

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



9-16-02

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

RO0000413

September 13, 2002

Estate of Doyle Gruit
c/o Ms. Angel LaMarca
945 S. Lehigh Drive
Anaheim Hills, CA 92807

RE: Work Plan Approval for 1970 Seminary Ave, Oakland, CA

Dear Ms. LaMarca:

I have completed review of Erler & Kalinowski, Inc's *Work Plan for Remedial Investigation/Remedial Action* that was prepared for the above referenced site. The proposal to investigate for source soil and to excavate hydrocarbon impacted soil is acceptable with the following additions/changes/comments:

- Stockpile soil that is planned for re-use onsite should be sampled at a frequency of one discrete sample per 20 cubic yards. Final TPHg, TPHd, and TPHmo should not exceed 100, 100, and 500 ppm, respectively.
- If groundwater enters the pit, it should be pumped out and a grab groundwater sample collected after water recharges.
- A work plan is required for the installation of replacement groundwater monitoring wells upon completion of overexcavation activities. Multi-level wells should be considered for the site.

The work plan should be implemented within 60 days of the date of this letter, or by November 18, 2001. Please provide 72 hour advance notice of field activities. If you have any questions, I can be reached at (510) 567-6762.

eva chu
Hazardous Materials Specialist

email: Paul Hoeffy (EKI)

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



01-10-02

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

RO0000413

January 9, 2002

Mr. Doyle Gritmit
c/o Ms. Angel LaMarca
945 S. Lehigh Drive
Anaheim Hills, CA 92807

RE: Silica-Gel Cleanup at 1970 Seminary Ave, Oakland, CA

Dear Ms. LaMarca:

I reviewed EKI's January 2002 letter requesting to have a silica gel cleanup preparation of groundwater samples collected for total extractable petroleum hydrocarbon analysis for the sampling event scheduled in January 2002. The proposal is acceptable.

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

A handwritten signature in black ink, appearing to read 'eva chu'.

eva chu
Hazardous Materials Specialist

c: David Hoexter, 734 Torrey Ct, Palo Alto, CA 94303-4160

email: Paul Hoffey

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



11-21-01

RO0000413

November 20, 2001

Mr. Doyle Gruit
c/o Ms. Angel LaMarca
945 S. Lehigh Drive
Anaheim Hills, CA 92807

ENVIRONMENTAL HEALTH SERVICES
ENVIRONMENTAL PROTECTION
1131 Harbor Bay Parkway, Suite 250
Alameda, CA 94502-6577
(510) 567-6700
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RE: Additional Investigations at 1970 Seminary Ave, Oakland, CA

Dear Ms. LaMarca:

I have completed review of Eler & Kalinowski, Inc's September 2001 *Results of Hydraulic Lift Removal* report prepared for the above referenced site. When the hydraulic lift was removed, analytical results of soil samples collected from the excavation confirmed that the lift unit had leaked. The soil samples contained elevated concentrations of total petroleum hydrocarbons (TPH) as gasoline, diesel, and motor oil. None of the soil samples contained chlorinated hydrocarbons (HVOCs).

Based on the recent and past investigations conducted, the source of HVOCs identified in groundwater beneath the site has not been determined. TPH concentrations in groundwater from well MW-1 remain elevated. At this time, additional investigations should be conducted to determine the source of HVOCs and if additional tanks exist at the site that may account for the elevated TPH concentrations. Such an investigation can include the review of historic records and/or use of the referenced site as well as sites within 1000 feet of the site. A water well survey should also be prepared to identify any wells that can be potentially impacted by the contaminant plume.

A workplan for additional investigations is due within 60 days of the date of this letter, or by **January 22, 2002**. If you have any questions, I can be reached at (510) 567-6762.

eva chu
Hazardous Materials Specialist

c: Paul Hoeffy, EK1, 18870 Ogden Dr, Burlingame, CA 94010
David Hoexter, 734 Torreya Ct, Palo Alto, CA 94303-4160

grimit-7

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



05-30-01

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

RO0000413

May 25, 2001

Mr. Paul Hoffey
Erler & Kalinowski, Inc
1870 Ogden Drive
Burlingame, CA 94010

RE: Workplan Approval for 170 Seminary Avenue, Oakland, CA

Dear Mr. Hoffey:

I have completed review of Erler & Kalinowski, Inc.'s May 2001 *Removal Action Work Plan* prepared for the above referenced site. The proposal to remove the hydraulic lift and collect confirmation soil samples is acceptable. If visibly impacted soil is encountered, the impacted soil will be removed to the extent practical. And if groundwater is encountered, a grab groundwater sample will be collected for laboratory analysis. Soil and groundwater samples will be analyzed for TPH as gasoline, diesel, hydraulic oil, and motor oil, as well as VOCs and LUFT metals.

Please provide 72 hours advance notice of field activities. I need to be present when soil and groundwater samples are collected. If you have any questions, I can be reached at (510) 567-6762.

A handwritten signature in black ink, appearing to read 'eva chu'.

eva chu
Hazardous Materials Specialist

c: Angel LaMarca, 945 S. Lehigh Drive, Anaheim Hills, CA 92807
Doyle Gruit, 14366 Lark Street, San Leandro, CA 94578

ALAMEDA COUNTY
HEALTH CARE SERVICES



B-19-01

AGENCY
DAVID J. KEARS, Agency Director

PO413

StID 553

March 16, 2001

Mr. Doyle Gruit
14366 Lark Street
San Leandro, CA 94578

ENVIRONMENTAL HEALTH SERVICES
ENVIRONMENTAL PROTECTION
1131 Harbor Bay Parkway, Suite 250
Alameda, CA 94502-6577
(510) 567-6700
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SECOND NOTICE OF VIOLATION

Dear Mr. Gruit:

On April 17, 2000, the Alameda County Department of Environmental Health, Hazardous Materials Division, sent you a letter (see enclosure) requesting a technical work plan detailing the proposal to inject hydrogen peroxide into groundwater monitoring wells to remediate petroleum hydrocarbons and chlorinated solvents at **1970 Seminary Avenue, Oakland**. As of the date of this letter, however, we have not received any communication from you on this matter. Therefore, this letter constitutes a **Second Notice** that you are in violation of specific laws and that the technical report is due.

