must be approved in writing by Fund staff.  
Future costs for corrective action must meet the requirements of  
Article 11, Chapter 16, Underground Storage Tank Regulations.*

COST PRE-APPROVAL BREAKDOWN		
Task	Amount Pre-Approved	Comments
Task 1-Air Monitoring	\$2,526	Air monitoring pre-approved at the rate of technician. Submit air monitoring equipment invoices with reimbursement request.
Task 2-Well Destruction (MW-1 and MW-2)/Install MW-14	\$4,915	
Task 3-Installation of Two MWs	\$7,579	Deduct all costs relating to VOC analyses.
Task 4-Installation of Five GW Sample Probes	\$9,309	Pre-approved ground water wells if necessary. Deduct all VOC analyses.
Task 5-Report Preparation	\$2,500	
<b>TOTAL PRE-APPROVED</b>	<b>\$26,829</b>	



Recycled Paper

*Our mission is to preserve and enhance the quality of California's water resources, and ensure their proper allocation and efficient use for the benefit of present and future generations.*

- The actual costs and scope of work performed must be consistent with this pre-approval for it to remain valid.
- The work products must be acceptable to the County and the Regional Water Quality Control Board.
- It is my opinion that it is unnecessary to obtain three bids for this scope of work; the Fund's three bid requirement is waived for this scope of work.
- If a different scope of work becomes necessary, then you must request pre-approval of costs for the new scope of work.
- Although I have referred to the Fugro West, Inc. proposal in my pre-approval above, please be aware that you will be entering into a private contract: the State of California cannot compel you to sign any specific contract. This letter pre-approves the costs as presented by Fugro West, Inc. for conducting the work approved by the County for implementing the September 24, 1996, Fugro West, Inc. workplan.

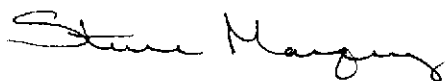
I also want to remind you that the Fund's regulations require that you obtain at least three bids, or a bid waiver from Fund staff, from qualified firms for all necessary corrective action work. The legislation governing the Fund requires that the Fund assist you in procuring contractor and consultant services for corrective action. If you need any assistance in contracting for corrective action services, don't hesitate to call me.

Please remember that it is still necessary to submit the actual cost of the work as explained in the Reimbursement Request Instructions to confirm that the costs are consistent with this pre-approval before you will be reimbursed. *To make this easier, insure that your consultant prepares his invoices to match the format of the original estimate, and provides reasonable explanations for any changes made in the scope of work or increases in the costs. When the invoices are submitted you must include copies of all:*

- subcontractor invoices,
- technical reports, when available, and
- applicable correspondence from the County.

Please call if you have any questions; I can be reached at the above number.

Sincerely,



Steve Marquez, WRCE  
Underground Storage Tank Cleanup Fund Program

Enclosure

cc: Ms. Juliet Shin  
Alameda County Health Care Services Agency  
1131 Harbor Bay Parkway, Suite 250  
Alameda, CA 94502

RECEIVED  
GENERAL ACTION  
MAY 5 AM 8:10





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 3, 1996

Mr. Wayne Chun  
Bill Chun's Service Station  
265 Heron Drive  
Pittsburg, CA 94565-1916

STID 3838

Re: Workplan for investigations at the Former Bill Chun Service Station, located at 2301 Santa Clara Avenue, Alameda, California

Dear Mr. Chun,

This office has reviewed Fugro West, Inc.'s (Fugro) August 14, 1996 Workplan and Fugro's October 2, 1996 Addendum to the Workplan. The workplan, in combination with the addendum, is acceptable to this office, with the following reminders:

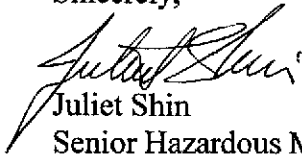
- o Please be reminded that Zone 7 permits are required for the destruction of Wells MW-1 and MW-2.
- o It is the understanding of this office that corrective action measures will be taken to remediate the floating product and possibly contain the plume from further migration immediately following this next phase of work.
- o Please wait a minimum of 24 hours after installing the wells before developing the wells, in order to prevent any potential volatilization of aromatics in the groundwater samples.

Per the workplan, field work will begin within two weeks of this letter. A report documenting the work should be submitted to this office within 45 days after completing all field activities. Immediate attempts should be made to work with Towata Flowers in obtaining access approval for vapor investigations at that site.

If you have any questions or comments, please contact me at (510) 567-6763.

Mr. Wayne Chun  
Re: 2301 Santa Clara Ave.  
October 3, 1996  
Page 2 of 2

Sincerely,

A handwritten signature in cursive script, appearing to read "Juliet Shin".

Juliet Shin  
Senior Hazardous Materials Specialist

cc: Peter B. Hudson  
Fugro West, Inc.  
44 Montgomery St., Ste 1010  
San Francisco, CA 94104

Acting Chief

ALAMEDA COUNTY  
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



RAFAT A. SHAHID, DIRECTOR

April 3, 1996

Mr. Wayne Chun  
Bill Chun's Service Station  
265 Heron Drive  
Pittsburg, CA 94565-1916

Alameda County Environmental Health Div.  
Environmental Protection Services  
1131 Harbor Bay Parkway, Room 250  
Alameda CA 94502-6577  
(510)567-6700 fax: (510)337-9335

STID 3838

Re: Investigations at 2301 Santa Clara Ave., Alameda, California

Dear Mr. Chun,

In response to your request on April 6, 1996, you may switch the frequency of monitoring from quarterly to semi-annual for the following wells: 1) Wells MW-4 and MW-10 because they have only identified very low concentrations; 2) Wells MW-1 and MW-2 because elevated concentrations, indicative of free product, have consistently been identified in these wells and wells with free product are generally not sampled; and 3) Well MW-8 because the contamination identified in this well is upgradient and appears to be attributable to the former Shell Service Station. If, at some point, significant increases in contaminant concentrations are noted in any of these wells, you may be required to switch back to quarterly sampling for those wells.

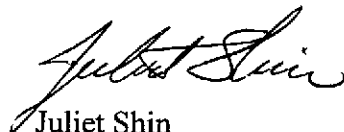
This office is requesting that the change in monitoring frequencies be implemented **after** this next sampling event. Due to the fact that groundwater samples collected from Wells MW-1 and MW-2 in 1993 identified levels of 1,2-dichloroethane (1,2-DCE), this office is requesting that **all** the eleven monitoring wells be sampled in the next monitoring event and analyzed for halogenated volatile organic compounds (HVOCs). Depending on the concentrations identified, you may not need to continue analysis for HVOCs in some of the wells.

Per our conversation on April 6, 1996, it appears that a potential threat to human health can be presumed for the site without conducting a formal risk assessment, due to the extensive amounts of free product on site. Therefore, instead of focusing your efforts on a risk assessment at this time, your emphasis should be on implementing the following: 1) characterizing the plume beneath the existing building on site and the adjacent Towata building; 2) proposing some sort of source removal to eliminate the potential human health hazard and to reduce contaminant concentrations in the groundwater; and 3) further delineate the lateral extent of the plume downgradient of the site (to the northeast and east). A work plan addressing these concerns should be submitted to this office **within 60 days** of the date of this letter. The work plan should address the feasibility of different approaches for source removal.

Mr. Wayne Chun  
Re: 2301 Santa Clara Ave.  
April 3, 1996  
Page 2 of 2

If you have any questions or comments, please feel free to contact me at (510) 567-6763.

Sincerely,



Juliet Shin  
Senior Hazardous Materials Specialist

cc: William Bassett, Jr.  
Fugro West, Inc.  
44 Montgomery St., Ste 1010  
San Francisco, CA 94104

**Acting Chief-File**

ALAMEDA COUNTY  
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



RAFAT A. SHAHID, DIRECTOR

DEPARTMENT OF ENVIRONMENTAL HEALTH  
1131 Harbor Bay Parkway  
Alameda, CA 94502-6577  
(510) 567-6777

February 20, 1996

Mr. R. Jeff Granberry  
Shell Oil Co.  
1390 Willow Pass Road, Ste 900  
Concord, CA 94520

Re: Required investigations at the Former Shell Service Station, located at 2300 Santa Clara Ave., Alameda, CA

Dear Mr. Granberry,

Per our conversation on February 20, 1996, Well MW-8 and boring P7 were recently installed along the border of the above former Shell Service Station, as part of ongoing investigations at Bill Chun's Service Station, located at 2301 Santa Clara Avenue, which is hydraulically downgradient of the former Shell site (please refer to attached figure showing sample locations and results). Analysis results of groundwater samples collected from Well MW-8 and boring P7 identified up to 46,000 parts per billion (ppb) Total Petroleum Hydrocarbons as gasoline (TPHg) and 260 ppb benzene. Based on the fact that these contaminant concentrations were significantly greater than the concentrations identified immediately downgradient of the site, across Santa Clara Avenue, it appears that the observed contamination is resulting, at least in part, from the former Shell underground storage tanks (USTs).

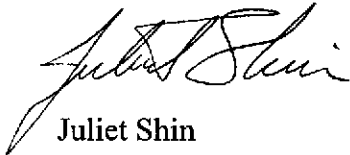
Fugro West, Inc., consultants to Bill Chun's Service Station, conducted a file search at the City of Alameda Fire Department and discovered that four 290-gallon USTs were installed at the former Shell Service Station in 1922 and removed in January 1939. These USTs were replaced by five other USTs, which were subsequently removed in November 1950.

This office is requesting that Shell Oil Company conduct further assessments and investigations to confirm whether or not the contamination observed in Well MW-8 and P7 is, in fact, resulting from the site and to determine the extent and severity of any soil and groundwater contamination resulting from the site. **A work plan addressing this work should be submitted to this office within 45 days of the date of this letter.**

Your investigations may require that you obtain additional information regarding investigations at Bill Chun's Service Station. If you need any information on investigations at this site, or you have any questions, please feel free to contact me at (510) 567-6763.

Mr. R. Jeff Granberry  
Re: 2300 Santa Clara Ave.  
February 20, 1996  
Page 2 of 2

Sincerely,



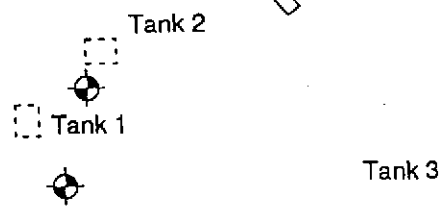
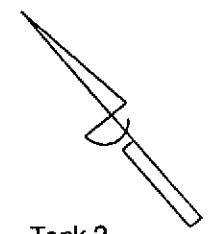
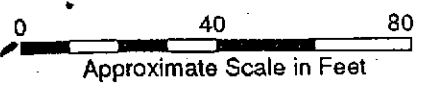
Juliet Shin  
Senior Hazardous Materials Specialist

**ATTACHMENT**

cc: Mr. Wayne Chun  
265 Heron Drive  
Pittsburg, CA 94565-1916

William Bassett, Jr.  
Fugro West, Inc.  
44 Montgomery St., Ste 1010  
San Francisco, CA 94104

Acting Chief-File



Former Alameda City Hall  
2263 Santa Clara Avenue

**NOTES:**

Site Vicinity Map After Plat by Ronald R. Archer  
Licensed Surveyor  
Date: 11/29/95

All Locations Are Approximate

**LEGEND**

- Monitoring Well
- ND TPH-g in parts per billion
- ND Benzene in parts per billion
- Vapor Extraction Well
- Soil Boring
- Powerpunch Sampling Location
- ND Not Detected
- FP Free Product
- Fence

OAK STREET

Alameda Times-Star Building

Concrete Parking Area

Asphalt Driveway  
P6 22,000 3,600  
P3 ND ND

Existing Building

Existing Building

Towata's Flowers

Existing Greenhouse

**SITE**

Existing Canopy  
Existing Building

2305 Santa Clara Avenue

SANTA CLARA AVENUE

Former Shell Gas Station  
(2300 Santa Clara Avenue)

Sewer Manhole

DISTRIBUTION MAP OF TPH-g AND BENZENE IN GROUND WATER October 6, and November 29, 1995

FIGURE 4



DRAWN BY:  
J. Scruggs  
DATE:  
January 3, 1996  
REVISED BY:  
DATE:

Former Bill Chun Service Station  
2301 Santa Clara Avenue  
Alameda, CA

PROJECT NUMBER:  
95-37-0431

ALAMEDA COUNTY  
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



RAFAT A. SHAHID, DIRECTOR

DEPARTMENT OF ENVIRONMENTAL HEALTH

1131 Harbor Bay Parkway  
Alameda, CA 94502-6577  
(510) 567-6777

February 20, 1996

Mr. Wayne Chun  
Bill Chun's Service Station  
265 Heron Drive  
Pittsburg, CA 94565-1916

STID 3838

Re: Investigations at 2301 Santa Clara Ave., Alameda, California

Dear Mr. Chun,

This office has reviewed over Fugro West, Inc.'s (Fugro) January 1996 report, documenting recent groundwater assessment results. Free product and elevated levels of soil and groundwater contamination both on and off site continue to be identified. Due to the potential for this contamination to pose a health threat to adjacent active businesses overlying the contaminant plume, further investigations and assessments will be required to determine how much of a current threat, if any, this contamination poses. This work should take first priority.

Additionally, this office concurs with Fugro's recommendations in the report. Better delineation of the observed free product needs to be conducted, which includes the areas beneath the on-site building and the Towata's Flower (Towata) building (located at 2305 Santa Clara Ave). Further characterization of the dissolved-phase hydrocarbons and soil contamination to the north/northeast and east towards Towata also needs to be conducted. It appears that the elevated contaminant concentrations identified on the Towata site is resulting from your site. This office reviewed the analytical results of soil samples collected beneath the former 500-gallon gasoline tank at the Towata site, and little to no TPHg or BTEX was identified in soil samples collected from beneath this tank or from the excavated material.

In response to Fugro's January 22, 1996 letter, plume containment measures are not required at this time. Containment measures may be required at a later date if further characterization of the contaminant plume indicates that the plume is migrating at a substantial rate, or if a human health or environmental threat is identified. Plume containment requirements could be addressed with remediation systems, such as enhanced bioremediation or air sparging and vapor extraction systems, in place of or in conjunction with the classic groundwater extraction system.

Quarterly groundwater sampling and product removal shall continue at the site. The next groundwater sampling event at the site should be conducted in February or March 1996.



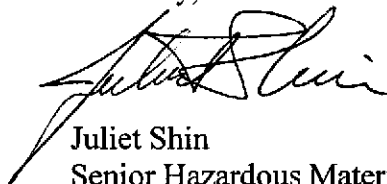
Mr. Wayne Chun  
Re: 2301 Santa Clara Ave.  
February 20, 1996  
Page 2 of 2

Based on the elevated concentrations of TPHg and BTEX identified in Well MW-8 and boring P7 located upgradient from your site at the Former Shell Gas Station (2300 Santa Clara Avenue), it appears that there has been a release from this former Shell station and that the resulting contaminant plume may be commingling with your plume. At this time, this office will not be requiring you to further delineate the observed contamination upgradient of your site, to the south/southwest.

The requested human health risk assessment should be prepared and submitted to this office within 45 days of the date of this letter. Additionally, a work plan addressing further characterization of the free product and plume should be submitted to this office within 60 days of the date of this letter.

If you have any questions or comments, please feel free to contact me at (510) 567-6763.

Sincerely,



Juliet Shin  
Senior Hazardous Materials Specialist

cc: William Bassett, Jr.  
Fugro West, Inc.  
44 Montgomery St., Ste 1010  
San Francisco, CA 94104

Acting Chief-File

Notes

2/15/96

NOTES

- o Need to immediately address the potential human health threat for any on-site buildings or off-site neighboring properties based on RBCA.
- o On-going free-product recovery by manual bailing...Should any other efforts be made towards free product recovery?
- o Could the PRB that fell into Well MW-7 be causing any impact to gw?
- o Although Wells MW-1 and MW-2 are not screening properly to identify free product, was any free product identified in these wells during their installation? Why were these wells screened incorrectly, if you knew that water table was at approximately 9-feet bgs? What other alternatives are there for determining the extent of free product?
- o Although there is only one drinking water well within 0.5-mile radius of the site at Alameda High School, are there any other active wells, not necessarily drinking water wells, located near the site? Can I get a copy of the well survey info?
- o Can fuel fingerprinting be conducted to confirm that some of the upgradient contamination is resulting from Shell? Additionally, could some of the weathered gasoline identified upgradient be attributable to the utility lines along Santa Clara Ave? The benzene levels on the former Shell site appear to be higher than immediately downgradient of the site indicating that the street could be yet another source.
- o In response to Section 5.4.2 on page 14 of the report, P4 is not located between MW-11 and on-site sources, and the lack of contaminants identified in P4 is not proof enough that the contaminants in MW-11 are from another source. Contaminants in MW-11 could have been deposited there years ago by the site if gradient flowed in this direction for only a short period of time. This could explain the more weathered nature of this contamination. There are buildings in the area that could have created preferential flow paths
- o Check our records for any contamination at 2305 Santa Clara Ave. (Towata Nursery) Also check 2314 and 2318 Santa Clara, which are both upgradient of the site.
- o Building not currently being used.
- o Try and install well in building to delineate the extent of product, etc.
- o Bioremediation using ORC is an option.
- o Need to write letter to Shell re 2300 Santa Clara Ave.

NOTES



FUGRO WEST, INC.