According to Section 25298 of the California Health and Safety Code, underground storage tank closure is incomplete until the responsible party characterizes and remediates the contamination resulting from product discharge. Therefore, you, as the responsible party are in violation of this section of the Code.

You are required to submit the technical reports for the site to this office **within 30 days** from the date of this letter. **Failure to respond may result in referral of this case to the RWQCB or Alameda County District Attorney to consider for enforcement action. Modification of required tasks or extensions of stated deadlines must be confirmed in writing by either this agency or the RWQCB.**

Be advised that failure to be in compliance with corrective action directives may jeopardize your eligibility to remain in the UST Cleanup Fund. If you have any questions, I can be reached at (510) 567-6762.

eva chu
Hazardous Materials Specialist

c: Angel LaMarca, 945 S Lehigh, Anaheim, CA 92807
David Hoexter, 734 Torrey Court, Palo Alto, CA 94303-4160

grimit-4

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



SENT 4-17-2000
mld cc's

20413

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

StID 553

April 17, 2000

Mr. Doyle Grimit
Grimit Auto & Repair
14366 Lark Street
San Leandro, CA 94578

RE: Workplan for 197 Seminary Avenue, Oakland, CA

Dear Mr. Grimit:

Groundwater at the above referenced site has been monitored for petroleum hydrocarbons and chlorinated solvents since 1990. Elevated concentrations of hydrocarbons and solvents are still present in groundwater. At this time, it is appropriate to conduct limited site remediation to reduce contaminant levels near the source area. Originally, your consultant, Mr. David Hoexter, had recommended the injection of an oxygen releasing compound (ORC) throughout the source area. I suspect that the injection of a hydrogen peroxide solution may be more effective than ORC in remediating the source area.

Please submit a workplan outlining a proposal for the remediation of both petroleum hydrocarbons and chlorinated solvents. The workplan is due within 60 days of the date of this letter, or **by June 18, 2000**. In the meantime, please continue with semi-annual monitoring of onsite groundwater monitoring wells.

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

eva chu
Hazardous Materials Specialist

c: David Hoexter, 734 Torreya Court, Palo Alto, CA 94303-4160

ALAMEDA COUNTY
HEALTH CARE SERVICES



AGENCY
DAVID J. KEARS, Agency Director

Ro# 413

ENVIRONMENTAL HEALTH SERVICES

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

StID 553

October 5, 1998

Mr. Doyle Gruit
Gruit Auto & Repair
14366 Lark Street
San Leandro, CA 94578

RE: Semi-Annual Monitoring for 1970 Seminary Ave, Oakland, CA

Dear Mr. Gruit:

Staff from this office have completed review of Hoexter Consulting, Inc's September 3, 1998 "Third Addendum to ASTM RBCA Tier Two Evaluation" report prepared for the above referenced site. The risk evaluation concluded that residual contaminants in soil and groundwater did not exceed the respective Tier Two Site Specific Target Levels established for the site, with the exception of exposure to contaminants by means of groundwater ingestion. However, groundwater ingestion is not a complete pathway for this site.

At this time, sites containing chlorinated hydrocarbons exceeding Maximum Contaminant Levels for Drinking Water cannot be closed. Therefore, groundwater at this site should be placed on semi-annual monitoring program. Please analyze groundwater for TPHg, BTEX, MTBE, and chlorinated hydrocarbons. Groundwater should be monitored in October and April of each year until further notice.

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

eva chu
Hazardous Materials Specialist

c: David Hoexter, 734 Torrey Ct, Palo Alto, CA 94303-4160

grimit-2

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



R0#413

StID 553

March 11, 1997

Mr. Doyle Gritmit
Gritmit Auto & Repair
14366 Lark Street
San Leandro, CA 94578

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

RE: Comments on CAP for 1970 Seminary Avenue, Oakland, CA

Dear Mr. Gritmit:

I have completed review of Hoexter Consulting, Inc's February 1997 Corrective/Interim Remedial Action Plan (CAP) and the case file for the above referenced site. The CAP workplan proposes to: install additional downgradient monitoring wells; install oxygen releasing compounds (ORC) in soil boring throughout the "source area"; and, install a low volume in-situ bioventing vacuum system in existing and proposed monitoring wells.

At this time it seems appropriate to install the three proposed groundwater monitoring wells to further delineate the extent of the contaminant plume. However, it is recommended that an ASTM RBCA Tier Two evaluation be conducted to determine site specific cleanup levels before ORC and/or bioventing is performed, if necessary.

Additional site specific data should be collected from the proposed groundwater monitoring wells before a Tier Two evaluation is performed. A "clean" soil sample should be collected from the vadose zone of the boring along Seminary Avenue and analyzed for the following parameters: fraction of organic carbon content; water content; bulk density; and, porosity. Once the wells are constructed they should be incorporated into the quarterly monitoring schedule set forth for the existing onsite wells. Groundwater from all wells should be analyzed for TPHg, BTEX/MTBE, and HVOC. Groundwater from wells MW-1, MW-4 and the new wells should also be analyzed for TOG. In addition, groundwater from well MW-1 should be analyzed for PNAs, using EPA method 8270.

When data have been collected from two quarterly sampling events, the cumulative data should be used to perform the Tier Two evaluation. A workplan for that analysis will be requested at that time.

If you have any questions about the content of this letter, I can be reached at (510) 567-6762.

eva chu
Hazardous Materials Specialist

c: David Hoexter, 734 Torrey Ct, Palo Alto, CA 94303
Cheryl Gordon, SWRCB Cleanup Fund
grimit.1

ALAMEDA COUNTY
HEALTH CARE SERVICES



AGENCY
DAVID J. KEARS, Agency Director

R0413

STID 553

January 15, 1997

Doyle Gritmit
Gritmit Auto & Repair
14366 Lark Street
San Leandro, CA 94578

ENVIRONMENTAL HEALTH SERVICES
ENVIRONMENTAL PROTECTION (LOP)
1131 Harbor Bay Parkway, Suite 250
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"NOTICE OF VIOLATION"

RE: 1970 SEMINARY AVENUE, OAKLAND, CALIFORNIA 94621

Dear Mr. Gritmit:

This letter is intended as a follow up to the Alameda County Department of Environmental Health letter dated November 12. In an October 28, 1996 telephone conversation, Hoexter Consulting requested an additional 30 days to submit the interim remedial action plan (RAP). **This interim RAP work plan was to be submitted to this office no later than December 13, 1996.**

Therefore you are to submit a copy of the interim remedial action plan to this office within 30 days of the date of this letter, or no later than February 18, 1997.

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

Should you have any questions or comments, please feel free to call Thomas Peacock directly at (510)567-6782.

Sincerely,

Dale Klettke, CHMM
Hazardous Materials Specialist

c: Patrick Wheeler, UST Fund
David Hoexter, 734 Torreya Court, Palo Alto, CA 94303
Dale Klettke--files

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PC

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



Ro#413

STID 553

November 13, 1996

Doyle Gritmit
Gritmit Auto & Repair
14366 Lark Street
San Leandro, CA 94578

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

RE: 1970 SEMINARY AVENUE, OAKLAND, CALIFORNIA 94621

Dear Mr. Gritmit:

This office is in receipt of and has completed review of the case file for this site, up to and including the October 1996 Hoexter Consulting, Inc., (HC) "Quarterly" Ground Water Sampling Report.

In an October 28, 1996 telephone conversation, HC requested an additional 30 days to submit the interim remedial action plan (RAP). **This interim RAP work plan was to be submitted to this office within 45 days of the date of this letter, or no later than November 12, 1996.** The 30 day extension for submittal of the interim RAP is approved. Therefore, please submit the interim RAP plan no later than December 13, 1996.

In addition, HC requested that the frequency of HVOC analysis for groundwater samples be reduced, since EPA Method 8010 analysis costs are not reimbursable through the UST Fund. It is my understanding that initial costs associated with EPA Method 8010 analysis are reimbursable through the UST Fund, but subsequent EPA Method 8010 analysis costs are not reimbursable. These analytes are essentially chlorinated compounds and are not considered petroleum-related compounds.

At this time please adhere to a **quarterly** schedule of well sampling, monitoring, and report submittal as referenced in Title 23, California Code of Regulations (CCR) section 2652(d). Sample analytes shall continue to be total petroleum hydrocarbons as gasoline (TPHg), MTBE and the aromatic hydrocarbons benzene, toluene, ethyl benzene and total xylene isomers (BTEX). **Laboratory analysis of groundwater samples for EPA Method 8010 compounds may be performed on a semi-annual (1st and 3rd quarters) basis.**

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

Should you have any questions or comments, please feel free to call me directly at (510)567-6880.

Mr. Gruit
RE: 1979 Seminary Avenue, Oakland
November 13, 1996
Page 2 of 2

Sincerely,

A handwritten signature in cursive script that reads "Dale Klettke". The signature is written in dark ink and is positioned above the typed name and title.

Dale Klettke, CHMM
Hazardous Materials Specialist

c: Patrick Wheeler, UST Fund
David Hoexter, 734 Torrey Court, Palo Alto, CA 94303
Dale Klettke--files

0553rap2.30d

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



20413

STID 553

September 24, 1996

Doyle Gritmit
Gritmit Auto & Repair
14366 Lark Street
San Leandro, CA 94578

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

RE: 1970 SEMINARY AVENUE, OAKLAND, CALIFORNIA 94621

Dear Mr. Gritmit:

This office is in receipt of and has completed review of the case file for this site, up to and including the July 28, 1996 Hoexter Consulting, Inc., (HC) "Preliminary Evaluation of Remedial Action Alternatives".

This report documents the evaluation of several remedial action alternatives for the petroleum hydrocarbon contamination at the above referenced site. The HC report concludes that vapor/groundwater co-extraction or vapor/groundwater co-extraction with air sparging or oxygen-releasing compounds (ORCs placed in groundwater monitoring wells) is recommended. In addition, HC recommends feasibility testing of soil-vapor extraction (SVE), SVE with groundwater co-extraction, and SVE with groundwater co-extraction and air sparging or ORC systems be further evaluated.

However, growing evidence suggests that groundwater pump and treat systems are ineffective at removing significant quantities of dissolved petroleum hydrocarbon contaminants, and are only cost effective in instances where they are used for free product removal.

In addition, there is growing evidence that ORCs distributed through groundwater monitoring wells may foul well screens, therefore limiting the beneficial impact to the immediate area of the monitoring wells. In addition, the monitoring wells were not constructed for the purpose of distributing ORCs and may interfere somewhat with obtaining representative samples for future groundwater monitoring events. Finally, the location of current groundwater monitoring wells are not ideally situated in areas of highest soil/groundwater contamination.

Possibly, a more effective implementation of the ORCs, may involve installing a grid of boreholes to attenuate the highest concentrations (the source) of petroleum hydrocarbons found in the vicinity of the former gasoline and waste oil UST excavations, with subsequent confirmation of ORC effectiveness by continued groundwater monitoring. This would result in the ORC compound being more effectively distributed in the areas where soil and groundwater petroleum hydrocarbon concentrations are highest, resulting in higher contaminant mass removal rates and ORC system efficacy.