44 Montgomery Street, Suite 1010  
San Francisco, CA 94104  
Tel: (415) 296-1041  
Fax: (415) 296-0944

January 22, 1996  
Project No. 9537-0431A

Ms. Juliet Shin  
Alameda County Environmental Health Department  
Environmental Protection Division  
1131 Harbor Bay Parkway, Suite 250  
Alameda, CA 94502

**Former Bill Chun Service Station**  
2301 Santa Clara Avenue  
Alameda, California

Dear Ms. Shin,

As we discussed in a telephone conversation on January 17, 1995, implementation of ground water migration control measures at the former Bill Chun Service Station located at 2301 Santa Clara Avenue in Alameda, California (Subject Property) has been delayed due to site conditions.

On the basis of the results of recently-performed subsurface assessment activities, Fugro West, Inc., (Fugro) believes implementation of the proposed ground water extraction system may cause migration of dissolved hydrocarbons associated with one or more offsite sources onto the Subject Property. In addition, the horizontal extents of free product at the Subject Property are not fully defined at this time, and may include areas within the capture zone of the proposed ground water extraction system.

Therefore, Fugro proposes to perform additional assessment of the horizontal extents of free product at the Subject Property, and to perform computer modeling of ground water flow at the Subject Property to assess the effect(s) of the proposed ground water extraction system on the dissolved hydrocarbons associated with offsite sources and the free product at the Subject Property. If the proposed ground water migration control method is not considered feasible, Fugro will propose an alternate method to control migration of additional hydrocarbons off the Subject Property.

*What is the alternate method?*

Details regarding the assessment results summarized above are included in an assessment report currently being prepared by Fugro. The report also contains the recommendations described above. If the Environmental Protection Division (EPD) concurs with Fugro's recommendations, Fugro will submit proposals to implement the recommendations to EPD and



Ms. Juliet Shin  
January 22, 1996 (9537-0431A)



Mr. Wayne Chun. Fugro will proceed with additional assessment of free product and ground water modeling immediately upon receipt of notice to proceed from Mr. Chun. We understand that Mr. Chun will seek pre-approval of assessment and modeling costs from the California UST Cleanup Fund prior to issuing a notice to proceed to Fugro.

If you have any questions regarding this project, please call Mr. William Bassett at (415) 296-1041.

Sincerely,

**FUGRO WEST, INC.**

A handwritten signature in black ink that reads "W. E. Bassett, Jr." in a cursive style.

William E. Bassett, Jr.  
Project Environmental Scientist

A handwritten signature in black ink that reads "Steve Boudreau" in a cursive style.

Stephen J. Boudreau *SM*  
Regional Branch Manager  
Senior Environmental Engineer

c: Wayne Chun  
Julie Rose, Randick and O'Dea

WEB:amg

ALAMEDA COUNTY, DEPARTMENT OF  
ENVIRONMENTAL HEALTH  
Hazardous Materials Inspection Form

II, III

white -env.health  
yellow -facility  
pink -files

Site ID # 3838 Site Name Bill Chiu's Station Today's Date 7/11/95

II.A BUSINESS PLANS (Title 19)

- 1. Immediate Reporting 2703
- 2. Bus. Plan Stds. 25503(b)
- 3. RR Cars > 30 days 25503.7
- 4. Inventory Information 25504(a)
- 5. Inventory Complete 2730
- 6. Emergency Response 25504(b)
- 7. Training 25504(c)
- 8. Deficiency 25505(a)
- 9. Modification 25505(b)

Site Address 2301 Santa Clara

City Alameda Zip 94501 Phone \_\_\_\_\_

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

Inspection Categories:

- I. Haz. Mat/Waste GENERATOR/TRANSPORTER
- II. Business Plans, Acute Hazardous Materials
- III. Underground Tanks

II.B ACUTELY HAZ MATS

- 10. Registration Form Filed 25533(a)
- 11. Form Complete 25533(b)
- 12. RMPP Contents 25534(c)
- 13. Implement Sch. Req'd? (Y/N)
- 14. OffSite Conseq. Assess. 25524(c)
- 15. Probable Risk Assessment 25534(d)
- 16. Persons Responsible 25534(g)
- 17. Certification 25534(f)
- 18. Exemption Request? (Y/N) 25536(b)
- 19. Trade Secret Requested? 25538

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

III. UNDERGROUND TANKS (Title 23)

- |  |   |
|--|---|
| General                                    | <input type="checkbox"/> 1. Permit Application 25284 (H&S)                              |
|  | <input type="checkbox"/> 2. Pipeline Leak Detection 25292 (H&S)                         |
|  | <input type="checkbox"/> 3. Records Maintenance 2712                                    |
|  | <input type="checkbox"/> 4. Release Report 2651   |
|  | <input type="checkbox"/> 5. Closure Plans 2670  |
| Monitoring for Existing Tanks              | <input type="checkbox"/> 6. Method  |
|  | 1) Monthly Test   |
|  | 2) Daily Vadose<br>Semi-annual groundwater<br>One time soils                            |
|  | 3) Daily Vadose<br>One time soils<br>Annual tank test                                   |
|  | 4) Monthly Gndwater<br>One time soils   |
|  | 5) Daily Inventory<br>Annual tank testing<br>Cont pipe leak det<br>Vadose/gndwater mon. |
|  | 6) Daily Inventory<br>Annual tank testing<br>Cont pipe leak det                         |
|  | 7) Weekly Tank Gauge<br>Annual tank tising  |
|  | 8) Annual Tank Testing<br>Daily Inventory   |
|  | 9) Other _____  |
|  | <input type="checkbox"/> 7. Precis Tank Test 2643                                       |
|  | Date: _____   |
|  | <input type="checkbox"/> 8. Inventory Rec. 2644   |
|  | <input type="checkbox"/> 9. Soil Testing 2646   |
|  | <input type="checkbox"/> 10. Ground Water. 2647   |
| New Tanks                                  | <input type="checkbox"/> 11. Monitor Plan 2632  |
|  | <input type="checkbox"/> 12. Access. Secure 2634  |
|  | <input type="checkbox"/> 13. Plans Submit 2711  |
|  | Date: _____   |
| <input type="checkbox"/> 14. As Built 2635 |   |
| Date: _____                                |   |

Manifest #  
95101131

Comments:  
Came out to observe removal of 55-gallon waste oil UST. Tank was filled to the top w/ sand. The tank appears to be a 55-gallon drum that was converted into a waste oil storage container. Drum is pitted & corroded w/ slight odor and no apparent holes. Some of the more shallow soil in pit appeared to be filled w/ asphalt particles. The sample from beneath the drum was sandy w/ no odor or staining. No groundwater observed in pit. One sample (discreet) for possible reuse. Drum was upright.

~~JS~~

Contact: Roxanne Subsurface  
Title: Roxanne Hans  
Signature: contractor

Inspector: Juliet Shin  
Signature: Juliet Shin

II, III

white -env.health  
 yellow -facility  
 pink -files

ALAMEDA COUNTY, DEPARTMENT OF ENVIRONMENTAL HEALTH

1131 Harbor Bay Pkwy.  
 Suite 250  
 Alameda, CA 94502-6577  
 (510) 567-6700

Hazardous Materials Inspection Form

II, III

Site ID # 3838 Name Bill Chu's Station Today's Date 11/16/95

II.A BUSINESS PLANS (Title 19)

- 1. Immediate Reporting 2703
- 2. Bus. Plan Stds. 25503(b)
- 3. RR Cars > 30 days 25503.7
- 4. Inventory Information 25504(a)
- 5. Inventory Complete 2730
- 6. Emergency Response 25504(b)
- 7. Training 25504(c)
- 8. Deficiency 25505(a)
- 9. Modification 25505(b)

Site Address 2301 Santa Clara

City Alameda Zip 94501 Phone \_\_\_\_\_

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

Inspection Categories:

- I. Haz. Mat/Waste GENERATOR/TRANSPORTER
- II. Business Plans, Acute Hazardous Materials
- III. Underground Tanks

II.B ACUTELY HAZ. MATLS

- 10. Registration Form Filed 25533(a)
- 11. Form Complete 25533(b)
- 12. RMPP Contents 25534(c)
- 13. Implement Sch. Req'd? (Y/N)
- 14. OffSite Conseq. Assess. 25524(c)
- 15. Probable Risk Assessment 25534(d)
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- 17. Certification 25534(i)
- 18. Exemption Request? (Y/N) 25536(b)
- 19. Trade Secret Requested? 25538

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

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- 6. Method
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- 2) Daily Vadose
- Semi-annual groundwater
- One time soils
- 3) Daily Vadose
- One time soils
- Annual tank test
- 4) Monthly Gndwater
- One time soils
- 5) Daily Inventory
- Annual tank testing
- Cont pipe leak det
- Vadose/gndwater mon.
- 6) Daily Inventory
- Annual tank testing
- Cont pipe leak det
- 7) Weekly Tank Gauge
- Annual tank testing
- 8) Annual Tank Testing
- Daily Inventory
- 9) Other
- 7. Precs Tank Test 2643
- Date: \_\_\_\_\_
- 8. Inventory Rec. 2644
- 9. Soil Testing 2646
- 10. Ground Water. 2647
- 11. Monitor Plan 2632
- 12. Access. Secure 2634
- 13. Plans Submit 2711
- Date: \_\_\_\_\_
- 14. As Built 2635
- Date: \_\_\_\_\_
- Monitoring for Existing Tanks**
- New Tanks**

Manifest #  
 95101131

**Comments:**  
 Came out to observe removal of 55-gallon waste oil UST. Tank was pulled to the top w/ sand. The tank appears to be a 55-gallon drum that was converted into a waste oil storage container. Drum is pitted & corroded w/ slight odor and no apparent holes. Some of the more shallow soil in pit appeared to be full w/ asphalt particles. The sample from beneath the drum was sandy w/ no odor or staining. No groundwater observed in pit. One sample (dissect) for possible reuse. Drum was upright.

~~JS~~

Contact: Roxanne Subsurface

Title: Roxanne Harris

Signature: Contractor

Inspector: Juliet Shun

Signature: Juliet Shun

II, III



2301 Santa Clara Ave, Alameda 11/16/95  
05517303103-24 2784 0211  
COPIES & ENLARGEMENTS CALL 800-421-1030  
Location of soil sample - Juliet S.



2301 Santa Clara Ave, Alameda 11/10/95  
05517303103-24 2786 0211  
COPIES & ENLARGEMENTS CALL 800-421-1030  
55-gallon waste oil - Juliet S.



2301 Santa Clara Ave, Alameda 11/16/95  
05517303103-24 2785 0211  
COPIES & ENLARGEMENTS CALL 800-421-1030  
55-gallon drum converted into waste oil storage - Juliet S.

7. Task 7 Report

a. Report

\$

Total Cost for Section 7.

\$

Grand Total

Alternative a. section 2

\$

Alternative b. section 2

\$



Juliet Shin 10/31/95  
Juliet Shin

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

1131 HARBOR BAY PARKWAY, STE 250  
ALAMEDA, CA 94502-6577  
TELE: (510) 567-6700  
FAX: (510) 337-9335

ACCEPTED

Underground Storage Tank Closure Permit Application  
Alameda County Division of Hazardous Materials  
1131 Harbor Bay Parkway, Suite 250  
Alameda, CA 94502-6577

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 or construction/abatement.

One copy of the accepted plans must be on the job and available to all contractors and craftsmen involved in the removal.

Any changes or alterations of these plans and specifications must be submitted to this Department and to the State and Building Inspectors Department to determine if such changes meet the requirements of State and local laws. Notify this Department at least 72 hours prior to the starting required inspections:

- Removal of Tanks and Piping
- Sampling
- Final inspection

Issuance of a permit to operate, b) removal of the closure, is dependent on compliance with applicable laws and all applicable laws and regulations.

THERE IS A FINANCIAL PENALTY FOR NOT OBTAINING THESE INSPECTIONS.

Contact Specialist:

*Please comply w/ comments in red ink. Please notify this office at least one week prior to removal.*

UNDERGROUND TANK CLOSURE PLAN

\*\*\* Complete according to attached instructions \*\*\*

1. Business Name Bill Chun's Texaco Service Station  
Business Owner Wayne & Lily Chun
2. Site Address 2301 Santa Clara Ave  
City Alameda Zip CA Phone (510)432-7793
3. Mailing Address 265 Heron Drive  
City Pittsburg Zip 94565 Phone (510)432-7793
4. Land Owner Wayne & Lily Chun  
Address 265 Heron Dr. City, State Pittsburg, CA Zip 94565
5. Generator name under which tank will be manifested Bill Chun's Texaco Service Station  
EPA I.D. No. under which tank will be manifested CAC001206824

50 OCT 26 PM 3:39  
HARRISON  
MILWAUKEE

6. Contractor Subsurface Environmental Corp.  
 Address 1746-18th Street, Suite C  
 City San Francisco, CA 94107 Phone (415) 863-8100  
 License Type "A" HAZ MAT ID# 618766

\*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 N/A  
 Address \_\_\_\_\_  
 City \_\_\_\_\_ Phone \_\_\_\_\_

8. Contact Person for Investigation  
 Name Roxanne Harris Title President  
 Phone (415) 863-8100

9. Number of tanks being closed under this plan 1  
 Length of piping being removed under this plan No piping being removed  
 Total number of tanks at facility 1

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 N/A EPA I.D. No. \_\_\_\_\_  
 Hauler License No. \_\_\_\_\_ License Exp. Date \_\_\_\_\_  
 Address \_\_\_\_\_  
 City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_

b) Product/Residual Sludge/Rinsate Disposal Site

Name N/A EPA I.D. No. \_\_\_\_\_  
 Address \_\_\_\_\_  
 City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_

## c) Tank and Piping Transporter

Name Erickson, Inc. EPA I.D. No. CAD009466392  
 Hauler License No. 019 License Exp. Date May 1996  
 Address 255 Parr Blvd.  
 City Richmond State CA Zip 94801

## d) Tank and Piping Disposal Site

Name same as above EPA I.D. No. \_\_\_\_\_  
 Address \_\_\_\_\_  
 City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_

## 11. Experienced Sample Collector

Name Daniel Etheredge  
 Company Subsurface Environmental Corp  
 Address 1796 - 18th Street, Suite C  
 City San Francisco State CA Zip 94107 Phone (415)863-8100

## 12. Laboratory

Name McC Campbell Analytical  
Geochem Environmental Laboratories  
 Address 110 2nd Ave. South, Unit D7  
780 Montague Expressway, Suite 404  
 City San Jose Pacheco State CA Zip 95131-9453  
 State Certification No. 1644

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

If yes, describe. \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

## 14. Describe methods to be used for rendering tank inert

10 lbs dry ice

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)		
55 Gals.	Waste oil	Soil	Fill end of Tank hole MAX. 2' below bottom of Tank

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	
Stockpiled Soil Volume (Estimated)	Sampling Plan
1 yard	4 point composite

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
Waste oil	TPH-G (5030)	EPA modified (8015)	1.0 ppm
	BTEX (5030)	EPA modified (8020)	0.005 to 0.5 ppm
	TPH-D (3550)	EPA modified (8015)	<del>10.0</del> 1 ppm
	Oil & Grease (5520 D&G)	EPA (418.1)	5.0 ppm
	Chlorinated Hydrocarbons (5030)	EPA (8010)	5.0
	Five Metals (3050)	EPA (6010)	Cd .05
	Per Table #2 of the Tri-Valley Regional Guidelines, Method 8270 analysis is also required for PCB, PCP, PNA, & creosote		Cr .50
			Pd .50
			Zn .25
			Ni .50
	<u>H<sub>2</sub>O Samples</u>		
			TPH <sub>G</sub> - <del>0.5 ppm</del> 50 ppb
			BTEX - 0.5 ppb
			TPH <sub>D</sub> - 50 ppb
			TOG - 5,000 ppb

} Soil

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

18. Submit Worker's Compensation Certificate copy

Name of Insurer State Compensation Insurance Fund Policy #1291679-95

19. Submit Plot Plan (See Instructions)

20. Enclose Deposit (See Instructions)

21. 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)

22. 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.

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

I 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 this plan is approved.

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

I 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.

Once 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) Elaine Smit

Signature Elaine Smit

Date 10/25/95

Signature of Site Owner or Operator

Name (please type) Wayne Chun

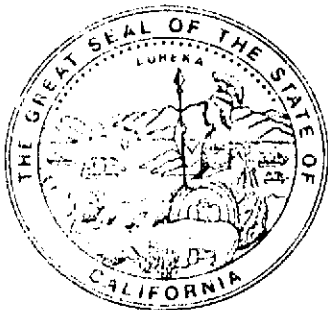
Signature Wayne Chun by Elaine Smit

Date 10/25/95

State of California  
Contractors State License Board

Pursuant to Chapter 9 of Division 3 of the Business and Professions Code  
and the Rules and Regulations of the Contractors State License Board,  
the Registrar of Contractors does hereby issue this license to:

SUBSURFACE ENVIRONMENTAL CORP



to engage in the business or act in the capacity of a contractor  
in the following classification(s):

A - GENERAL ENGINEERING CONTRACTOR  
HAZ - HAZARDOUS SUBSTANCES REMOVAL  
ASB - ASBESTOS



Witness my hand and seal this day,

May 4, 1995

Issued May 3, 1991

CERTIFIED COPY

*Roxanne Davis*  
Signature of Licensee

*Roxanne Davis*  
Signature of License Qualifier

*Paul W. Johnson*  
Registrar of Contractors

618766

License Number

This license is the property of the Registrar of Contractors, is not  
transferrable, and shall be returned to the Registrar upon demand  
when suspended, revoked, or invalidated for any reason. It becomes  
void if not renewed.

**STATE  
COMPENSATION  
INSURANCE  
FUND**

P.O. BOX 420807, SAN FRANCISCO, CA 94142-0807

**CERTIFICATE OF WORKERS' COMPENSATION INSURANCE**

OCTOBER 25, 1995

POLICY NUMBER: 1291679 - 95  
CERTIFICATE EXPIRES: 2-21-96

ALAMEDA COUNTY HEALTH CARE SERVICES AGENCY  
HUMAN RESOURCES DIVISION  
1131 HARBOR WAY PARKWAY, SUITE 250  
ALAMEDA CA 94502

This is to certify that we have issued a valid Workers' Compensation insurance policy in a form approved by the California Insurance Commissioner to the employer named below for the policy period indicated.

This policy is not subject to cancellation by the Fund except upon ten days' advance written notice to the employer.

We will also give you TEN days' advance notice should this policy be cancelled prior to its normal expiration.

This certificate of insurance is not an insurance policy and does not amend, extend or alter the coverage afforded by the policies listed herein. Notwithstanding any requirement, term, or condition of any contract or other document with respect to which this certificate of insurance may be issued or may pertain, the insurance afforded by the policies described herein is subject to all the terms, exclusions and conditions of such policies.

  
PRESIDENT

EMPLOYER'S LIABILITY LIMIT INCLUDING DEFENSE COSTS: \$ 1,000,000 PER OCCURRENCE

**EMPLOYER**

SUBSOPAC'S ENVIRONMENTAL, INC.  
1706 - 15TH STREET EC  
SAN FRANCISCO CA 94107



STATE OF CALIFORNIA  
STATE WATER RESOURCES CONTROL BOARD  
**UNDERGROUND STORAGE TANK PERMIT APPLICATION - FORM A**



COMPLETE THIS FORM FOR EACH FACILITY/SITE

MARK ONLY ONE ITEM	<input type="checkbox"/> 1 NEW PERMIT	<input type="checkbox"/> 3 RENEWAL PERMIT	<input type="checkbox"/> 5 CHANGE OF INFORMATION	<input checked="" type="checkbox"/> 7 PERMANENTLY CLOSED SITE
	<input type="checkbox"/> 2 INTERIM PERMIT	<input type="checkbox"/> 4 AMENDED PERMIT	<input type="checkbox"/> 6 TEMPORARY SITE CLOSURE	

**I. FACILITY/SITE INFORMATION & ADDRESS - (MUST BE COMPLETED)**

DBA OR FACILITY NAME <i>Bill Chun's Texaco Service</i>		NAME OF OPERATOR <i>Wayne Chun</i>		
ADDRESS <i>2301 Santa Clara Avenue</i>		NEAREST CROSS STREET <i>Oak St</i>	PARCEL # (OPTIONAL)	
CITY NAME <i>Alameda</i>		STATE <i>CA</i>	ZIP CODE <i>94501</i>	SITE PHONE # WITH AREA CODE <i>N/A</i>
<input checked="" type="checkbox"/> BOX TO INDICATE <input type="checkbox"/> CORPORATION <input checked="" type="checkbox"/> INDIVIDUAL <input type="checkbox"/> PARTNERSHIP		<input type="checkbox"/> LOCAL-AGENCY DISTRICTS* <input type="checkbox"/> COUNTY-AGENCY* <input type="checkbox"/> STATE-AGENCY* <input type="checkbox"/> FEDERAL-AGENCY*	* If owner of UST is a public agency, complete the following: name of Supervisor of division, section, or office which operates the UST	
TYPE OF BUSINESS <input checked="" type="checkbox"/> 1 GAS STATION <input type="checkbox"/> 2 DISTRIBUTOR <input type="checkbox"/> 3 FARM <input type="checkbox"/> 4 PROCESSOR <input type="checkbox"/> 5 OTHER		<input type="checkbox"/> IF INDIAN RESERVATION OR TRUST LANDS	# OF TANKS AT SITE <i>1</i>	E. P. A. I. D. # (optional) <i>CAC001206824</i>

**EMERGENCY CONTACT PERSON (PRIMARY)**

**EMERGENCY CONTACT PERSON (SECONDARY) - optional**

DAYS: NAME (LAST, FIRST) <i>Harris, Roxanne</i>	PHONE # WITH AREA CODE <i>(415) 863-8100</i>	DAYS: NAME (LAST, FIRST) <i>Chun, Wayne</i>	PHONE # WITH AREA CODE <i>(510) 432-7793</i>
NIGHTS: NAME (LAST, FIRST) <i>Harris, Roxanne</i>	PHONE # WITH AREA CODE <i>(415)</i>	NIGHTS: NAME (LAST, FIRST)	PHONE # WITH AREA CODE

**II. PROPERTY OWNER INFORMATION - (MUST BE COMPLETED)**

NAME <i>Wayne &amp; Lily Chun</i>	CARE OF ADDRESS INFORMATION <i>← same</i>
MAILING OR STREET ADDRESS <i>245 Heron Drive</i>	<input checked="" type="checkbox"/> box to indicate <input type="checkbox"/> CORPORATION <input checked="" type="checkbox"/> INDIVIDUAL <input type="checkbox"/> PARTNERSHIP <input type="checkbox"/> LOCAL-AGENCY <input type="checkbox"/> COUNTY-AGENCY <input type="checkbox"/> STATE-AGENCY <input type="checkbox"/> FEDERAL-AGENCY
CITY NAME <i>Pittsburg</i>	STATE <i>CA</i> ZIP CODE <i>94565</i> PHONE # WITH AREA CODE <i>(510) 432-7793</i>

**III. TANK OWNER INFORMATION - (MUST BE COMPLETED)**

NAME OF OWNER <i>same as II</i>	CARE OF ADDRESS INFORMATION
MAILING OR STREET ADDRESS	<input checked="" type="checkbox"/> box to indicate <input type="checkbox"/> CORPORATION <input type="checkbox"/> PARTNERSHIP <input type="checkbox"/> LOCAL-AGENCY <input type="checkbox"/> COUNTY-AGENCY <input type="checkbox"/> STATE-AGENCY <input type="checkbox"/> FEDERAL-AGENCY
CITY NAME	STATE ZIP CODE PHONE # WITH AREA CODE

**IV. BOARD OF EQUALIZATION UST STORAGE FEE ACCOUNT NUMBER - Call (916) 322-9669 if questions arise.**

TY (TK) HQ *44-* [ ] [ ] [ ] [ ] [ ] [ ] [ ] [ ]

**V. PETROLEUM UST FINANCIAL RESPONSIBILITY - (MUST BE COMPLETED) - IDENTIFY THE METHOD(S) USED**

<input checked="" type="checkbox"/> box to indicate	<input type="checkbox"/> 1 SELF-INSURED	<input type="checkbox"/> 2 GUARANTEE	<input type="checkbox"/> 3 INSURANCE	<input type="checkbox"/> 4 SURETY BOND
	<input type="checkbox"/> 5 LETTER OF CREDIT	<input type="checkbox"/> 6 EXEMPTION	<input type="checkbox"/> 99 OTHER	

**VI. LEGAL NOTIFICATION AND BILLING ADDRESS**

Legal notification and billing will be sent to the tank owner unless box I or II is checked.

CHECK ONE BOX INDICATING WHICH ABOVE ADDRESS SHOULD BE USED FOR LEGAL NOTIFICATIONS AND BILLING: I.  II.  III.

THIS FORM HAS BEEN COMPLETED UNDER PENALTY OF PERJURY, AND TO THE BEST OF MY KNOWLEDGE, IS TRUE AND CORRECT

OWNER'S NAME (PRINTED & SIGNED) <i>Elaine Smit for Wayne &amp; Lily Chun</i>	OWNER'S TITLE <i>OWNER'S</i>	DATE MONTH/DAY/YEAR <i>10/25/95</i>
---	---------------------------------	--

**LOCAL AGENCY USE ONLY**

COUNTY # [ ] [ ]	JURISDICTION # [ ] [ ] [ ]	FACILITY # [ ] [ ] [ ] [ ] [ ] [ ]
LOCATION CODE - OPTIONAL	CENSUS TRACT # - OPTIONAL	SUPVISOR - DISTRICT CODE - OPTIONAL

THIS FORM MUST BE ACCOMPANIED BY AT LEAST (1) OR MORE PERMIT APPLICATION - FORM B, UNLESS THIS IS A CHANGE OF SITE INFORMATION ONLY.  
OWNER MUST FILE THIS FORM WITH THE LOCAL AGENCY IMPLEMENTING THE UNDERGROUND STORAGE TANK REGULATIONS

STATE OF CALIFORNIA  
STATE WATER RESOURCES CONTROL BOARD  
**UNDERGROUND STORAGE TANK PERMIT APPLICATION - FORM B**



COMPLETE A SEPARATE FORM FOR EACH TANK SYSTEM.

MARK ONLY ONE ITEM

<input type="checkbox"/> 1 NEW PERMIT	<input type="checkbox"/> 3 RENEWAL PERMIT	<input type="checkbox"/> 5 CHANGE OF INFORMATION	<input type="checkbox"/> 7 PERMANENTLY CLOSED ON SITE
<input type="checkbox"/> 2 INTERIM PERMIT	<input type="checkbox"/> 4 AMENDED PERMIT	<input type="checkbox"/> 6 TEMPORARY TANK CLOSURE	<input checked="" type="checkbox"/> 8 TANK REMOVED

DBA OR FACILITY NAME WHERE TANK IS INSTALLED: Bill Chun's Texaco Service Station

**I. TANK DESCRIPTION** COMPLETE ALL ITEMS - SPECIFY IF UNKNOWN

A. OWNER'S TANK I.D.# <u>NONE</u>	B. MANUFACTURED BY: <u>Unknown</u>
C. DATE INSTALLED (MO/DAY/YEAR) <u>unknown</u>	D. TANK CAPACITY IN GALLONS: <u>55 gallons</u>

**II. TANK CONTENTS** IF A-1 IS MARKED, COMPLETE ITEM C.

A. <input type="checkbox"/> 1 MOTOR VEHICLE FUEL	<input checked="" type="checkbox"/> 4 OIL	B. <input type="checkbox"/> 1 PRODUCT	C. <input type="checkbox"/> 1a REGULAR UNLEADED	<input type="checkbox"/> 3 DIESEL	<input type="checkbox"/> 6 AVIATION GAS
<input type="checkbox"/> 2 PETROLEUM	<input type="checkbox"/> 80 EMPTY	<input checked="" type="checkbox"/> 2 WASTE	<input type="checkbox"/> 1b PREMIUM UNLEADED	<input type="checkbox"/> 4 GASAHOL	<input type="checkbox"/> 7 METHANOL
<input type="checkbox"/> 3 CHEMICAL PRODUCT	<input type="checkbox"/> 95 UNKNOWN		<input type="checkbox"/> 2 LEADED	<input checked="" type="checkbox"/> 5 JET FUEL	

D. IF (A.1) IS NOT MARKED, ENTER NAME OF SUBSTANCE STORED waste oil C.A.S.#:

**III. TANK CONSTRUCTION** MARK ONE ITEM ONLY IN BOXES A, B, AND C, AND ALL THAT APPLIES IN BOX D AND E

A. TYPE OF SYSTEM	<input type="checkbox"/> 1 DOUBLE WALL	<input type="checkbox"/> 3 SINGLE WALL WITH EXTERIOR LINER	<input type="checkbox"/> 95 UNKNOWN
	<input checked="" type="checkbox"/> 2 SINGLE WALL	<input type="checkbox"/> 4 SECONDARY CONTAINMENT (VAULTED TANK)	<input type="checkbox"/> 99 OTHER
B. TANK MATERIAL (Primary Tank)	<input type="checkbox"/> 1 BARE STEEL	<input type="checkbox"/> 2 STAINLESS STEEL	<input type="checkbox"/> 3 FIBERGLASS
	<input type="checkbox"/> 5 CONCRETE	<input type="checkbox"/> 6 POLYVINYL CHLORIDE	<input type="checkbox"/> 7 ALUMINUM
	<input type="checkbox"/> 9 BRONZE	<input type="checkbox"/> 10 GALVANIZED STEEL	<input checked="" type="checkbox"/> 95 UNKNOWN
			<input type="checkbox"/> 4 STEEL CLAD W/ FIBERGLASS REINFORCED PLASTIC
			<input type="checkbox"/> 8 100% METHANOL COMPATIBLE W/FRP
			<input type="checkbox"/> 99 OTHER
C. INTERIOR LINING	<input type="checkbox"/> 1 RUBBER LINED	<input type="checkbox"/> 2 ALKYD LINING	<input type="checkbox"/> 3 EPOXY LINING
	<input type="checkbox"/> 5 GLASS LINING	<input type="checkbox"/> 6 UNLINED	<input checked="" type="checkbox"/> 95 UNKNOWN
			<input type="checkbox"/> 4 PHENOLIC LINING
			<input type="checkbox"/> 99 OTHER
	IS LINING MATERIAL COMPATIBLE WITH 100% METHANOL? YES ___ NO ___		
D. CORROSION PROTECTION	<input type="checkbox"/> 1 POLYETHYLENE WRAP	<input type="checkbox"/> 2 COATING	<input type="checkbox"/> 3 VINYL WRAP
	<input type="checkbox"/> 5 CATHODIC PROTECTION	<input type="checkbox"/> 91 NONE	<input checked="" type="checkbox"/> 95 UNKNOWN
			<input type="checkbox"/> 4 FIBERGLASS REINFORCED PLASTIC
			<input type="checkbox"/> 99 OTHER
E. SPILL AND OVERFILL	SPILL CONTAINMENT INSTALLED (YEAR) <u>NONE</u>		OVERFILL PREVENTION EQUIPMENT INSTALLED (YEAR) _____

**IV. PIPING INFORMATION** CIRCLE A IF ABOVE GROUND OR U IF UNDERGROUND, BOTH IF APPLICABLE

A. SYSTEM TYPE	A U 1 SUCTION	A U 2 PRESSURE	<u>A U</u> 3 GRAVITY	A U 99 OTHER
B. CONSTRUCTION	A U 1 SINGLE WALL	A U 2 DOUBLE WALL	A U 3 LINED TRENCH	<u>A U</u> 95 UNKNOWN A U 99 OTHER
C. MATERIAL AND CORROSION PROTECTION	A U 1 BARE STEEL	A U 2 STAINLESS STEEL	A U 3 POLYVINYL CHLORIDE (PVC)	A U 4 FIBERGLASS PIPE
	A U 5 ALUMINUM	A U 6 CONCRETE	A U 7 STEEL W/ COATING	A U 8 100% METHANOL COMPATIBLE W/FRP
	A U 9 GALVANIZED STEEL	A U 10 CATHODIC PROTECTION	<u>A U</u> 95 UNKNOWN	A U 99 OTHER
D. LEAK DETECTION	<input type="checkbox"/> 1 AUTOMATIC LINE LEAK DETECTOR	<input type="checkbox"/> 2 LINE TIGHTNESS TESTING	<input type="checkbox"/> 3 INTERSTITIAL MONITORING	<input checked="" type="checkbox"/> 99 OTHER <u>NONE</u>

**V. TANK LEAK DETECTION**

<input type="checkbox"/> 1 VISUAL CHECK	<input type="checkbox"/> 2 INVENTORY RECONCILIATION	<input type="checkbox"/> 3 VADOZE MONITORING	<input type="checkbox"/> 4 AUTOMATIC TANK GAUGING	<input type="checkbox"/> 5 GROUND WATER MONITORING
<input type="checkbox"/> 6 TANK TESTING	<input type="checkbox"/> 7 INTERSTITIAL MONITORING	<input type="checkbox"/> 91 NONE	<input checked="" type="checkbox"/> 95 UNKNOWN	<input type="checkbox"/> 99 OTHER

**VI. TANK CLOSURE INFORMATION**

1. ESTIMATED DATE LAST USED (MO/DAY/YR) <u>unknown</u>	2. ESTIMATED QUANTITY OF SUBSTANCE REMAINING <u>0-</u> GALLONS	3. WAS TANK FILLED WITH INERT MATERIAL? YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>
--	--	---

THIS FORM HAS BEEN COMPLETED UNDER PENALTY OF PERJURY, AND TO THE BEST OF MY KNOWLEDGE, IS TRUE AND CORRECT

APPLICANT'S NAME (PRINTED & SIGNATURE) Agathe Smit for Wayne & Lily Chun DATE 10/25/95

**LOCAL AGENCY USE ONLY** THE STATE I.D. NUMBER IS COMPOSED OF THE FOUR NUMBERS BELOW

STATE I.D.#	COUNTY #	JURISDICTION #	FACILITY #	TANK #
PERMIT NUMBER	PERMIT APPROVED BY/DATE		PERMIT EXPIRATION DATE	

THIS FORM MUST BE ACCOMPANIED BY A PERMIT APPLICATION - FORM A, UNLESS A CURRENT FORM A HAS BEEN FILED.  
FILE THIS FORM WITH THE LOCAL AGENCY IMPLEMENTING THE UNDERGROUND STORAGE TANK REGULATIONS

**STATE WATER RESOURCES CONTROL BOARD****DIVISION OF CLEAN WATER PROGRAMS**

2014 T STREET, SUITE 130

P.O. BOX 944212

SACRAMENTO, CA 94244-2120



September 5, 1995

Wayne Chun  
265 Heron Dr.  
Pittsburg, CA 94565

Re: Claim 7147 request for bid review

Dear Mr. Chun:

I received your consultant's, Fugro West, Inc. (Fugro) proposals, dated August 29, 1995, for the property located at 2301 Santa Clara Ave. in Alameda. The proposal's scope of work consisted of free product recovery, ground water assessment, and groundwater migration control services. In addition, I have discussed the need for the immediate implementation of the ground water migration control system with Bill Bassett of Fugro and Juliet Shin of Alameda County Department of Environmental Health.