Doyle Gruit
RE: 1970 Seminary Avenue, Oakland
September 24, 1996
Page 2 of 2

Therefore, this office requests that the proposed feasibility testing include only soil-vapor extraction (SVE) and SVE with air-sparging (SVE/AS) systems. In addition, as part of an interim remedial action plan (RAP), please submit to this office a work plan detailing the implementation of an appropriate ORC system.

This interim RAP work plan is due within 45 days of the date of this letter, or no later than November 12, 1996.

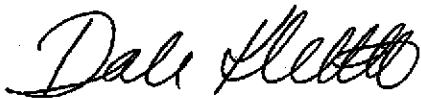
In addition, measures required to monitor the rates and effectiveness of biodegradation at the Site should be added to the on-going groundwater monitoring program. **Beginning with the next quarterly groundwater sampling event, additional monitoring parameters should include dissolved oxygen, ferrous iron, nitrate and sulfate levels for groundwater sampling of all monitoring wells.**

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

For your information, Alameda County Department of Environmental Health (ACDEH) concurs with Hoexter Consulting that further Tier evaluation is not warranted, and that Tier 2 Site-Specific Target Levels (SSTLs) would most likely be exceeded for the chemicals of concern (COCs).

Should you have any questions or comments, please feel free to call me directly at (510)567-6880.

Sincerely,



Dale Klettke, CHMM
Hazardous Materials Specialist

c: Patrick Wheeler, UST Fund
David Hoexter, 734 Torreya Court, Palo Alto, CA 94303
Thomas Peacock, LOP Manager--files

0553rap1.int

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



RO#413

Alameda County CC4580
Environmental Health Services
1131 Harbor Bay Pkwy., #250
Alameda CA 94502-6577
(510)567-6700 FAX(510)337-9335

STID 553

May 15, 1996

Doyle Gritmit
Gritmit Auto & Repair
14366 Lark Street
San Leandro, CA 94578

RE: 1970 SEMINARY AVENUE, OAKLAND, CALIFORNIA 94621

Dear Mr. Gritmit:

This office is in receipt of and has completed review of the case file for this site, up to and including the April 22, 1996 Hoexter Consulting, Inc., "Soil and Ground Water Testing Report".

This report documents the installation of three (3) additional groundwater monitoring wells (MW-4, MW-5 and MW-6) and the advancement of four (4) exploratory borings (EB-4, EB-5, EB-6 and EB-7). Groundwater samples were collected from the existing three (3) monitoring wells, in addition to the three newly installed monitoring wells. "Grab" groundwater samples were to be collected from each of the four borings, but since water did not collect in three of the exploratory borings, a "grab" groundwater sample could only be collected from boring EB-4.

Laboratory analysis of the soil and groundwater samples collected from the six (6) monitoring wells and four (4) exploratory borings indicate that elevated levels of petroleum hydrocarbon compounds and halogenated volatile organic compounds (HVOCs), although present in the soil, are most noticeably present in the groundwater.

The data analysis included a limited ASTM Risk-Based Corrective Action (RBCA) Tier 1 Risk Based Screening Level (RBSL) evaluation as referenced in the ASTM E 1739 - 95 document "Standard Guide for Risk-Based Corrective Action Applied at Petroleum Release Sites". The ASTM E 1739 - 95 document is a consistent decision-making process for the assessment and response to a petroleum release, and is based on the protection of human health and the environment. The Tier I risk assessment compares the chemicals of concern (COCs) documented at the site with Tier 1 RBSLs as presented in the published Look-up Table (ASTM E 1739-95 - Table X2.1 "Example Tier 1 Risk-Based Screening Level (RBSL) Look-up Table). *Note: Hazard Quotients (HQ) are used in the development of RBSLs for non-carcinogenic compounds only (examples: toluene, ethyl benzene, total xylenes, etc.), and are not used in determining RBSLs for carcinogens such as benzene.*

The Hoexter Consulting Inc., Tier 1 evaluation determined that for the following risk exposure scenarios, contaminant levels exceed the Tier 1 RSBLs:

- Soil-Volatilization to Outdoor Air at a target level (cancer risk) of 1E-06 (1 in 1,000,000).
- Soil-Vapor Intrusion from Soil to Buildings at a target level of 1E-04(1 in 10,000)
- Groundwater-Vapor Intrusion from Groundwater to Buildings at a target level of 1E-06
- Groundwater Ingestion at a target level of 1E-04

The following are comments concerning the April 22, 1996, Hoexter Consulting, Inc. Tier 1 RBCA evaluation report:

In Tier 1, the point(s) of exposure and point(s) of compliance are assumed to be located within close proximity to the source area(s) or the area where the highest concentrations of the COCs have been identified. The concentrations of the COCs measured *at the source area(s)* identified at the site should be compared to the look-up table RBSLs, or if sufficient site assessment data is available, statistical limits (for example, upper confidence levels) rather than maximum concentrations detected may be compared to the Tier 1 RSBLs. Therefore, the use of the maximum *regional* down gradient value for benzene in ground water (MW-6; 1,000 ppb) **should not have been used for the Tier 1 analysis, rather the maximum source concentration of 4000 ppb, detected in MW-4 (3/26/96) should have been used.** In addition, it appears that the concentrations evaluated in the Look-Up Table were for the Commercial/Industrial Receptor Scenario, not the Residential Receptor Scenario, for the *Groundwater-Vapor Intrusion from Groundwater to Buildings* exposure pathway.