The costs presented have been pre-approved; however, a portion of the costs are ineligible, been reduced, or reimbursed on a monthly basis. The costs associated with the sampling and analysis of chlorinated hydrocarbons will be ineligible for reimbursement. Task B.4 for the ground water migration control system operation and maintenance will be reimbursable at the rate of a Technician. Task B.3 for the ground water migration control system purchase will be reimbursable on a monthly basis. The costs of the equipment (\$19,565.00) will be amortized over three years, no salvage value at the end of three years, and a 10% cost of carrying the equipment. The reimbursable monthly rate will be \$630.00.

Keep in mind that pre-approved costs still require the necessary documentation required by the Fund. This includes, all subcontractors' invoices, narrative summary, reports and any pertinent documentation. It is not necessary to submit time sheets for consultant personnel performing the corrective action. Daily work activity sheets are preferable and provide better documentation on the actual daily activities performed. This will greatly increase the reimbursement process and avoid any unnecessary reimbursement delays.

Also, the Fund's subcontractor markup policy is in effect. The policy states that the reimbursable markups cannot exceed 5% of the total contract cost. If you have any questions, please contact me at (916) 227-0746.

Sincerely,

Steve Marquez  
Technical Review Unit

cc: Bill Bassett, Fugro West, Inc.  
Juliet Shin, Alameda County Department of Environmental Health

STATE OF CALIFORNIA · CALIFORNIA ENVIRONMENTAL PROTECTION AGENCY

PETE WILSON, Governor

**STATE WATER RESOURCES CONTROL BOARD**  
DIVISION OF CLEAN WATER PROGRAMS  
2014 T STREET, SUITE 130  
P.O. BOX 944212  
SACRAMENTO, CA 94244-2120



August 3, 1995

Wayne Chun  
265 Heron Dr.  
Pittsburg, CA 94565

Post-It® Fax Note	7671	Date	8/30/95	# of pages	2
To	Juliet Shin	From	Wayne Chun		
Co./Dept.	Alameda County Health	Co.	Bill Chun's Service		
Phone #	510-567-6763	Phone #	510-432-7793		
Fax #	510-327-4336	Fax #	510-432-2302		

Re: Claim 7147 request for bid review -

Dear Mr. Chun:

I received your consultant's, Fugro West, Inc. (Fugro), proposal on July 5, 1995 for the property located at 2301 Santa Clara Ave. in Alameda. The scope of work consisted of a technical workplan, free product recovery, additional ground water assessment, groundwater migration control and reporting.

At this time, Fugro's Tasks 2, 3 and 5 is pre-approved; however, the costs associated with the pre-approved tasks have comments and costs will be limited. Task 1: Technical Wok Plan has apparently been completed and approved by the local regulatory agency and costs have been incurred.

Task 4: Ground Water Migration Control is considered the remediation phase and should be competitively bid. Also, Task 4 includes an aquifer test; however, the aquifer test appears to have been completed by your previous consultant, Environmental Science & Engineering, Inc., in late 1993. The duplication of corrective action costs will not be reimbursable. In addition, Task 4 includes a variety of "lump sum" costs which will have to be broken down in order to be reimbursable. The Fund's current policy on the purchase of remediation equipment will be monthly reimbursement. The monthly reimbursement will be based on the actual purchase price of the equipment, amortized over three years, no salvage value at the end of three years, and a 10% cost of carrying the remediation equipment.

The following are comments on Tasks 2, 3 and 5:

Task 2:

- The removal of free product will be reimbursed at the reasonable labor rate of a "Technician."
- The "PRB Rental" must be supported by subcontractor invoices.
- The "Vehicle" daily rate is unreasonable for a 2 hours site visit and will be reimbursed on an hourly or half-day rate.

**Task 3:**

- All "Subcontractor" and "Laboratory Analysis" must be supported by subcontractor invoices.
- Chlorinated Hydrocarbon analyses are ineligible and will not be reimbursable.
- Any costs for identifying potential off-site sources will also not be eligible for reimbursement. The Fund reimburses reasonable corrective action costs for the unauthorized release of petroleum from the claimant's USTs.
- All ineligible costs must be clearly detailed and deducted from the associated invoices or the reimbursement process will be considerably delayed.

**Task 4:**

- The report costs should be considerably reduced due to the additional groundwater assessment and not the aquifer test being solely reported.

If you have any questions, please contact me at (916) 227-0746.

Sincerely,

Steve Marquez  
Technical Review Unit

ALAMEDA COUNTY  
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



RAFAT A. SHAHID, Assistant Agency Director

June 26, 1995

Mr. Wayne Chun  
~~Quorum~~ *Bill Chen's Service Station*  
265 Heron Drive  
Pittsburg, CA 94565-1916

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

STID 3838

Re: Work plan for investigations at 2301 Santa Clara Ave.,  
Alameda, California

Dear Mr. Chun,

This office has reviewed Fugro West's work plan, dated June 21, 1995, for investigations at the above site. This work plan is acceptable to this office. Prior to installing the proposed hydropunch on the other side of Santa Clara Avenue, please check the depths of the utility lines along this street to make sure that the utility trench isn't acting as a conduit for plume migration. Additionally, please be reminded that quarterly ground water monitoring and reporting should continue at the site.

Field work shall commence within 60 days of the date of this letter. A report documenting field activities should be submitted within 45 days after completing field activities.

If you have any questions or comments, please contact me at (510) 567-6763.

Sincerely,

Juliet Shin  
Senior Hazardous Materials Specialist

cc: Stephen J. Boudreau  
Fugro West, Inc.  
44 Montgomery St., Ste 1010  
San Francisco, CA 94104

Acting Chief

File

ALAMEDA COUNTY  
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



RAFAT A. SHAHID, Assistant Agency Director

February 28, 1995

Mr. Wayne Chun  
~~Quorum~~ *Bill Chun's Service Station*  
265 Heron Drive  
Pittsburg, CA 94565-1916

ALAMEDA COUNTY CC 430-4510  
DEPT. OF ENVIRONMENTAL HEALTH  
ENVIRONMENTAL PROTECTION DIVISION  
1131 HARBOR BAY PKWY., RM.250  
ALAMEDA, CAL. 94502-6577

STID 3838

Re: Investigations at 2301 Santa Clara Ave., Alameda, California

Dear Mr. Chun,

This office has reviewed Fugro's Third Quarter Ground water Monitoring Report, dated January 1995, and Site Assessment Report, dated February 1995. Elevated levels of Total Petroleum Hydrocarbons as gasoline (TPHg), Total Petroleum Hydrocarbons as diesel (TPHd), and benzene, toluene, ethylbenzene, and xylenes (BTEX) continue to be identified in all seven on-site monitoring wells. Additionally, free product has consistently been identified in on-site wells MW-5 and MW-7. Furthermore, the recent placement and sampling of borings HP-1 and HP-3, immediately off site to the north and southwest, identified elevated levels of TPHg and BTEX. This indicates that the ground water contaminant plume may be migrating off site.

Based on the above investigation results, you are required to further delineate the ground water contaminant plume to the north, south, and east. The delineation work should investigate the potential for the utility trench along Oak Street to act as a conduit for plume migration since the depth of this trench is fairly commensurate to the average water level depth in the area.

All future samples shall be analyzed for TPHg, TPHd, and BTEX. Additionally, any samples collected from the area of HP-3 shall be analyzed for chlorinated hydrocarbons based on the 54 parts per billion (ppb) of 1,2-dichloroethane identified in the ground water sample collected from HP-3.

Per Article 11, Title 23 California Code of Regulations, you are required to continue free product recovery at the site. Additionally, interim efforts must be made to prevent further migration of the ground water contamination off site until the site is remediated.

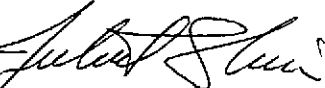
You are required to submit a work plan addressing the concerns expressed in this letter. The work plan shall be submitted to this office within 60 days of the date of this letter.

Mr. Wayne Chun  
Re: 2301 Santa Clara Ave.  
February 28, 1995  
Page 2 of 2

Please be reminded that quarterly ground water monitoring and reporting shall continue for the site, per Article 5, Title 23 California Code of Regulations. In the Third Quarter Ground water Monitoring Report, dated January 1995, Well MW-2 was not monitored. All future quarterly reports shall include monitoring data for all the wells.

If you have any questions or comments, please contact me at (510) 567-6763.

Sincerely,



Juliet Shin  
Senior Hazardous Materials Specialist

cc: Cheryl Gordon  
State Water Resources Control Board  
Division of Clean Water Programs  
Underground Storage Tank Cleanup Fund  
P.O. Box 944212  
Sacramento, CA 94244-2120

Edgar Howell



**FUGRO WEST, INC.**

ALCO  
HAZMAT  
SA AUG -4 PM '94



July 28, 1994  
Project No. 9437-7622

44 Montgomery Street, Suite 1010  
San Francisco, CA 94104  
Tel: (415) 296-1041  
Fax: (415) 296-0944

Ms. Juliet Chin  
Alameda County  
Department of Environmental Health  
Hazardous Materials Division  
1131 Harbor Bay Parkway, Suite 250  
Alameda, CA 94502

**Former Bill Chun Service Station**  
2301 Santa Clara Avenue  
Alameda, California

Dear Ms. Chin,


Fugro West, Inc. (Fugro) is pleased to provide you with this correspondence concerning the Former Bill Chun Service Station located at 2301 Santa Clara Avenue in Alameda, California. Fugro has been retained by Ms. Lily Chun to implement the approved Work Plan for this facility. As further defined within the Work Plan submitted to the Alameda County Department of Environmental Health, Hazardous Material Division, the scope of work to be performed includes:

- Preparation of a Health and Safety Plan
- Required Permitting
- Free Product Removal (weekly - 8 weeks)
- Excavation of Contaminated Soil
- Soil and Groundwater Sampling
- Vapor Well Installation
- Vapor Extraction Testing
- Environmental Database Search
- Report Preparation

Please find attached, a tentative project schedule. If you have any questions or concerns, please contact Mr. Stephen Boudreau in our San Francisco office at (415) 296-1041.

Sincerely,

**FUGRO WEST, INC.**



Stephen J. Boudreau  
Regional Branch Manager  
Senior Environmental Engineer

cc: Wayne Chun  
Julie Rose, Randick and O'Dea

Attachment  
SJB:dlb  
c:\94762201.ltr

A member of the Fugro group of companies with offices throughout the world



# Former Bill Chun Service Station

Task Name	Duration	Start	End	Responsible	1994												
					24/Jul	31/Jul	07/Aug	14/Aug	21/Aug	28/Aug	04/Sep	11/Sep	18/Sep	25/Sep			
Prefield	1.80 w	29/Jul/94	10/Aug/94	Fugro-S													
Notification to Alameda HASP	1.00 d	29/Jul/94	29/Jul/94	[Fugro-S]													
Permitting	1.00 w	04/Aug/94	10/Aug/94	[Fugro-S]													
Historical Review	2.00 d	04/Aug/94	05/Aug/94	Fugro-S													
Utility Locating	1.00 d	08/Aug/94	08/Aug/94	C.U. Survey													
Free Product Removal	35.00 d	08/Aug/94	26/Sep/94	Fugro-R/S													
Week 1 - 08/Aug/94	1.00 d	08/Aug/94	08/Aug/94	[Fugro-R/S]													
Week 2 - 15/Aug/94	1.00 d	15/Aug/94	15/Aug/94	[Fugro-R/S]													
Week 3 - 22/Aug/94	1.00 d	22/Aug/94	22/Aug/94	[Fugro-R/S]													
Week 4 - 29/Aug/94	1.00 d	29/Aug/94	29/Aug/94	[Fugro-R/S]													
Week 5 - 06/Sep/94	1.00 d	06/Sep/94	06/Sep/94	[Fugro-R/S]													
Week 6 - 12/Sep/94	1.00 d	12/Sep/94	12/Sep/94	[Fugro-R/S]													
Week 7 - 19/Sep/94	1.00 d	19/Sep/94	19/Sep/94	[Fugro-R/S]													
Week 8 - 26/Sep/94	1.00 d	26/Sep/94	26/Sep/94	[Fugro-R/S]													
Excavation/Backfill	9.00 d	15/Aug/94	25/Aug/94	Western Inc.													
Excavate (75 cy)	2.00 d	15/Aug/94	16/Aug/94	[Western Inc.]													
Sample/Analysis	5.00 d	17/Aug/94	23/Aug/94	ExcelChem													
Backfill/Compact	2.00 d	24/Aug/94	25/Aug/94	[Western Inc.]													
Drilling	8.00 d	17/Aug/94	26/Aug/94	West Hazmat													
Hydropunches	2.00 d	17/Aug/94	18/Aug/94	[West Hazmat]													
Vapor Extraction Well	1.00 d	19/Aug/94	19/Aug/94	[West Hazmat]													
Sample Analyses	5.00 d	22/Aug/94	26/Aug/94	ExcelChem													
Vapor Extration Testing	8.00 d	22/Aug/94	31/Aug/94	Fugro-R													
Extraction Testing	2.00 d	22/Aug/94	23/Aug/94	[Fugro-R]													
Modeling/Cont. Mass	1.00 d	24/Aug/94	24/Aug/94	[Fugro-R]													
Sample Analysis	5.00 d	25/Aug/94	31/Aug/94	ExcelChem													
Report	5.00 d	01/Sep/94	08/Sep/94	Fugro-S													



Environmental  
Science &  
Engineering, Inc.

ALCO  
HAZMAT  
94 JUN 10 PM 12:12

June 9, 1994

Alameda County Health Care Services Agency  
Department of Environmental Health  
80 Swan Way, Room 200  
Oakland, CA 94621

Attn: Ms. Juliet Shin, Hazardous Materials Specialist

**SUBJECT: Former Bill Chun Service Station  
2301 Santa Clara Avenue, Alameda, California  
ESE Project 6-93-5112**

Dear Ms. Shin:

On behalf of Mr. Wayne Chun, representative for the subject site, Environmental Science & Engineering, Inc. (ESE) presents this addendum to ESE's Workplan for Additional Site Assessment, dated April 28, 1994. Issues addressed herein are consistent with additional requirements for the referenced workplan, as presented in your May 16, 1994 correspondence to Mr. Chun. Your comments are addressed below in the order they appeared in your letter.

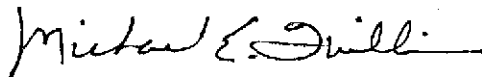
1. ESE is aware that analytical results for "grab" ground water samples collected via Hydropunch® technique are applicable only for screening purposes. Within 45 days following completion of the proposed work, a workplan addressing approximate locations for permanent monitoring wells used to delineate the extent of the ground water plume will be submitted for your review. Additional wells will be proposed, as appropriate, based on the findings of our Hydropunch® screening.
2. At the present time, a limited amount of overexcavation in the tank pit remains a part of the workplan. ESE concurs that plans for excavation beyond the proposed limits should be preceded by feasibility analysis to ensure that such an approach is appropriate.
3. ESE concurs that delineation of soil and ground water contamination to the east and southeast is necessary given the concentrations of petroleum hydrocarbons reported for soil and ground water samples from well MW-7. We note, however, that constraints in the form of adjacent structures to the south and southeast currently preclude additional drilling in that direction. **We request additional time to evaluate, in conjunction with data obtained from the proposed work, innovative options for investigation in that direction.**

Ms. Shin  
June 9, 1994  
page 2

4. We are aware that shallow ground water (less than 10 feet) has potential impact on a vapor extraction scenario using proposed well SV-1. Given that the primary zone of soil contamination is approximately one foot thick at a depth of 10 feet below grade, we have no alternative but to proceed within the stated scope and specifications for the well. Ideally, our vapor extraction test will be performed while ground water elevations are depressed (i.e., during summer months), at which time ground water entering the well should not be a concern. A long term vapor extraction scenario, if found to be feasible, will take potential ground water influx to the well into account.
5. As you indicated during our June 7, 1994 telephone communication, the First Quarter 1994 ground water monitoring report has been received by your office. Field work for Second Quarter 1994 monitoring has been completed and analytical results are pending. A report will be submitted to your office no later than June 30, 1994.
6. Naturally, an evaluation of vapor extraction as a feasible remedial technology will take into account the potential for air flow through the former tank pit area. It is our belief that the engineered backfill to be placed in the tank pit will not demonstrate air flow significantly different from that for the surrounding native soils. The report describing results of the vapor extraction test will address this issue, as will any feasibility analysis associated with development of a long term remedial strategy for the site.

We hope your questions/concerns have been adequately addressed. If you have further questions or comments, please contact the undersigned at (510) 685-4053.

Sincerely,  
ENVIRONMENTAL SCIENCE & ENGINEERING, INC.



Michael E. Quillin, R.G. 5315  
Senior Hydrogeologist  
Manager, Geosciences

cc: Ms. Julie Rose, Randick & O'Dea

LAW OFFICES

**RANDICK & O'DEA**

1800 HARRISON, SUITE 2350  
OAKLAND, CALIFORNIA 94612

ROBERT A. RANDICK, JR.  
BRIAN M. O'DEA  
SUSAN M. TEEL  
BERNARD F. ROSE, PH.D.  
JULIE M. ROSE  
WILLIAM J. TRINKLE

TELEPHONE  
(510) 836-3555  
  
TELECOPIER  
(510) 834-4748

June 1, 1994

Mr. Mark Chiniquy  
Industrial Compliance  
9719 Lincoln Village Drive  
Suite 310  
Sacramento, CA 95827

Mr. Stephen J. Boudreau  
Fugro-McClelland Inc.  
44 Montgomery Street, Suite 2258  
San Francisco, CA 94104

Mr. Shri Nandan  
Environmental Science & Engineering, Inc.  
4080 Nelson Avenue, Suite J  
Concord, CA 94520

91 JUN-2 PM 2:13

ALCO  
HAZMAT

Dear Gentlemen:

On behalf of Wayne Chun, the owner of a former service station located at 2301 Santa Clara Avenue, Alameda, California, I am pleased to offer you the opportunity to provide a cost proposal to conduct the enclosed workplan (including ACHCSA's additional requirements) for the above-referenced site. This work will be awarded to the successful bidder on the basis of contractor qualifications and experience, the proposed contract price, and the appropriateness and comprehensiveness of the proposal. This is an SB 2004 site.

The contract will be signed by Mr. Chun. If you wish to visit the site, please contact Julie Rose at (510) 836-3555. The investigation will also require off-site access.

At this time Juliet Chin of Alameda County Health Department is requesting that work begin as quickly as possible.

Enclosed for your review are the following:

- 1) Workplan For Additional Site Assessment;
- 2) Report of Findings Addition Site Assessment, October 1, 1993;

June 1, 1994

Page 2

- 3) Underground Tank Removal Soil Sampling and Analysis Report, August 4, 1992;
- 4) May 16, 1994 letter from ACHCSA regarding workplan; and
- 5) Bid Tabulation Worksheet.

#### Bidding Requirements

1. The contractor shall be responsible for providing all equipment, permits, labor and materials, except where otherwise noted. The proposal shall provide specific details of all products and services included within the bid proposal and shall note items specifically excluded from the bid. The proposal shall provide a start date and work schedule.

2. The Consultant must state the amount of its general liability insurance and professional errors and omissions liability insurance in the proposal.

3. The Consultant shall submit detailed monthly invoices to the client for payment. Invoices shall specify the actual costs incurred during the billing period. Invoices for consulting services shall reference the specific task for which the costs were incurred. In addition, the invoices should include what services were performed, when the services were performed, a breakdown for direct labor, indirect costs, travel, equipment, material and supplies and subcontract work. As this is an SB 2004 site, the invoices must show time and materials and task completed along with copies of all invoices of subcontractors.

4. The Consultant shall provide a copy of its standard services agreement and schedule of charges with any bid submitted. The schedule of charges shall include; hourly rates for personnel classification employed by Consultant; unit charges for common supplies and equipment used investigative work; and any fees applied to any other direct expenses (e.g. subcontractors).

The bid awarding authority reserves the right to accept or reject any or all bids, including the lowest bid, at its discretion. Any informality, irregularity or nonconformity with the components of this request for proposal may result in disqualification of any proposal.

The final bid package for this project must be submitted no later than 4:00 p.m. on June 10, 1994. Should you decline to bid for this project, please contact Julie Rose by telephone at the above number.

June 1, 1994  
Page 3

Please send your bid package to Julie Rose at the above address.

If you have any questions, please contact either Julie Rose or Bernie Rose.

Very truly yours,

RANDICK & O'DEA



Julie M. Rose

JMR:es  
Encl.

cc: Mr. Wayne Chun  
Ms. Juliet Shin

BID TABULATION SHEET

Job Description	Unit Cost	Total Cost Entire Job
1. Prefield		
a. Site Safety Plan:	\$ N/A	\$
b. Permits -		
Offsite borings	\$	\$
Excavation permit	\$	\$
c. Manpower to obtain permits	\$ N/A	\$
d. Underground Utility Location/Notification	\$ N/A	\$
 Total Cost for section 1	 \$ N/A	 \$
2. Task 2 - Perform Interim Removal of Free Product		
a. Bail free product - 2 wells, once a week for 8 weeks.	\$ /week	\$
b. Alternative to a., install passive skimmers evacuate on weekly basis, 8 weeks.	\$ N/A	\$
 Total Cost for Section 2.		
3. Task 3 - Excavation of Impacted Soil		
a. Excavation of 75 cubic yards soil. Stock pile on site.	\$ N/A	\$
b. Sidewall samples - assume 4 samples.	\$ /sample	\$
TPHg		
TPHd		
BTEX		
c. Backfill and compact tank pit.	\$ N/A	\$
 Total Cost for Section 3.	 \$ N/A	 \$



4. Task 4 - Additional Drilling/Sampling

- |    |   |    |         |    |
|----|---|----|---------|----|
| a. | 3 Hydropunch                            | \$ | /HP     | \$ |
| b. | Assume 6 soil samples                   |    |         |    |
|    | TPHg                                    | \$ | /sample | \$ |
|    | TPHd                                    |    |         |    |
|    | BTEX                                    |    |         |    |
|    | Chlorinateds                            |    |         |    |
| c. | 3 groundwater samples                   | \$ | /sample | \$ |
|    | TPHg                                    |    |         |    |
|    | TPHd                                    |    |         |    |
|    | BTEX                                    |    |         |    |
|    | Chlorinateds                            |    |         |    |
| d. | Installation of vadose zone well.       | \$ | N/A     | \$ |
|    | Assume 10 feet, 2 inch well.            |    |         |    |
| e. | Soil samples from vadose well. Assume 2 | \$ | /sample | \$ |
|    | TPHg                                    |    |         |    |
|    | TPHd                                    |    |         |    |
|    | BTEX                                    |    |         |    |
|    | Chlorinateds                            |    |         |    |

Total Cost for Section 4.

5. Task 5 Vapor Extraction Testing

- |    |   |    |
|----|---|----|
| a. | Bid as test is outlined in work plan. Include breakdown of number of samples and analytical costs and manpower for conducting test. | \$ |
|----|---|----|
- 
- 
- 

Total Cost for Section 5.

6. Task 6 Phase I Environmental Site Assessment

- |    |                               |    |
|----|-------------------------------|----|
| a. | Bid as outlined in work plan. | \$ |
|----|-------------------------------|----|

Total Cost for Section 6. \$

ALAMEDA COUNTY  
HEALTH CARE SERVICES  
AGENCY

DAVID J. KEARS, Agency Director



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

May 16, 1994

Mr. Wayne Chun  
Quorum  
265 Heron Drive  
Pittsburg, CA 94565-1916

STID 3838

Re: Work plan for investigations at 2301 Santa Clara Ave.,  
Alameda, California

Dear Mr. Chun,

This office has reviewed Environmental Science & Engineering's (ESE) work plan dated April 28, 1994. This work plan is acceptable to this office with the following additional requirements/reminders:

- o The Regional Water Quality Control Board requires that permanent monitoring wells be installed to delineate the extent of the ground water contaminant plume, so that the plume can be monitored on a quarterly, or more frequent, basis. "Grab" ground water samples can only be used as a screening tool to determine the appropriate locations for the required permanent monitoring wells. Within 45 days after completing this phase of work, you will be required to submit a work plan addressing the installation of permanent monitoring wells to delineate the extent of the ground water contaminant plume.
- o It appears that overexcavation of the pit may not be essential, if you intend on employing a vapor extraction system at the site. However, since vapor extraction tests have not yet been conducted at the site to determine the effectiveness of this system in remediating the soil contamination, it may be beneficial to conduct a limited amount of overexcavation. However, if you intend on overexcavating beyond the area outlined in Figure 2 of the work plan, you will initially be required to conduct vapor extraction tests out at the site and prepare a feasibility study to choose the most effective and practical remedial solution for the site. A feasibility study may also eventually be required to determine the best available technology for remediating the ground water contaminant plume.

Mr. Wayen Chun  
Re: 2301 Santa Clara  
May 16, 1994  
Page 2 of 3

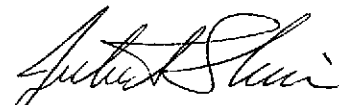
- o You are required to address the delineation of both soil and ground water contamination to the east and southeast. Soil samples collected from that end of the site identified up to 13,000 ppm Total Petroleum Hydrocarbons as gasoline (TPHg) and 250 ppm benzene. Additionally, ground water samples collected from that end of the site have identified up to 95,000 ppb TPHg and 28,000 ppb benzene.
- o Although the vapor extraction well, SV-1, was proposed to be screened down to 10 feet below ground surface, the water table has been recorded to be as shallow as 8.86 feet below ground surface at the site. If this well is to be used permanently for vapor extraction, could it pose a problem when the water table rises?
- o Please be aware that you are behind in your quarterly ground water sampling events. The last quarterly ground water sampling conducted out at the site was in September 1993.
- o If, in fact, a vapor extraction system is employed at the site, you will be required to submit information assuring this office that the generated air flow will not preferentially flow through the former tank pit area.

**Please submit an addendum to the work plan addressing the above issues, within 20 days of the date of this letter.**

To assist you in conducting off-site survey investigations, I have enclosed a map showing the locations of other Local Oversight Program sites near your site.

If you have any questions or comments, please contact me at (510) 271-4530.

Sincerely,



Juliet Shin  
Hazardous Materials Specialist

Mr. Wayne Chun  
Re: 2301 Santa Clara  
May 16, 1994  
Page 3 of 3

cc: Michael Quillin  
Environmental Science &  
Engineering, Inc.  
4090 Nelson Ave., Ste J  
Concord, CA 94520

Edgar Howell-File(JS)

LAW OFFICES

RANDICK & O'DEA

1800 HARRISON, SUITE 2350  
OAKLAND, CALIFORNIA 94612

ROBERT A. RANDICK, JR.  
BRIAN M. O'DEA  
SUSAN M. TEEL  
BERNARD F. ROSE, PH.D.  
JULIE M. ROSE  
WILLIAM J. TRINKLE

ALCO  
HAZMAT

94 APR 22 AM 10:49

TELEPHONE  
(510) 836-3555

TELECOPIER  
(510) 834-4748

April 21, 1994

Ms. Juliet Shin  
Alameda County Department of  
Environmental Health  
80 Swan Way, Room 200  
Oakland, CA 94621

RE: Investigations at 2301 Santa Clara Ave.  
Alameda, California  
Former Bill Chun Service Station

Dear Ms. Shin:

Mr. Wayne Chun hired this firm to assist him in addressing the contamination discovered at the above-referenced property, to help him through the process of selecting a consultant and remediation plan and to meet the compliance requirements of the State Underground Storage Tank Cleanup Fund.

Mr. Chun's current consultant, Environmental Science and Engineering is drafting a work plan for further site investigation as requested in your October 7, 1993 letter. This work plan will address your concerns about off-site migration, delineation of the plume, overexcavation of the tank pit and off-site source investigation. This work plan will be submitted to you for your approval no later than May 2, 1994.

The Cleanup Fund requires a minimum of two sets of three bids, one for the investigation phase and one for the remediation phase. The ESE work plan will include both remediation efforts and further site investigation. Because Mr. Chun has not had any bids on the work at this site since November of 1992, we feel that it is necessary to submit this work plan for three bids so that Mr. Chun stays within the technical requirements of the Cleanup Fund. Therefore, once we obtain your approval of the work plan, I will submit the work plan to a minimum of three consulting firms for bid. The request for bids will require that all bids be submitted to me within two weeks of the bid request. I should be able to review those bids within five days thereafter and select a consultant based on the final bid price and consultant's qualifications. Based on this time schedule, Mr. Chun should be in a position to sign a contract to implement the work plan within four weeks of receiving your approval of the work plan. I would

Ms. Juliet Shin  
Page 2  
April 21, 1994

expect the selected consultant to begin work within days of receiving the signed contract.

If I can be of further assistance, please contact me.

Very truly yours,

RANDICK & O'DEA



Julie M. Rose

JMR:es

cc: Mr. Wayne Chun  
Mr. Michael Quillin

ALAMEDA COUNTY  
HEALTH CARE SERVICES AGENCY  
HAZARDOUS MATERIALS PROGRAM  
80 SWAN WAY, RM 200  
OAKLAND, CA 94621

12/29/93

STID 3838

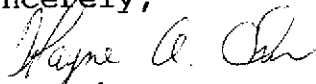
Re: Extension of time for workplan at 2301 Santa Clara  
Ave., Alameda, Ca.

Dear Juliet Shin,

I am asking for an extension of time to submit the  
workplan as requested. I have two consultants that are  
submitting workplans to me for my family's review and  
legal council. I feel we should be able to submit to  
your office a work plan no later than thirty days of  
this letter.

I appreciate your consideration in this matter.

Sincerely,



Wayne Chun  
for Bill Chun's Service

**Quorum**

QUORUM INTERNATIONAL, LTD.  
INDEPENDENT DISTRIBUTOR

WAYNE CHUN

265 Heron Drive  
Pittsburg, CA 94565-1916  
(510) 432-7793

ALCO  
HAZMAT  
94 JAN -3 PM 2:09

ALAMEDA COUNTY  
HEALTH CARE SERVICES  
AGENCY

DAVID J. KEARS, Agency Director



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

October 7, 1993

Mr. Wayne Chun  
Bill Chun Service Station  
265 Heron Drive  
Pittsburg, CA 94565

STID 3838

Re: Investigations at 2301 Santa Clara Ave., Alameda, California

Dear Mr. Chun,

This office has received and reviewed ESE's Report of Findings, dated October 1, 1993. Contrary to ESE's statement in the report, this office feels that the elevated levels of Total Petroleum Hydrocarbons as gasoline (TPHg) and benzene observed in the wells leads us to believe that there is a great potential for off-site migration. Due to the concern over off-site migration and the requirement to completely delineate the extent of both soil and ground water contamination, under **Section 2725, Article 11, Title 23 California Code of Regulations**, you are required to install additional monitoring wells off site. A work plan addressing this concern shall be submitted to this office **within 60 days** of the date of this letter.

If it is determined that the ground water contaminant plume has migrated off site, you will be required, under **Section 2722, Article 11, Title 23 California Code of Regulations**, to conduct interim remediation measures to contain the plume from further migration. Additionally, you will eventually be required to remediate the soil and ground water contamination at the site.

Per ESE's recommendation, overexcavation of the open tank pit is acceptable to this office. A short summary work plan must be submitted to this office for our review prior to this excavation. Please be reminded that a County Hazardous Materials Specialist is required to be out at the site during confirmation sampling of the overexcavation.

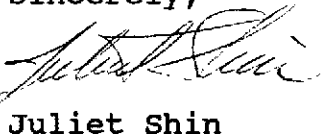
ESE discussed the possibility of an off-site source. At this time, this office does not have enough supporting evidence to accept this argument. It is your responsibility to conduct the necessary investigations to adequately determine whether there is an off-site source, before this office can get involved in this aspect of site investigations.



Mr. Wayne Chun  
Re: 2301 Santa Clara  
October 7, 1993  
Page 2 of 2

Lastly, please have ESE include their field notes for well sampling in future quarterly ground water monitoring reports. If you have any questions or comments, please contact me at (510) 271-4530.

Sincerely,



Juliet Shin  
Hazardous Materials Specialist

cc: Michael E. Quillin, RG  
Environmental Science  
& Engineering, Inc.  
4090 Nelson Avenue, Ste J  
Concord, CA 94520

Edgar Howell-File(JS)

R0 382

## STATE WATER RESOURCES CONTROL BOARD

DIVISION OF CLEAN WATER PROGRAMS

2014 T STREET, SUITE 130

P.O. BOX 944212

SACRAMENTO, CALIFORNIA 94244-2120

(916) 227-4413

(916) 227-4530 (FAX)

ENVIRONMENTAL  
PROTECTION

00 NOV 17 AM 9:18

SEP 30 1993

01-1063  
L

Ms. Lily Chun  
740 Canterbury Avenue  
Livermore, CA 94550

Site: Bill Chun's Service  
2301 Santa Clara Avenue  
Livermore, CA 94501  
Alameda ?

Dear Ms. Chun:

**UNDERGROUND STORAGE TANK CLEANUP FUND, CLAIM NO. 7147**

The State Water Resources Control Board (State Board) takes pleasure in issuing the attached Letter of Commitment in an amount not to exceed **\$55,000**. This Letter of Commitment is based upon our review of the corrective action costs incurred to date and your application received on November 30, 1992 and may be modified by the State Board in writing by an amended Letter of Commitment.

**The State Board will take steps to withdraw this Letter of Commitment after 90 calendar days from the date of this transmittal letter unless you proceed with due diligence with your cleanup effort.** This means that you must take positive, concrete steps to ensure that corrective action is proceeding with all due speed. For example, if you have not started your cleanup effort, you must obtain three bids and sign a contract with one of these bidders within 90 calendar days. If your cleanup effort has already started and was delayed, you must resume the expenditure of funds to ensure that your cleanup is proceeding in an expeditious manner. You are reminded that you must comply with all regulatory agency time schedules and requirements. We constantly review the status of all active claims, and failure to proceed with due diligence will be grounds for withdrawal of this Letter of Commitment. You should read the terms and conditions listed in the Letter of Commitment.

Also attached is a "Reimbursement Request" package. The package includes :

- Instructions for the completion of the "Reimbursement Request" form which must be followed when seeking reimbursement for corrective action costs incurred after January 1, 1988. The instructions booklet contains:
  - Recommended Minimum Invoice Cost Breakdown.
  - A "Certification of Non-Recovery From Other Sources" which must be returned before any reimbursements can be made.
  - A "Bid Summary Sheet" to document data on bids received.
- Three "Reimbursement Request-Underground Storage Tank Cleanup Fund" forms which you must use to request reimbursement of costs incurred.
- Two "Spreadsheets" which you must use in conjunction with your Reimbursement Request.