In the case of volatilization of soil vapor to the outside air, the maximum detected level (0.21 ppm) was utilized, instead of the maximum value of 2.4 ppm detected in the confirmatory sample (sample # 7) collected from the east end of the north tank within the common gasoline UST excavation. The concentrations of the COCs measured at the source area(s) identified at the site should again be compared to the look-up table RBSLs, **rather sample # 7 (2.4 ppb-benzene) should have been used for the Tier 1 analysis.**

The effect of these corrections result in the RSBL's for benzene being exceeded for the following exposure scenarios:

- ◆ Groundwater-Volatilization to Outdoor Air for a target level of 1E-06
- ◆ Soil-Volatilization to Outdoor Air (target level lowered from 1 in 1,000,000 to 1 in 100,000).
- ◆ Soil-Vapor Intrusion from Soil to Buildings at a target level of 1E-04 (1 in 10,000)
- ◆ Groundwater-Vapor Intrusion from Groundwater to Buildings (target level lowered from 1 in 1,000,000 to 1 in 10,000). *RBSL for benzene at a target level of 1E-04 is 0.69 ppm.*
- ◆ Groundwater Ingestion at a target level of 1E-04

For your information, the following guidance is referenced in sections 6.7.1 of the ASTM E1739 - 95 document:

"6.7.1 If the concentrations of the chemical(s) of concern exceed the target levels at the point(s) of compliance, then either remedial action, interim remedial action, or further tier evaluation should be conducted".

Doyle Gruit
RE: 1970 Seminary Avenue, Oakland
May 8, 1996
Page 3 of 3

Remedial action, interim remedial action, and further tier evaluation are further described in sections 6.7.1.1, 6.7.1.2 and 6.7.1.3, respectively. If further tier evaluation is warranted, additional site assessment information may be collected to develop defensible Tier 2 site-specific target levels (SSTLs).

Further tier evaluation is warranted when:

- (1) The basis for the RBSL values (for example, geology exposure parameters, point(s) of exposure, and so forth) are not representative of the site-specific conditions; or
- (2) The SSTL developed under further tier evaluation will be significantly different from the Tier 1 RSBL or will significantly modify the remedial action activities; or
- (3) Cost of remedial action to RBSLs will likely be greater than further tier evaluation and subsequent remedial action.

Therefore, please have your consultant prepare a report which evaluates whether remedial action, interim remedial action, or further tier evaluation is warranted for your site. Please include a cost/benefit analysis for each action evaluated. **This report is due within 60 days of the date of this letter, or no later than July 16, 1996.**

Should you have any questions or comments, please feel free to call me directly at (510)567-6880.

Sincerely,



Dale Klettke, CHMM
Hazardous Materials Specialist

c: David Hoexter, 734 Torrey Court, Palo Alto, CA 94303
Thomas Peacock, Supervising Hazardous Materials Specialist--files

0553tier.2kt

Bx

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



RO#413

ARNOLD PERKINS, DIRECTOR
RAFAT A. SHAHID, DEPUTY DIRECTOR

STID 553

January 19, 1996

Doyle Grimit
Grimit Auto & Repair
14366 Lark Street
San Leandro, CA 94578

Alameda County CC4580
Environmental Health Services
1131 Harbor Bay Pkwy., #250
Alameda CA 94502-6577
(510)567-6700 FAX (510)337-9335

RE: 1970 SEMINARY AVENUE, OAKLAND, CALIFORNIA 94621

Dear Mr. Grimit:

This office is in receipt of and has completed review of the case file for this site, up to and including the January 16, 1996 Hoexter Consulting, Inc., "Work Plan Addendum-Phase III Soil and Ground Water Testing".

This letter is in response to the changing regulations resulting from Senate Bill 1764 (and the SB1764 Scientific Advisory Committee). In response to the October 16, 1995-Lawrence Livermore National Laboratory (LLNL) Study entitled "Recommendations To Improve the Cleanup Process for California's Leaking Underground Fuel Tanks", the California Regional Water Quality Control Board (RWQCB) issued its December 8, 1995 "Interim Guidance on Required Cleanup at Low Risk Fuel Sites". This document was further modified by the January 5, 1996-RWQCB "Supplemental Instructions" guidance recommended for use in regulating low-risk sites. These guidance documents concur with the findings and conclusions of the LLNL Study, which recommended that fuel sites be treated differently and less stringently than solvent sites. The study also concluded that most fuel sites fall into the low-risk category, for which source removal and passive remediation are adequate.

In order for your site to fall into the "Low Risk Groundwater Case" the following definitions must apply:

- 1) The leak has been stopped and ongoing sources, including free product, have been removed or remediated.
- 2) The site has been adequately characterized.
- 3) The dissolved hydrocarbon plume is not migrating.
- 4) No water well, deeper drinking water aquifers, surface water, or other sensitive receptors are likely to be impacted.
- 5) The site presents no significant risk to human health.
- 6) The site presents no significant risk to the environment.

Doyle Gruit
RE: 1970 Seminary Avenue, Oakland
January 19, 1996
Page 2 of 3

At this time more information is needed to adequately characterize the above referenced site so as to make an accurate determination whether this site can be defined as a "Low Risk Groundwater Case".

The amended Work Plan comprises the following four phases:

- Phase 1 ■ Removal of an existing abandoned hydraulic lift, and the removal of any surrounding soils which may be contaminated due to previous releases of any hydraulic fluids.
- Phase 2 ■ An extensive subsurface investigation, to further define the extent of soil contamination and the complex ground water conditions at the site. Six (6) additional 2-inch-diameter monitoring/vapor recovery wells and four (4) additional soil borings will be installed at the site. The site is associated with a shallow perched ground water zone and lenses and possible channels of alluvial material.
- Phase 3 ■ A vapor extraction performance test to determine, if feasible, the proper placement of the vapor extraction wells, to calculate of the effective radius of influence for each of the vapor extraction points, to determine contaminant removal efficiency's, etc.
- Phase 4 ■ A remedial action feasibility report and request for bids to install and operate the remediation system.