If you have any questions regarding the Letter of Commitment or the Reimbursement Request package, please contact Blessy Torres at (916) 227-4535.

Sincerely,

Dave Deaner, Manager  
Underground Storage Tank  
Cleanup Fund Program

## Attachments

cc: Tom Peacock  
Alameda County Health Agency  
Division of Hazardous Materials  
80 Swan Way, CA 94612

Don Dalke  
Regional Water Quality Control Board  
San Francisco Bay Region  
2101 Webster Street, Suite 500  
Oakland, CA 94612

LETTER OF COMMITMENT FOR REIMBURSEMENT OF COSTS

CLAIM NO: 007147

AMENDMENT NO: 0

CLAIMANT: L. Chun  
JOINT-CLAIMANT:

BALANCE FORWARD: \$0

CLAIMANT ADDRESS: 740 Canterbury Avenue  
Livermore, CA 94550

THIS AMOUNT: \$55,000

NEW BALANCE: \$55,000

TAX ID / SSA NO. 573-22-4710

Subject to availability of funds, the State Water Resources Control Board (State Board) agrees to reimburse Lily Chun (claimant) for eligible corrective action costs at 2301 Santa Clara Avenue, Alameda, CA 94501 (site). The commitment reflected by this Letter is subject to all of the following terms and conditions:

1. Reimbursement shall not exceed \$55,000 unless this amount is subsequently modified in writing by an amended Letter of Commitment.
2. The obligation to pay any sum under this Letter of Commitment is contingent upon availability of funds. In the event that sufficient funds are not available for reasons beyond the reasonable control of the State Board, the State Board shall not be obligated to make any disbursements hereunder. If any disbursements otherwise due under this Letter of Commitment are deferred because of unavailability of funds, such disbursements will promptly be made when sufficient funds do become available. Nothing herein shall be construed to provide the Claimant with a right of priority for disbursement over any other claimant who has a similar Letter of Commitment.
3. Unless modified in writing by the State Board, this Letter of Commitment covers work through Phase II of corrective action work.
4. All costs for which reimbursement is sought must be eligible for reimbursement and the Claimant must be the person entitled to reimbursement thereof.
5. Claimant must at all times be in compliance with all applicable state laws, rules and regulations and with all terms, conditions, and commitments contained in the Claimant's Application and any supporting documents or in any payment requests submitted by the Claimant.
6. No disbursement under this Letter of Commitment will be made except upon receipt of acceptable Standard Form Payment Requests duly executed by or on behalf of the Claimant. All Payment Requests must be executed by the Claimant or a duly authorized representative who has been approved by the Division of Clean Water Programs.
7. Any and all disbursements payable under this Letter of Commitment may be withheld if the Claimant is not in compliance with the provisions of Paragraph 5 above.
8. Neither this Letter of Commitment nor any right thereunder is assignable by the Claimant without the written consent of the State Board. In the event of any such assignment, the rights of the assignee shall be subject to all terms and conditions set forth in this Letter of Commitment and the State Board's consent.
9. This Letter of Commitment may be withdrawn at any time by the State Board if completion of corrective action is not performed with reasonable diligence.

IN WITNESS WHEREOF, this Letter of Commitment has been issued by the State Board this 17th day of September, 1993.

STATE WATER RESOURCES CONTROL BOARD

BY [Signature]  
Manager, Underground Storage Tank Cleanup Fund Program

BY [Signature]  
Chief, Division Administrative Services

STATE USE :
CALSTARS CODING :
0550 - 569.02 - 30530
\$

**STATE WATER RESOURCES CONTROL BOARD**

DIVISION OF CLEAN WATER PROGRAMS  
2014 T STREET, SUITE 130  
P.O. BOX 944212  
SACRAMENTO, CALIFORNIA 94244-2120  
**(916) 227-4413**  
**(916) 227-4530 (FAX)**



TRANSMITTAL OF FAX MATERIAL

*Date:* September 3, 1993  
  
*To:* Juliet Shin  
Alameda County Dept of Environmental Hlth  
Fax # (510) 569-4757  
  
*From:* Blessy Torres  
Division of Clean Water Programs  
UST Cleanup Fund Program  
(916) 227-4535

\*\*\*\*\*

- No. of pages 2 (including this sheet)
- For your information
- Per your request
- For your review and comments

**REMARKS:**

**Juliet, please have Tom P. sign the attached "corrective action compliance documentation" for Bill Chun's Service Station (per our conversation on 9/1/93) and return it to me by US mail. A LOC will be issued upon receipt of this form.**





ALAMEDA COUNTY  
HEALTH CARE SERVICES  
AGENCY

DAVID J. KEARS, Agency Director



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 31, 1993

Mr. Wayne Chun  
Bill Chun Service Station  
265 Heron Drive  
Pittsburg, CA 94565

STID 3838

Re: Work plan for investigations at 2301 Santa Clara Ave.,  
Alameda, California

Dear Mr. Chun,

This office has reviewed ESE's work plan for investigations at the above site. Per a conversation with Mr. Michael Quillin, ESE, on August 31, 1993, it is the understanding of this office that the proposed monitoring wells in this work plan will also address the area north/northwest of Well MW-1 by shifting the proposed well locations towards the on-site building. Additionally, it is the understanding of the office that the proposed location for Well MW-7 has been shifted towards the on-site building.

The work plan is acceptable to this office with the inclusion of the above changes. Per the timetable in the work plan, field work shall commence by September 3, 1993, and a report documenting this work will be submitted by September 24, 1993. If you have any questions or comments, please contact me at (510) 271-4530.

Sincerely,

Juliet Shin  
Hazardous Materials Specialist

cc: Michael Quillin  
Environmental Science &  
Engineering, Inc.  
4090 Nelson Ave., Ste. J  
Concord, CA 94520

Edgar Howell-File(JS)

ALAMEDA COUNTY  
HEALTH CARE SERVICES  
AGENCY

DAVID J. KEARS, Agency Director



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

April 5, 1993

Wayne Chun  
2301 Santa Clara Ave.  
Alameda, CA 94501

STID 3838

Re: Further investigations at 2301 Santa Clara Avenue, Alameda,  
California

Dear Mr. Chun,

This office has received and reviewed Environmental Science & Engineering's Preliminary Site Assessment report, dated March 31, 1993. Elevated levels of Total Petroleum Hydrocarbons as gasoline (TPHg) and Benzene, Toluene, Xylenes, and Ethylbenzene (BTEX) were identified in the capillary fringe of the soil from all three of the borings. Additionally, ground water samples collected from all three monitoring wells identified very elevated concentrations of TPHg, BTEX, and 1,2-Dichloroethane.

This office is concerned that the observed ground water contamination may be migrating offsite. **Per Section 2725, Article 11, Title 23 California Code of Regulations**, you are required to assess the vertical and lateral extent of both soil and ground water contamination at your site. Subsequent to delineating the extent of the soil and ground water contamination, efforts must eventually be made to contain and remediate the contamination.

Please submit a work plan to this office **within 60 days of the date** of this letter addressing the further delineation of soil and ground water contamination at the site. Quarterly monitoring and reporting shall continue until this site qualifies for Regional Water Quality Control Board (RWQCB) "sign-off".

If you have any questions or comments, please contact me at (510) 271-4530.

Sincerely,

Juliet Shin  
Hazardous Materials Specialist



Mr. Wayne Chun  
Re: 2301 Santa Clara  
April 5, 1993  
Page 2 of 2

cc: Richard Hiett, RWQCB

Michael E. Quillin  
Environmental Science &  
Engineering, Inc.  
4090 Nelson Ave., Ste.J  
Concord, CA 94520

Edgar Howell-File(JS)

ALAMEDA COUNTY  
HEALTH CARE SERVICES  
AGENCY

DAVID J. KEARS, Agency Director



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

December 30, 1992

Wayne Chun  
2301 Santa Clara Ave.  
Alameda, CA 94501

STID 3838

RE: Work plan for site located at 2301 Santa Clara Ave.,  
Alameda, California

Dear Mr. Chun,

This office has received and reviewed Environmental Science & Engineering, Inc.'s work plan, dated December 16, 1992, for the above site. This work plan is acceptable to this office with the following additional requirements:

- o The monitoring wells are to be screened adequately above and below the ground water table to account for seasonal fluctuations (the standard screening interval is 10 feet below the water level and 5 feet above).
- o Ground water samples shall be collected only after a minimum of 24 hours after developing the wells.

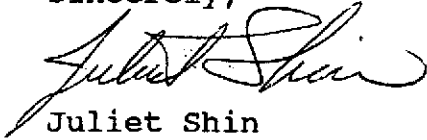
Per the conversation between Mr. Michael Quillin, ESE, and myself on December 30, 1992, Mr. Quillin stated that approximately 50 cubic yards of excavated soil resulted from the past tank removal and was stored on site. According to him, one composite soil sample was collected from this excavated soil and no contaminants were detected. Please be reminded that this soil must be disposed of off site. Please include the lab analysis results for this sample and the manifests for the removal of this soil in the future report documenting the implementation of the work plan.

A report documenting the results from work performed is due to this office within 45 days of completion of field activities. **Per Section 2652 (d), Article 5, Title 23 California Code of Regulations**, subsequent monitoring reports are to be submitted quarterly until this site qualifies for final RWQCB "sign-off".

If you have any questions or comments, please contact me at (510) 271-4530.

Mr. Wayne Chun  
Re: 2301 Santa Clara  
December 30, 1992  
Page 2 of 2

Sincerely,



Juliet Shin  
Hazardous Materials Specialist

cc: Richard Hiett, RWQCB

Michael E. Quillin  
Environmental Science &  
Engineering, Inc.  
4090 Nelson Ave., Ste. J  
Concord, CA 94520

Edgar Howell-File(JS)

ALAMEDA COUNTY  
HEALTH CARE SERVICES  
AGENCY

DAVID J. KEARS, Agency Director



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

October 2, 1992

Bill Chun  
2301 Santa Clara Ave.  
Alameda, CA 94501

STID 3838

RE: Required investigations at 2301 Santa Clara Ave., Alameda,  
California

Dear Mr. Chun,

On July 31, 1992, two 550-gallon and one 285-gallon gasoline underground storage tanks (USTs) were removed from the above site. A two-inch diameter hole was observed at the bottom of the 285-gallon tank, and the analysis of soil samples collected from beneath all three of the USTs identified elevated Total Petroleum Hydrocarbons as gasoline (TPHg) as high as 16,000 parts per million (ppm), and benzene concentrations as high as 280 ppm.

Guidelines established by the California Regional Water Quality Control Board (RWQCB) require that a ground water investigation be conducted whenever an unauthorized release of product is suspected from an underground storage tank. The levels of soil contamination associated with the above tanks would indicate that such an event has occurred.

You are required to conduct a **Preliminary Site Assessment (PSA)** to determine the lateral and vertical extent and severity of latent soil and ground water contamination which may have resulted from the release at the site. The information gathered by the PSA will be used to determine an appropriate course of action to remediate the site, if deemed necessary. The PSA must be conducted in accordance with the RWQCB Staff Recommendations for the Initial Evaluation and Investigation of Underground Tanks. The major elements of such an investigation are summarized in the attached **Appendix A**. The major elements of the guidelines include, but are not limited to, the following:

- o At least one groundwater monitoring well must be installed within 10 feet of the tank pit, oriented in the confirmed downgradient direction relative

Mr. Bill Chun  
RE: 2301 Santa Clara Ave.  
October 2, 1992  
Page 2 of 4

to groundwater flow. In the absence of data identifying the confirmed downgradient direction, a minimum of three wells will be required to verify gradient direction. During the installation of these wells soil samples are to be collected at five foot depth intervals and any significant changes in lithology until groundwater is reached.

- o Subsequent to the installation of the monitoring wells, these wells must be surveyed to an established benchmark, with an accuracy of 0.01 foot. Additionally, groundwater elevations are to be measured monthly for three consecutive months and then quarterly thereafter. Groundwater samples are to be collected and analyzed quarterly. Both soil and groundwater samples must be analyzed for the appropriate fuel contaminants listed in Table 2 of the RWQCB's Staff Recommendations for the Initial Evaluation and Investigation of Underground Tanks.

In order to proceed with a site investigation, you should obtain professional services of a reputable environmental consultant. Your responsibility is to have the consultant submit for review a PSA proposal outlining planned activities pertinent to meeting the criteria broadly outlined in this letter and the attached Appendix A.

This Department will oversee the assessment and remediation of your site. Our oversight will include the review of and comment on work proposals and technical guidance on appropriate investigative approaches and monitoring schedules. The issuance of well drilling permits, however, will be through the Alameda County Flood Control and Water Conservation District, Zone 7, in Pleasanton. The RWQCB may choose to take over as lead agency if it is determined following the completion of the initial assessment that there has been a substantial impact to groundwater.

The PSA proposal is due **within 45 days** of the receipt of this letter. Once the proposal is approved, field work should commence within 60 days. A report must be submitted within 45 days after the completion of this phase of work at the site. Subsequent reports are to be submitted quarterly until this site qualifies for final RWQCB "sign-off". Such quarterly reports are due the first day of the second month of each subsequent quarter.

Mr. Bill Chun  
RE: 2301 Santa Clara Ave.  
October 2, 1992  
Page 3 of 4

The referenced initial and quarterly reports must describe the status of the investigation and must include, among others, the following elements:

- o Details and results of all work performed during the designated period of time: 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, tabulations of free product thicknesses and dissolved fractions, etc.
- o Status of groundwater contamination characterization
- o Interpretation of results: water level contour maps showing gradients, free and dissolved product plume definition maps for each target component, geologic cross sections, etc.
- o Recommendations or plans for additional investigative work of remediation

All reports and proposals must be submitted under seal of a California-Registered Geologist, -Certified Engineering Geologist, or -Registered Civil Engineer. Please include a statement of qualifications for each lead professional involved with this project.

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

If you have any questions or comments, please contact Juliet Shin at (510) 271-4320.

Sincerely,



Juliet Shin  
Hazardous Materials Specialist

Mr. Bill Chun  
RE: 2301 Santa Clara Ave.  
October 2, 1992  
Page 4 of 4

**Attachment**

cc: Richard Hiett, RWQCB

Richard Quarante, Alameda Fire Dept.

James Parker  
Parker Environmental Services  
4185 Rialto Court  
Pittsburg, CA 94565

~~Edgar Howell-File~~ (JS)

*JFP 10/2*

white -env.health  
 yellow -facility  
 pink -files

# ALAMEDA COUNTY, DEPARTMENT OF ENVIRONMENTAL HEALTH

80 Swan Way, #200  
 Oakland, CA 94621  
 (415) 271-4320

## Hazardous Materials Inspection Form

II, III

Site ID # 3038 Site Name Bill Chans Texaco Today's Date 11-28-92

### II.A BUSINESS PLANS (Title 19)

- 1. Immediate Reporting 2703
- 2. Bus. Plan Stds. 25503(b)
- 3. RR Cars > 30 days 25503.7
- 4. Inventory Information 25504(a)
- 5. Inventory Complete 2730
- 6. Emergency Response 25504(b)
- 7. Training 25504(c)
- 8. Deficiency 25505(a)
- 9. Modification 25505(b)

Site Address 2301 Santa Clara

City Alameda Zip 94501 Phone \_\_\_\_\_

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

#### Inspection Categories:

- I. Haz. Mat/Waste GENERATOR/TRANSPORTER
- II. Business Plans, Acute Hazardous Materials
- III. Underground Tanks

### II.B ACUTELY HAZ. MATLS

- 10. Registration Form Filed 25533(a)
- 11. Form Complete 25533(b)
- 12. RMPP Contents 25534(c)
- 13. Implement Sch. Req'd? (Y/N)
- 14. OnSite Conseq. Assess. 25524(c)
- 15. Probable Risk Assessment 25534(d)
- 16. Persons Responsible 25534(g)
- 17. Certification 25534(i)
- 18. Exemption Request? (Y/N) 25536(b)
- 19. Trade Secret Requested? 25538

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

#### Comments:

Tank removal was witnessed in August 1992.  
 Samples were taken which confirmed contamination. Transferred to L.O.P.

No generator activity at this time can be noted.