This amended Work Plan is approved with the stipulation that only the Phase 2 subsurface investigation is to be completed at this time. This site will be re-evaluated after review of the Phase 2 subsurface investigation report to determine whether this site can be defined as a "Low Risk Groundwater Case".

If after review of the Phase 2 subsurface report this site can be defined as a "Low Risk Groundwater Case, the preferred management strategy would not include a soil vapor extraction system. Passive bioremediation would be the preferred remedial alternative in addition to continued groundwater monitoring to determine plume stability and the effectiveness of the remedial strategy.

During a January 18, 1996 telephone conversation with David Hoexter, I informed him of these changes and that only the Phase II Subsurface investigation is to be implemented at this time.

Should you have any questions or comments, please feel free to call me directly at (510)567-6880.

Doyle Gruit
RE: 1970 Seminary Avenue, Oakland
January 19, 1996
Page 3 of 3

Sincerely,



Dale Klettke, CHMM
Hazardous Materials Specialist

c: David Hoexter, 734 Torreya Court, Palo Alto, CA 94303
Thomas Peacock, Supervising Hazardous Materials Specialist--files
0553vpad.dkt

**ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY**

DAVID J. KEARS, Agency Director



R0413

RAFAT A. SHAHID, DIRECTOR

STID 553

November 8, 1995

Doyle Gritit
Gritit Auto & Repair
14366 Lark Street
San Leandro, CA 94578

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

RE: 1970 SEMINARY AVENUE, OAKLAND, CALIFORNIA 94621

Dear Mr. Gritit:

This office is in receipt of and has completed review of the case file for this site, up to and including the August 9, 1995 Hoexter Consulting, Inc., "Abbreviated Work Plan Phase III Soil and Ground Water Testing".

This Phase III Soil and Ground Water Testing Work Plan utilizes a soil/water vapor extraction system to effectively address the petroleum hydrocarbon contamination found in both the unsaturated and saturated zones. The hydrocarbons which have been detected beneath the site consist of a mixture of used oil and gasoline constituents. The distribution of the petroleum hydrocarbons have been detected in three primary phases: adsorbed in the soils, dissolved in the groundwater, and liquid-phase hydrocarbons (hydrocarbon sheen) floating on the groundwater.

The proposed Work Plan comprises the following four phases:

- Phase 1 ■ Removal of an existing abandoned hydraulic lift, and the removal of any surrounding soils which may be contaminated due to previous releases of any hydraulic fluids.

- Phase 2 ■ An extensive subsurface investigation, to further define the extent of soil contamination and the complex ground water conditions at the site. An estimated eight (8) monitoring/vapor recovery wells and five (5) additional soil borings will be installed at the site. The site is associated with a shallow perched ground water zone and lenses and possible channels of alluvial material.

- Phase 3 ■ A vapor extraction performance test to determine, if feasible, the proper placement of the vapor extraction wells, to calculate of the effective radius of influence for each of the vapor extraction points, to determine contaminant removal efficiency's, etc.

- Phase 4 ■ A remedial action feasibility report and request for bids to install and operate the remediation system.

Doyle Gruit
RE: 1970 Seminary Avenue, Oakland
November 8, 1995
Page 2 of 3

The soil vapor extraction system is designed to remove volatile hydrocarbons and to provide oxygen to the unsaturated zone for improved bioremediation efficiency. Eight monitoring wells/vapor extraction points will be augmented by the advancement of approximately five (5) soil borings which could be subsequently converted to monitoring wells/vapor extraction points. Of the proposed eight monitoring wells/extraction points, one "standard" two-inch-diameter and seven smaller one-inch-diameter percussion driven soil borings will be completed as shallow vadose and ground water monitoring wells.

Naturally, the installation of the vapor extraction points is contingent on the proof that vapor extraction is a viable remedial approach. Prior to installation of your remediation system, please submit a copy of your Process-Instrumentation Diagram (PID) for review by this office. Please be advised that the actual number of monitoring wells/vapor extraction points will be determined by the zone of influence/zone of capture tests performed during the feasibility studies.

This Work Plan is approved. Please be advised that at this time one-inch-diameter groundwater wells are unacceptable for any continued groundwater monitoring. These one-inch-diameter monitoring wells/vapor extraction points, however could also be used as air-sparging wells to enhance bioremediation. Please keep this office advised on progress of the work plan pertaining to this site on a timely basis.

After a October 31, 1995 telephone conversation with David Hoexter, I was informed that due to budgetary constraints, Phase I would not be implemented at this time. Please be advised that removal of the lift and the surrounding contaminated soils, will greatly accelerate the remediation process. Since the lift and the surrounding soils are located underneath the building in the service bays, up gradient of monitoring well MW-1, these petroleum hydrocarbon impacted soils will continue to be detected in monitoring well MW-1, and in effect, will inhibit the remediation process.

In addition, I am aware that the hydraulic lift and associated soils are not covered by the State UST Reimbursement Fund ("The Fund"), and that the costs associated with the removal of the lift and remediation of any petroleum hydrocarbon impacted soils would be incurred by you. However, in order to effectively implement the remediation system and to expedite site closure with the State Water Resources Control Board (SWRCB), costs associated with Phase I should be budgeted as soon as practically feasible.


I have recently taken over this case file from Thomas Peacock of this office. Should you have any questions or comments, please feel free to call me directly at (510)567-6880.

Doyle Gruit
RE: 1970 Seminary Avenue, Oakland
November 8, 1995
Page 3 of 3

Sincerely,



Dale Klettke, CHMM
Hazardous Materials Specialist

c:  David Hoexter, 734 Torrey Court, Palo Alto, CA 94303
Thomas Peacock, Supervising Hazardous Materials Specialist--files
0553wpok.dkt

ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY

DAVID J. KEARS, Agency Director



R0413

RAFAT A. SHAHID, ASST. AGENCY DIRECTOR

April 4, 1995
STID# 553

DEPARTMENT OF ENVIRONMENTAL HEALTH
State Water Resources Control Board
Division of Clean Water Programs
UST Local Oversight Program

Doyle Gritmit
Gritmit Auto & Repair
14366 Lark St.
San Leandro, CA 94578

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

Re: 1970 Seminary Ave., CA 94621

Dear Doyle Gritmit:

This office has received and reviewed a Quarterly Groundwater Sampling Report dated January 13, 1995 and a conceptual Workplan dated January 26, 1995, both by Hoexter Consulting, Inc. The report and workplan are acceptable to the office. The following are comments are concerning this site:

1. It is agreed that some form of remediation will need to be done. Prefacing this should be more information on the extent of contamination around MW-1. This will probably require additional wells of some type.
2. Please consult the Clean-Up Fund for reference to type of work and bidding requirements. This office does not approve or disapprove of sole bidding.
3. The depth to groundwater and gradient is very unusual on this site. Further information is needed to explain what is happening on the site.

If you have any questions concerning this matter please contact this office at 567-6782.

Sincerely,

Thomas F. Peacock, Supervising HMS
Environmental Protection Division

cc: Ariu Levi, Acting Chief - Files
David Hoexter, 734 Torrey Ct., Palo Alto, CA 94303

ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY

DAVID J. KEARS, Agency Director



R0413

RAFAT A. SHAHID, ASST. AGENCY DIRECTOR

December 12, 1994
STID# 553

DEPARTMENT OF ENVIRONMENTAL HEALTH
State Water Resources Control Board
Division of Clean Water Programs
UST Local Oversight Program

Doyle Gritit
Gritit Auto & Repair
14366 Lark St.
San Leandro, CA 94578

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

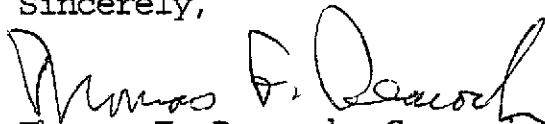
Re: 1970 Seminary Ave., CA 94621

Dear Doyle Gritit:

This office has received and reviewed a Quarterly Groundwater Sampling Report dated September 23, 1994 by Hoexter Consulting, Inc. The report is acceptable to the office. The following are comments are concerning this site:

1. It is agreed that some form of remediation needs to be done. This will probably require additional wells of some type.
2. Please consult the Clean-Up Fund for reference to type of work and bidding requirements.
3. The depth to groundwater and gradient is very unusual on this site. Further information is needed to explain what is happening on the site.

If you have any questions concerning this matter please contact this office at 567-6782. Notice that we have moved.
Sincerely,


Thomas F. Peacock, Supervising HMS
Hazardous Material Division

cc: Edgar Howell - Files
David Hoexter, 734 Torreya Ct., Palo Alto, CA 94303

ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY

DAVID J. KEARS, Agency Director



R0413

RAFAT A. SHAHID, ASST. AGENCY DIRECTOR

June 29, 1994
STID# 553

DEPARTMENT OF ENVIRONMENTAL HEALTH
State Water Resources Control Board
Division of Clean Water Programs
UST Local Oversight Program

Doyle Gritmit
Gritmit Auto & Repair
14366 Lark St.
San Leandro, CA 94578

1131 Harbor Bay Parkway, 2nd Flr
Alameda CA 94502

Re: 1970 Seminary Ave., CA 94621

Dear Doyle Gritmit:

This office has received and reviewed a Groundwater Testing Report dated March 23, 1994 by Hoexter Consulting, Inc. The report is acceptable to the office. The following are comments are concerning this site:

1. The fact of contamination in MW-1 shows control in that the two downgradient wells are not showing contamination.
2. This office concurs with the conclusions and recommendations on page 12.
3. It is also notable that there was no benzene detected in this round of sampling.
4. Further monitoring reports do not need to be as extensive as this one. They should concentrate on the work done during that quarter and conclusions or recommendations for further work.

If you have any questions concerning this matter please contact this office. Since we are moving phone communication should go through 271-4330. We are moving to 1131 Harbor Bay Pkwy., Alameda, CA 94501.

Sincerely,

Thomas F. Peacock, Supervising HMS
Hazardous Material Division

cc: Edgar Howell - Files
David Hoexter, 734 Torreya Ct., Palo Alto, CA 94303

ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY

DAVID J. KEARS, Agency Director



R0413

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

January 4, 1994
STID# 553

Doyle Gritit
Gritit Auto & Repair
14366 Lark St.
San Leandro, CA 94578

Re: 1970 Seminary Ave., CA 94621

Dear Doyle Gritit:

This office has received and reviewed a Proposed Subsurface Investigation dated December 17, 1993 by Hoexter Consulting. The Workplan is acceptable with the following comments:

1. A quarterly groundwater program needs to be instituted after the wells are complete. This also applies to the existing well, which has not been monitored for over a year.
2. David Hoexter mentioned on the phone that the 2 additional wells would be drilled within weeks of receiving acceptance. That should be by the end of this month

If you have any questions concerning this matter please contact this office.

Sincerely,

Thomas F. Peacock, Supervising HMS
Hazardous Material Division

cc: Blessy Torres, SWRCB, Clean-Up Fund
David Hoexter, 734 Torreya Ct., Palo Alto, CA 94303
Edgar B. Howell, Chief - Files

ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY

DAVID J. KEARS, Agency Director



R0413

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 8, 1993

Doyle Gritit
Gritit Auto & Repair
14366 Lark St.
San Leandro, CA 94578

Subject: 90 day Compliance Letter

Dear Doyle Gritit:

On September 29, 1993, your file was reviewed by State Water Resources Control Board staff with the Underground Storage Tank Cleanup Fund Program (Cleanup Fund). The purpose of their review was to determine if you are in compliance with corrective action orders and directives is a requirement for reimbursement of cleanup costs from the Cleanup Fund.