### III. UNDERGROUND TANKS (Title 23)

- |   |   |
|---|---|
| General   | <input type="checkbox"/> 1. Permit Application 25284 (H&S)                              |
|   | <input type="checkbox"/> 2. Pipeline Leak Detection 25292 (H&S)                         |
|   | <input type="checkbox"/> 3. Records Maintenance 2712                                    |
|   | <input type="checkbox"/> 4. Release Report 2651   |
|   | <input type="checkbox"/> 5. Closure Plans 2670  |
| Monitoring for Existing Tanks                                 | <input type="checkbox"/> 6. Method  |
|   | 1) Monthly Test   |
|   | 2) Daily Vadose<br>Semi-annual groundwater<br>One time soils                            |
|   | 3) Daily Vadose<br>One time soils<br>Annual tank test                                   |
|   | 4) Monthly Gndwater<br>One time soils   |
|   | 5) Daily Inventory<br>Annual tank testing<br>Cont pipe leak det<br>Vadose/gndwater mon. |
|   | 6) Daily Inventory<br>Annual tank testing<br>Cont pipe leak det                         |
|   | 7) Weekly Tank Gauge<br>Annual tank testing   |
|   | 8) Annual Tank Testing<br>Daily Inventory   |
|   | 9) Other _____  |
| New Tanks   | <input type="checkbox"/> 7. Precs Tank Test 2643<br>Date: _____                         |
|   | <input type="checkbox"/> 8. Inventory Rec. 2644   |
|   | <input type="checkbox"/> 9. Soil Testing 2646   |
|   | <input type="checkbox"/> 10. Ground Water. 2647   |
| <input type="checkbox"/> 11. Monitor Plan 2632                |   |
| <input type="checkbox"/> 12. Access. Secure 2634              |   |
| <input type="checkbox"/> 13. Plans Submit 2711<br>Date: _____ |   |
| <input type="checkbox"/> 14. As Built 2635<br>Date: _____     |   |

Rev 6/88

II, III

Contact: \_\_\_\_\_

Title: \_\_\_\_\_

Signature: \_\_\_\_\_

Inspector: \_\_\_\_\_

Signature: \_\_\_\_\_



# 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 25180.7 OF THE HEALTH AND SAFETY CODE.
--	--	--

REPORT DATE 08/06/92	CASE #	SIGNED: _____ DATE: _____
-------------------------	--------	---------------------------

REPORTED BY	NAME OF INDIVIDUAL FILING REPORT Kevin Tinsley	PHONE 510 271-4320	SIGNATURE <i>Kevin Tinsley</i>	
	REPRESENTING <input checked="" type="checkbox"/> LOCAL AGENCY <input type="checkbox"/> OWNER/OPERATOR <input type="checkbox"/> REGIONAL BOARD <input type="checkbox"/> OTHER	COMPANY OR AGENCY NAME Alameda County Environ. Health Agency Dept.		
	ADDRESS 80 Swan Way STREET Oakland CITY California STATE 94621 ZIP			

RESPONSIBLE PARTY	NAME Lily Chun	CONTACT PERSON Lily Chun or Ron Chun	PHONE 510 523-9862
	ADDRESS 2301 Santa Clara STREET St. Alameda CITY California STATE 94501 ZIP		

SITE LOCATION	FACILITY NAME (IF APPLICABLE) Bill Chun Service Station	OPERATOR Bill Chun	PHONE 510 523-9862	
	ADDRESS 2301 Santa Clara STREET Alameda CITY California STATE 94501 ZIP			
	CROSS STREET Oak St. Alameda			

IMPLEMENTING AGENCIES	LOCAL AGENCY Alameda Co. Haz. Mat. Div.	CONTACT PERSON Kevin Tinsley	PHONE 510 271-4320
	REGIONAL BOARD Bay Area Regional W. Q. C. Board	Lester Feldman	PHONE 415 464-1332

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

DISCOVERY/ABATEMENT	DATE DISCOVERED 08/06/92	HOW DISCOVERED <input type="checkbox"/> TANK TEST <input checked="" type="checkbox"/> TANK REMOVAL <input type="checkbox"/> INVENTORY CONTROL <input type="checkbox"/> SUBSURFACE MONITORING <input type="checkbox"/> NUISANCE CONDITIONS <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 type="checkbox"/> CLOSE TANK <input type="checkbox"/> REPAIR TANK <input type="checkbox"/> REPAIR PIPING <input type="checkbox"/> CHANGE PROCEDURE
	HAS DISCHARGE BEEN STOPPED? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO IF YES, DATE 08/06/92	<input checked="" type="checkbox"/> OTHER Tank removal

SOURCE/CAUSE	SOURCE OF DISCHARGE <input checked="" type="checkbox"/> TANK LEAK <input checked="" type="checkbox"/> UNKNOWN <input type="checkbox"/> PIPING LEAK <input type="checkbox"/> OTHER	CAUSE(S) <input type="checkbox"/> OVERFILL <input type="checkbox"/> RUPTURE/FAILURE <input type="checkbox"/> SPILL <input type="checkbox"/> CORROSION <input checked="" type="checkbox"/> UNKNOWN <input type="checkbox"/> OTHER
--------------	--	--

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"/> NO ACTION TAKEN <input type="checkbox"/> PRELIMINARY SITE ASSESSMENT WORKPLAN SUBMITTED <input type="checkbox"/> POLLUTION CHARACTERIZATION <input type="checkbox"/> LEAK BEING CONFIRMED <input checked="" type="checkbox"/> PRELIMINARY SITE ASSESSMENT UNDERWAY <input type="checkbox"/> POST CLEANUP MONITORING IN PROGRESS <input type="checkbox"/> REMEDIATION PLAN <input type="checkbox"/> CASE CLOSED (CLEANUP COMPLETED OR UNNECESSARY) <input type="checkbox"/> CLEANUP UNDERWAY
----------------	--

REMEDIAL ACTION	CHECK APPROPRIATE ACTION(S) (SEE BACK FOR DETAILS) <input type="checkbox"/> CAP SITE (CD) <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"/> VACUUM EXTRACT (VE) <input type="checkbox"/> NO ACTION REQUIRED (NA) <input type="checkbox"/> TREATMENT AT HOOKUP (HU) <input type="checkbox"/> VENT SOIL (VS) <input checked="" type="checkbox"/> OTHER (OT) undetermined
-----------------	--

COMMENTS: Strong odor apparent at tank removal and high TPH of 16,000 ppm at west side of excavation.

## INSTRUCTIONS

### EMERGENCY

Indicate whether emergency response personnel and equipment were involved at any time. If so, a Hazardous Material Incident Report should be filed with the State Office of Emergency Services (OES) at 2800 Meadowview Road, Sacramento, CA 95832. Copies of the OES report form may be obtained at your local underground storage tank permitting agency. Indicate whether the OES report has been filed as of the date of this report.

### LOCAL AGENCY ONLY

To avoid duplicate notification pursuant to Health and Safety code Section 25180.7, a designated government employee should sign and date the form in this block. A signature here does not mean that the leak has been determined to pose a significant threat to human health or safety, only that notification procedures have been followed if required.

### REPORTED BY

Enter your name, telephone number, and address. Indicate which party you represent and provide company or agency name.

### RESPONSIBLE PARTY

Enter name, telephone number, contact person, and address of the party responsible for the leak. The responsible party would normally be the tank owner.

### SITE LOCATION

Enter information regarding the tank facility. At a minimum, you must provide the facility name and full address.

### IMPLEMENTING AGENCIES

Enter names of the local agency and Regional Water Quality Control Board involved.

### SUBSTANCES INVOLVED

Enter the name and quantity lost of the hazardous substance involved. Room is provided for information on two substances if appropriate. If more than two substances leaked, list the two of most concern for cleanup.

### DISCOVERY/ABATEMENT

Provide information regarding the discovery and abatement of the leak.

### SOURCE/CAUSE

Indicate source(s) of leak. Check box(es) indicating cause of leak.

### CASE TYPE

Indicate the case type category for this leak. Check one box only. Case type is based on the most sensitive resource affected. For example, if both soil and ground water have been affected, case type will be "Ground Water". Indicate "Drinking Water" only if one or more municipal or domestic water wells have actually been affected. A "Ground Water" designation does not imply that the affected water cannot be, or is not, used for drinking water, but only that water wells have not yet been affected. It is understood that case type may change upon further investigation.

### CURRENT STATUS

Indicate the category which best describes the current status of the case. Check one box only. The response should be relative to the case type. For example, if case type is "Ground Water", then "Current Status" should refer to the status of the ground water investigation or cleanup, as opposed to that of soil. Descriptions of options follow:

No Action Taken - No action has been taken by responsible party beyond initial report of leak.

Leak Being Confirmed - Leak suspected at site, but has not been confirmed.

Preliminary Site Assessment Workplan Submitted - workplan/proposal requested of/submitted by responsible party to determine whether ground water has been, or will be, impacted as a result of the release.

Preliminary Site Assessment Underway - implementation of workplan.

Pollution Characterization - responsible party is in the process of fully defining the extent of contamination in soil and ground water and assessing impacts on surface and/or ground water.

Remediation Plan - remediation plan submitted evaluating long term remediation options. Proposal and implementation schedule for appropriate remediation options also submitted.

Cleanup Underway - implementation of remediation plan.

Post Cleanup Monitoring in Progress - periodic ground water or other monitoring at site, as necessary, to verify and/or evaluate effectiveness of remedial activities.

Case Closed - regional board and local agency in concurrence that no further work is necessary at the site.

IMPORTANT: THE INFORMATION PROVIDED ON THIS FORM IS INTENDED FOR GENERAL STATISTICAL PURPOSES ONLY AND IS NOT TO BE CONSTRUED AS REPRESENTING THE OFFICIAL POSITION OF ANY GOVERNMENTAL AGENCY.

### REMEDIAL ACTION

Indicate which action have been used to cleanup or remediate the leak. Descriptions of options follow:

Cap Site - install horizontal impermeable layer to reduce rainfall infiltration.

Containment Barrier - install vertical dike to block horizontal movement of contaminant.

Excavate and Dispose - remove contaminated soil and dispose in approved site.

Excavate and Treat - remove contaminated soil and treat (includes spreading or land farming).

Remove Free Product - remove floating product from water table.

Pump and Treat Groundwater - generally employed to remove dissolved contaminants.

Enhanced Biodegradation - use of any available technology to promote bacterial decomposition of contaminants.

Replace Supply - provide alternative water supply to affected parties.

Treatment at Hookup - install water treatment devices at each dwelling or other place of use.

Vacuum Extract - use pumps or blowers to draw air through soil.

Vent Soil - bore holes in soil to allow volatilization of contaminants.

No Action Required - incident is minor, requiring no remedial action.

COMMENTS - Use this space to elaborate on any aspects of the incident.

SIGNATURE - Sign the form in the space provided.

### DISTRIBUTION

If the form is completed by the tank owner or his agent, retain the last copy and forward the remaining copies intact to your local tank permitting agency for distribution.

1. Original - Local Tank Permitting Agency
2. State Water Resources Control Board, Division of Loans and Grants, Underground Storage Tank Program, P.O. Box 944212, Sacramento, CA 94244-2120
3. Regional Water Quality Control Board
4. County Board of Supervisors or designee to receive Proposition 65 notifications.
5. Owner/responsible party.

ALAMEDA COUNTY HEALTH CARE SERVICES AGENCY  
 DEPARTMENT OF ENVIRONMENTAL HEALTH

HAZARDOUS MATERIALS DIVISION  
 80 SWAN WAY, ROOM 200  
 OAKLAND, CA 94621  
 PHONE NO. 415/271-4320

ACCEPTED

DEPARTMENT OF ENVIRONMENTAL HEALTH  
 470 - 27th Street Third Floor  
 Oakland, CA 94612  
 Telephone: (415) 874-2337

Presence of a permit is dependent on compliance with applicable plans and all applicable laws and regulations.  
 THESE SAFETY PERMIT PLANS FOR UST CLOSURE/Modification ARE NOT  
 GUARANTEEING THE RESULTS OF THE CLOSURE/Modification.

These plans have been reviewed and found to be acceptable. It is the responsibility of the permittee to ensure that the plans comply with the requirements of State and local laws, rules and regulations. The permittee shall be responsible for obtaining all necessary permits from other agencies and for obtaining all necessary approvals from the local health department. The permittee shall be responsible for obtaining all necessary approvals from the local health department. The permittee shall be responsible for obtaining all necessary approvals from the local health department.

UNDERGROUND TANK CLOSURE/MODIFICATION PLANS

1. Business Name Bill Chun Service Station  
 Business Owner Bill Chun *Lily Chun*
2. Site Address 2301 Santa Clara  
 City Alameda Zip 94501 Phone 510-523-9862
3. Mailing Address 2301 Santa Clara  
 City Alameda Zip 94501 Phone 510-523-9862
4. Land Owner Bill Chun  
 Address 2301 Santa Clara City, State Alameda, CA. Zip 94501
5. EPA I.D. No. CAC-000665169
6. Contractor Bernabe And Brinker, INC.  
 Address 1281-30th Street  
 City Oakland, CA. 94608 Phone 510-451-3482  
 License Type A-HAZ ID# 610617
7. Consultant James D. Parker *president Parker Environ.*  
 Address 4185 Rialto Court  
 City ALAMEDA Phone 439-1024

## Summary

Arrived at site 11:20 AM. First tank was already on truck ready to go. Fire dept. Inspector told me there did not seem to be any holes in tank. Contractor removed the second and third tanks in my presence. All three tanks were transported by H. and H. Ship Service (CA0004771168) from S.F. Manifest # 91510239, 1000 lbs of Tanks taken to H. and H. Ship Service yard located at 220 China Basin Street in S.F. Contractor told me the Reinsate Manifest is at his shop. Unable to view today.

Steve McKinley was present dry Ice had been added and Alameda Fire dept had given the OK to start the removal process, before my arrival.

8. Contact Person for Investigation

Name Ron Chun M.O. Title Co-owner

Phone 510-523-9862

9. Total No. of Tanks at facility 3

10. Have permit applications for all tanks been submitted to this office? Yes [] No []

11. State Registered Hazardous Waste Transporters/Facilities

a) Product/Waste Tranporter

Name H AND H EPA I.D. No. CAD004771168

Address 220 China Basin

City SF State CA Zip 94107

b) Rinsate Transporter

Name \_\_\_\_\_ EPA I.D. No. \_\_\_\_\_

Address \_\_\_\_\_

City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_

c) Tank Transporter

Name H AND H EPA I.D. No. CAD004771168

Address 220 China Basin

City SF State CA Zip 94107

d) Tank Disposal Site

Name H AND H EPA I.D. No. CAD004771168

Address 220 China Basin

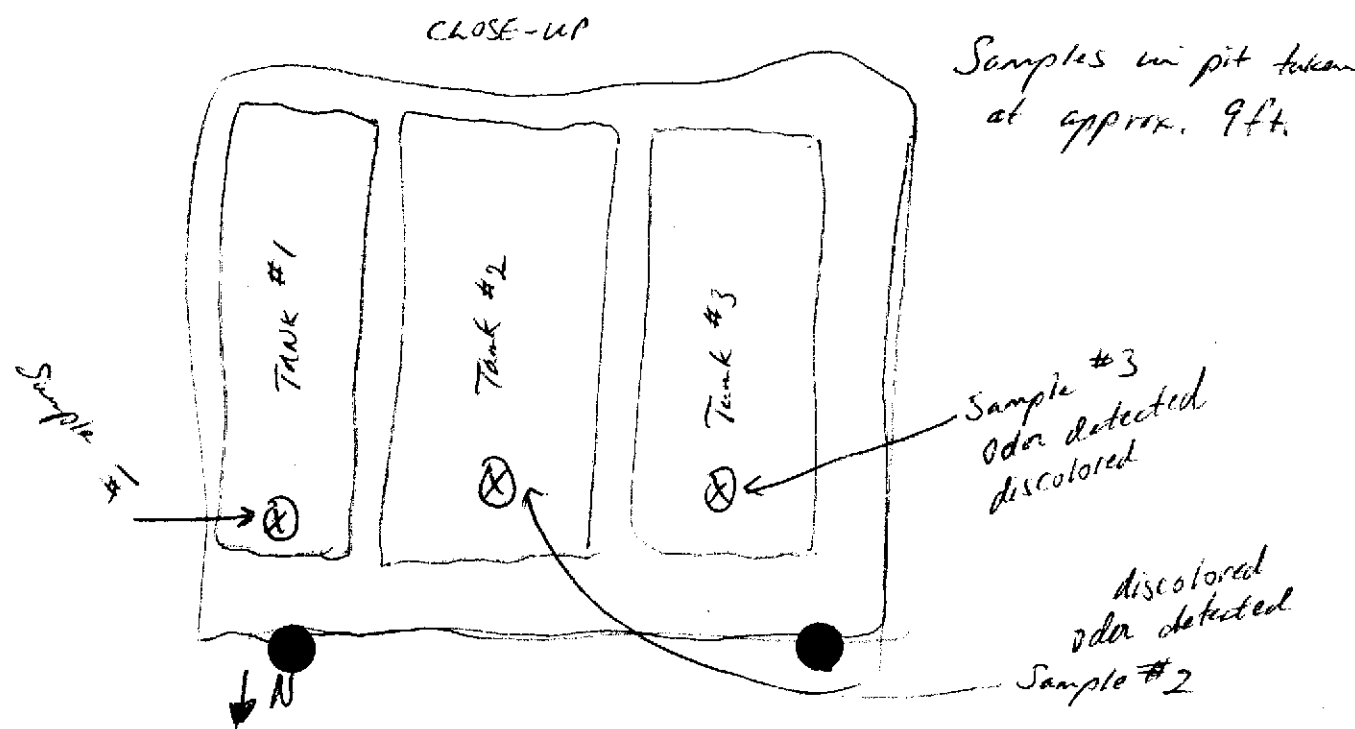
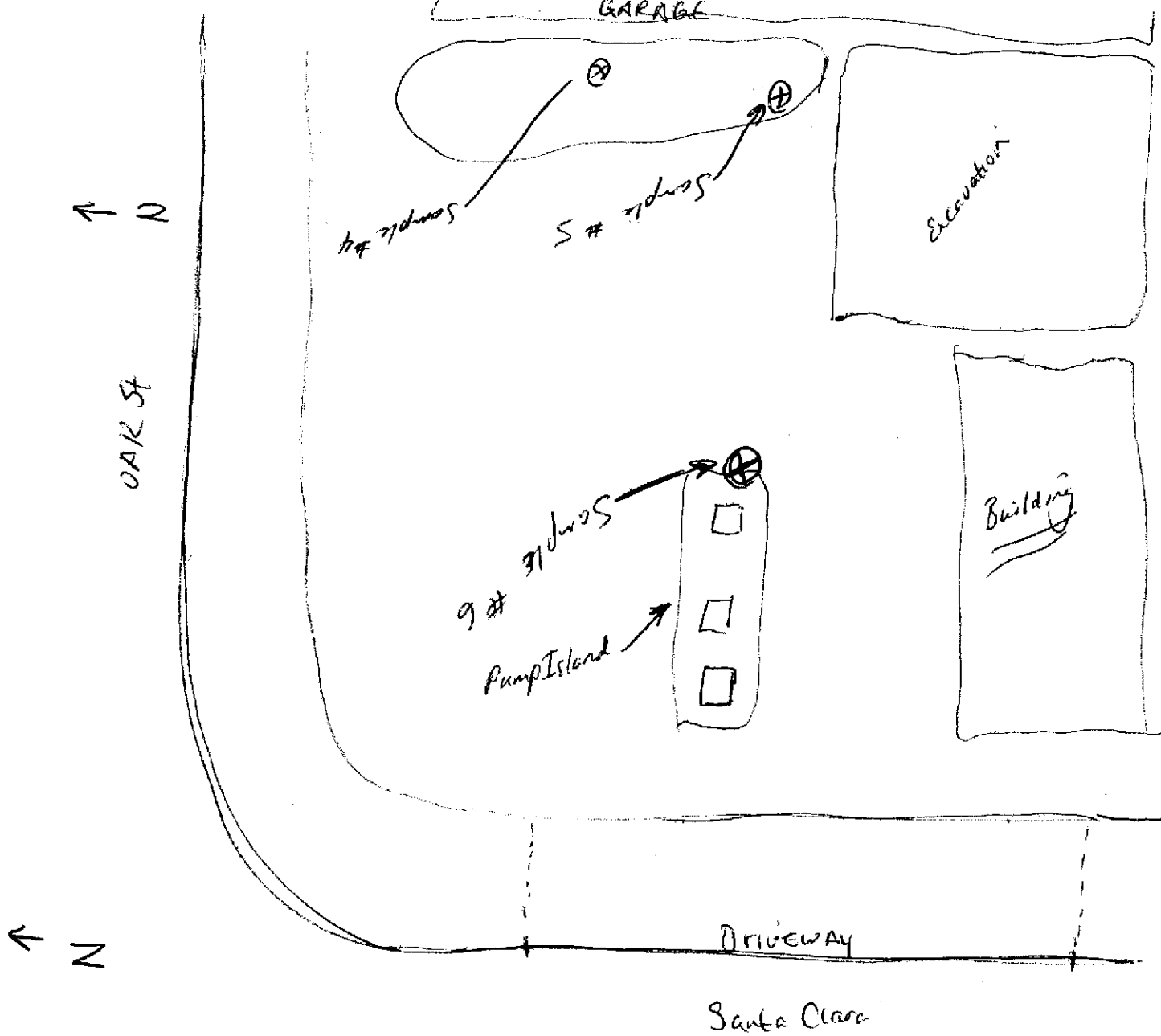
City SF State CA Zip 94107

e) Contaminated Soil Transporter

Name \_\_\_\_\_ EPA I.D. No. \_\_\_\_\_

Address \_\_\_\_\_

City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_



**12. Sample Collector**

Name Trace Analysis Lab  
 Company Trace Analysis Lab  
 Address 3423 Investment Blvd  
 City Hayward State CA. Zip 94545 Phone 510-783-6960

**13. Sampling Information for each tank or area**

Tank or Area		Material sampled	Location & Depth
Capacity	Historic Contents (past 5 years)		
1,500	Unleaded	none	none
250	Super Unleaded	none	none
250	Regular	none	none

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

If yes, describe. \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

15. NFPA methods used for rendering tank inert? Yes [X] No [ ]

If yes, describe. CO2  
 \_\_\_\_\_  
 \_\_\_\_\_

An explosion proof combustible gas meter shall be used to verify tank inertness.

**16. Laboratories**

Name Trace Analysis Laboratory  
 Address 3423 Investment Blvd.  
 City Hayward State CA. Zip 94545  
 State Certification No. 1199

Noted contractor was working without hardhats.  
The tanks were cleaned with regular steel hammer  
and shovel. Counseled Contractor about safety precautions.

During sampling noted odor while taking samples  
#2 and #3. Two discrete samples were taken from  
the spoils pile, #4 and 5. Refer to diagram. Total  
Soil appears to be over 50 yd<sup>3</sup>.

The last sample was taken at east end of pump island  
approx. 1 1/2 down. Mr Parker stated there was a slight  
odor.

Ground water was not encountered during the removal  
process.



I declare that to the best of my knowledge and belief the statements and information provided above are correct and true. I 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 this plan is approved.

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

I 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 and safety.

I will notify the Department of Environmental Health at least two (2) working days (48 hours) after approval of this closure plan in advance to schedule any required inspections. 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.

Signature of Contractor

Name (please type) ERNESTO BERNABE JR.  
Signature *Ernesto Bernabe Jr.*  
Date 6-08-92

Signature of Site Owner or Operator

Name (please type) RONALD J. CHAN  
Signature *Ronald J. Chan*  
Date 6/08/92

NOTES:

1. Any changes in this document must be approved by this Department.
2. Any leaks discovered must be submitted to this office on an underground storage tank unauthorized leak/contamination site report form within 5 days of its discovery.
3. Three (3) copies of this plan must be submitted to this Department. One copy must be at the construction site at all times.
4. After approval of plan, notification of at least two (2) working days (48 hours) must be given to this Department prior to removal of tank(s).
5. A copy of your approved plan must be sent to the landowner.
6. Triple rinse means that:
  - a) Final rinse must contain less than 100 ppm of Gasoline (EPA method 8020 for soil, or EPA method 602 for water) or Diesel (EPA method 418.1). Other methods for halogenated volatile organics (EPA method 8010 for soil, EPA method 601 for water) may be required. The composition of the final rinse must be demonstrated by an original or facsimile report from a laboratory certified for the above analyses.
  - b) Tank interior is shown to be free from deposits or residues upon a visual examination of tank interior.
  - c) Tank should be labelled as "tripled rinsed; laboratory certified analysis available upon request" with the name and address of the contractor.

If all the above requirements cannot be met, the tank must be transported as a hazardous waste.

7. Any cutting into tanks requires local fire department approval.

UNDERGROUND TANK CLOSURE/MODIFICATION PLANS

ATTACHMENT A  
SAMPLING RESULTS

Tank or Area	Contaminant	Location & Depth	Results (specify units)

## INSTRUCTIONS

### 2. SITE ADDRESS

Address at which closure or modification is taking place.

### 5. EPA I.D. NO.

This number may be obtained from the State Department of Health Services, 916/324-1781.

### 6. CONTRACTOR

Prime contractor for the project.

### 7. OTHER

List professional consultants here.

### 12. SAMPLE COLLECTOR

Persons who are collecting samples.

### 13. SAMPLING INFORMATION

Historic contents - the principal product(s) used in the last 5 years.

Material sampled - i.e., water, oil, sludge, soil, etc.

### 16. LABORATORIES

Laboratories used for chemical and geotechnical analyses.

### 17. CHEMICAL METHODS:

All sample collection methods and analyses should conform to EPA or DHS methods.

Contaminant - Specify the chemical to be analyzed.

Sample Preparation Method Number - The means used to prepare the sample prior to analyses - i.e., digestion techniques, solvent extraction, etc. Specify number of method and reference if not an EPA or DHS method.

Analysis Method Number - The means used to analyze the sample - i.e., GC, GC-MS, AA, etc. Specify number of method and reference if not a DHS or EPA method.

#### NOTE:

Method Numbers are available from certified laboratories.

### 18. SITE SAFETY PLAN

A plan outlining protective equipment and additional specialized personnel in the event that significant amount of hazardous materials are found. The plan should consider the availability of respirators, respirator cartridges, self-contained breathing apparatus (SCBA) and industrial hygienists.

19. ATTACH COPY OF WORKMAN'S COMPENSATION

20. PLOT PLAN

The plan should consists of a scaled view of the facility at which the tank(s) are located and should include the following information:

- a) Scale
- b) North Arrow
- c) Property Line
- d) Location of all Structures
- e) Location of all relevant existing equipment including tanks and piping to be removed
- f) Streets
- g) Underground conduits, sewers, water lines, utilities
- h) Existing wells (drinking, monitoring, etc.)
- i) Depth to ground water
- j) All existing tanks in addition to the ones being pulled

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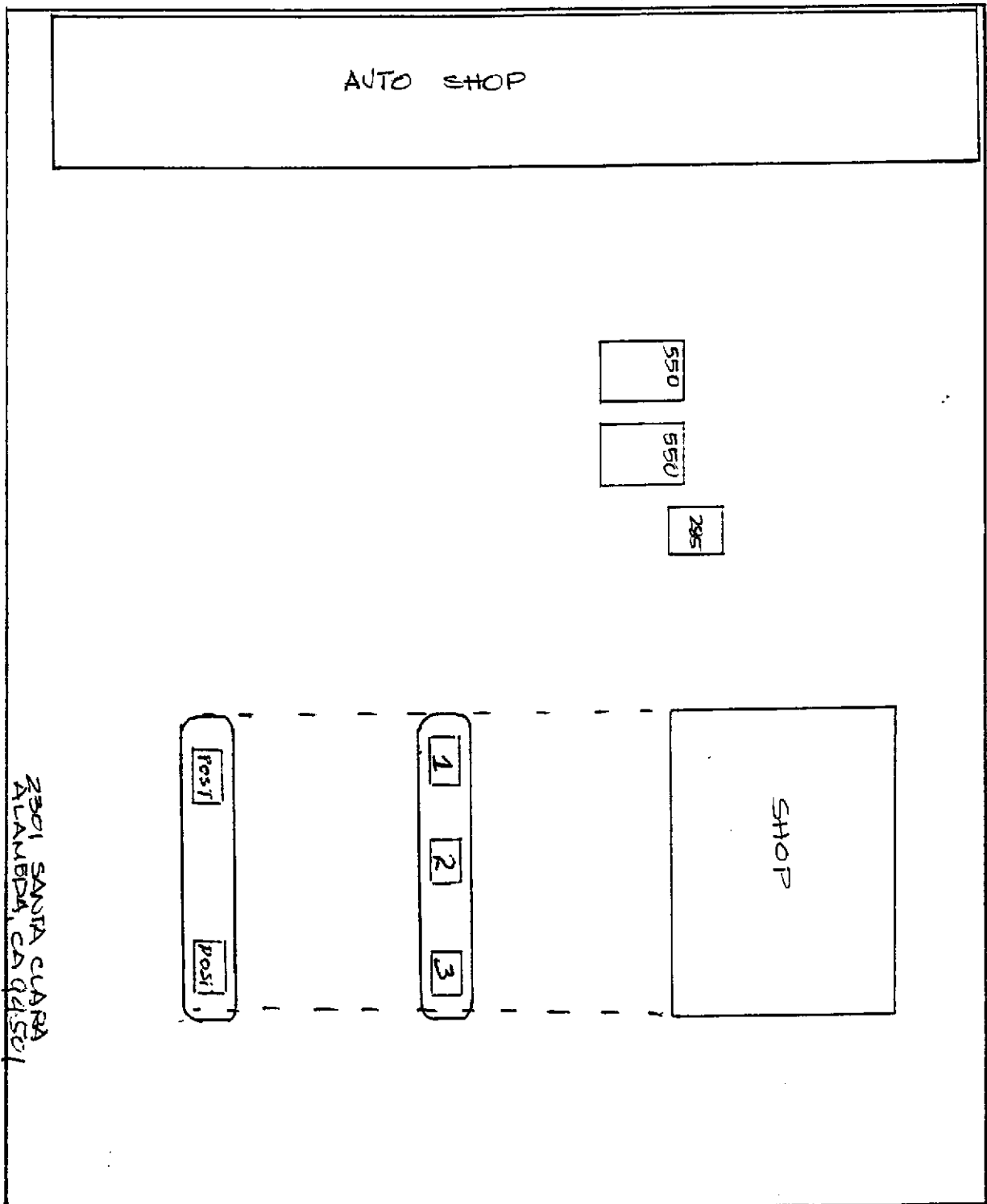


# BERNABE AND BRINKER INC.

General Engineering Contractor • Hazardous Substances Removal • License #610617

1281 - 30th Street  
Oakland, California 94608

TEL: 510 • 451 • 3482  
FAX: 510 • 836 • 2635



OAK STREET

2201 SANTA CLARA  
ALAMBD4, CA 94601

SANTA CLARA



**B&B SITE SAFETY PLAN**

**2. JOB HAZARD ANALYSIS:**

Hazard Level: High( ) Moderate( ) Low(X) Unknown ( )

Hazard Type: Liquid( ) Solid(X) Sludge( ) Vapor/Gas( )

Known or suspected hazardous materials present on site:

TPHG BTXE

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Characteristics of hazardous materials included above:

(Complete for each chemical present:)

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**MATERIAL #1:** Corrosive( ) Ignitable(X) Toxic(X)  
Reactive( ) Volatile(X) Radioactive( )  
Biological Agent( )

Exposure Routes: Inhalation( ) Ingestion( ) Contact( )

---

**MATERIAL #2:** Corrosive( ) Ignitable(X) Toxic(X)  
Reactive( ) Volatile(X) Radioactive( )  
Biological Agent( )

Exposure Routes: Inhalation( ) Ingestion( ) Contact( )

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**MATERIAL #3:** Corrosive( ) Ignitable( ) Toxic( )  
Reactive( ) Volatile( ) Radioactive( )  
Biological Agent( )

Exposure Routes: Inhalation( ) Ingestion( ) Contact( )

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**MATERIAL #4:** Corrosive( ) Ignitable( ) Toxic( )  
Reactive( ) Volatile( ) Radioactive( )  
Biological Agent( )

Exposure Routes: Inhalation( ) Ingestion( ) Contact( )



**B&B SITE SAFETY PLAN**

**2.2 JOB-SPECIFIC HAZARDS**

For each labor category, specify the possible hazards based information available (i.e., Task-driller, Hazards-trauma from drill rig accidents, etc. ) For each hazard, indicate steps to be taken to minimize the hazard.

Jack Hammer and Air Compressor Noise

(Use Earplugs)

The following additional hazards are expected on site (i.e., snake-infested area, extreme heat, etc.):

Measures to minimize the effects of the additional hazards are:

**3. MONITORING PLAN**

**3.1 (a) Air Monitoring Plan**

Action levels for implementation of air monitoring. Action levels should be based on published data available on contaminants of concern. Action levels should be set by persons experienced in industrial hygiene.

**Level**  
**(i.e., .5ppm)**

**Action Taken**  
**(i.e., commence perimeter monitoring)**

NA

**B&B SITE SAFETY PLAN**

**(b) Air Monitoring Equipment**  
Outline the specific equipment to be used, calibration method, frequency of monitoring, locations to be monitored, and analysis of samples (if applicable):

NA

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If air monitoring is not to be implemented for this site, explain why:

We are not going into the tank, we are just removing  
and disposing the tank.

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**3.2 Personnel Monitoring**  
(Include hierarchy of responsibilities in decision-making on the site).

NA

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**3.3 Sampling Monitoring**

**(a) Techniques used for sampling** NA

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**B&B SITE SAFETY**

(b) Equipments used for sampling\_\_\_\_\_

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(c) Maintenance and calibration of equipments\_\_\_\_\_

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4. **PERSONAL PROTECTIVE EQUIPMENT (PPE)**  
Equipment used by employees for the site tasks and operations being conducted. Be specific (i.e., hard hat, impact resistance goggles, other protective glove, etc.).

Rubber gloves, Earplugs, Rubber Boots, Safety Glasses,  
Protective Clothing, Hard Hats.

5. **SITE CONTROL AND SECURITY MEASURES**  
The following general work zone security guidelines should be implemented:

- Work zone shall be barricaded and caution tape be used.
- Excavations shall be closed when drilling and sampling activities are not actually taking place.
- No excavations shall be left unattended. Visitors will not enter the work zone unless they have attended a project safety briefing.
- Persons will not leave the work zone without first passing through the decontamination zone.

## B&B SITE SAFETY PLAN

### 6. DECONTAMINATION PROCEDURE

List the procedures and specific steps to be taken to decontaminate equipment and PPE.

All equipments has to be wash, soap and rinse.

protective clothing that had been contaminated

has to be dispose of properly.

### 7. TRAINING REQUIREMENTS

Prior to mobilization at the job site, employees will be attend a safety briefing. The briefing will include the nature of the wastes and the site, donning personal protection clothes and equipment, decontamination procedures and emergency procedures.

### 8. MEDICAL SURVEILLANCE REQUIREMENTS

If any task requires a very high personnel protection level, personnel shall provide assurances that they have received a physical examination and they are fit to do the task. Also, personnel will be instructed to look for any symptom of heat stress, heat stroke, heat exhaustion, or any other unusual symptom. If there is any report of that, it will be immediately be followed through, and appropriate action will be taken.

### 9. STANDARD OPERATION PROCEDURES

Bernabe & Brinker, Inc. is responsible for all Bernabe & Brinker, Inc. employees on the site. Each contractor shall provide all the equipment necessary to meet safe operation practices and procedures for their personnel on site, and be responsible for the safety of their workers.

A. "Three Warning" system is utilized to enforce compliance with Health and Safety procedures practices which will be implemented at the site for worker safety:

\*Eating, drinking, chewing gum, or tobacco, and smoking will be allowed only in designated areas.