As a result of their review, it has been determined that you are currently not in compliance because of lack of investigation.

For cases such as yours, the Cleanup Fund is providing responsible parties with an opportunity to come into compliance provided the regulatory agency will issue a revised corrective action directive. You must take positive concrete steps to come into compliance.

Please refer to the attached memorandum from the Cleanup Fund regarding their requirements before a Letter of Commitment can be issued obligating funds to assist you with the cleanup of your site.

Accordingly, pursuant to **Section 13267 (b) of the California Water Code**, you are hereby directed to begin the necessary work at your site within 90 calendar days from the date of this letter. The required work shall include:

1. you have not done quarterly monitoring reports since August 1992,
2. you have not delineated the vertical and lateral extent of soil and groundwater contamination. 1.

Doyle Gruit
1970 Seminary Ave., Oakland
STID 553
Page 2 of 2

Please be aware, that pursuant to Title 23, Division 3, Chapter 16, Article 11 of the California Code of Regulations you are required to have any approved workplan prior to initiation of any work. In addition, you are to provide a status report of all activities, including the progress, of this case every 90 days. All correspondence, workplans and reports are to be submitted to this office.

If you have any questions regarding the provisions of this letter and/or the necessary work at the site, please call me at 271-4530.

Sincerely,



Thomas F. Peacock, Supervising HMS
Hazardous Materials Division

cc: Edgar B. Howell, Chief - files
State Water Resources Control Board, Clean-up Fund

ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY

DAVID J. KEARS, Agency Director



RO 415

RAFAT A. SHAHID, ASST. AGENCY DIRECTOR

August 25, 1993
StID # 113

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

Mr. Dan Kirk
Shell Oil Company
P.O. Box 5278
Concord, CA 94520

**Re: Shell Service Station at 4411 Foothill Blvd., Oakland
CA, 94601**

Dear Mr. Kirk:

Our office has received the August 20, 1993 letter from Mr. Markus Niebanck of HETI. Recall, this letter was in response to my July 28, 1993 letter requesting Shell's plans for further investigation at this site. Because of the difference in groundwater gradient of this site and that of the Chevron site at 4265 Foothill Blvd., HETI stated they were currently in the process of re-surveying all Shell and Chevron monitoring wells to a common datum, allowing for comparison of all water elevation data. Today I spoke with Mr. Tim Watchers of Groundwater Technology, the well sampler for the Chevron site and he confirmed that the groundwater elevation for that site is compared to mean sea level as is at the Shell site. Therefore, it appears that the groundwater elevation measurements are comparable. It would, though, be advantageous to take groundwater elevation and samples the same day for these two sites.

Even though groundwater gradient measurements should be taken over a long period of time to verify directional trends, Shell as well as Chevron must consider the appropriate options for containing on-site and remediating offsite contamination. Again, our office offers a forum for the joint meeting of all potential responsible parties to reach a common goal. Please keep our office informed of your progress with this site and communications with Chevron. You may contact me at (510) 271-4530 if you have any questions.

Sincerely,

A handwritten signature in cursive script that reads "Barney M. Chan".

Barney M. Chan
Hazardous Materials Specialist

cc: G. Jensen, Alameda County District Attorney Office
M. Niebanck, HETI, 2363 Mariner Square Drive, Suite 243,
Alameda, CA 94501
M. Miller, Chevron USA, 2410 Camino Ramon, San Ramon, CA
94583
E. Howell, files 3-4411

ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY

DAVID J. KEARS, Agency Director



R0413

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 14, 1992
STID# 553

Doyle Gritit
Gritit Auto & Repair
14366 Lark St.
San Leandro, CA 94578

Re: 1970 Seminary Ave., CA 94621

Dear Doyle Gritit:

This office has received and reviewed the Quarterly Groundwater Monitoring Report (QGM) dated Feb. 2 and May 29, 1992 by Hoexter Consulting. The following are comments concerning this site:

1. Further investigation needs to be done to delineate the vertical and lateral extent soil and groundwater contamination. Please submit a workplan as attached within 60 days.
2. There is no groundwater gradient established due to there being only 1 well on site. Two additional wells need to be installed unless wells in nearby properties can provide the necessary information to establish the gradient.

Attached also is a list of required information needed for case closure. This information needs to be provided during the investigation.

If you have any questions concerning this matter please contact this office.

Sincerely,

A handwritten signature in black ink that reads "Thomas F. Peacock".

Thomas F. Peacock, Supervising HMS
Hazardous Material Division

cc: Lester Feldman, RWQCB
David Hoexter, 734 Torreya Ct., Palo Alto, CA 94303

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



RAFAT A. SHAHID, Assistant Agency Director

R0413

DEPARTMENT OF ENVIRONMENTAL HEALTH
80 Swan Way, Rm. 210
Oakland, CA 94621
(415) 271-4300

January 8, 1992

Mr. Doyle Gruit
14366 Lark Street
San Leandro, CA 94578

RE: 1970 Seminary Avenue, Oakland, CA

Dear Mr. Gruit:

As per our agreement during our meeting today, the monitoring well at the above property must be monitored on a quarterly basis for a minimum of one year. After this period, your monitoring schedule can be re-evaluated.

The soil removed from the excavation of former waste oil tank must be disposed of at an appropriate disposal site.

If you have any questions, please contact me at 271-4320.

Sincerely,



Larry Seto

Sr. Hazardous Materials Specialist

cc: Gil Jensen, Alameda County District Attorney's Office
RWQCB
Howard Hatayama, DTSC
Rafat Shahid, Assistant Agency Director, Environmental Health
Files

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



R0413

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

May 2, 1991

Mr. Doyle Gruit
14366 Lark Street
San Leandro, CA 94578

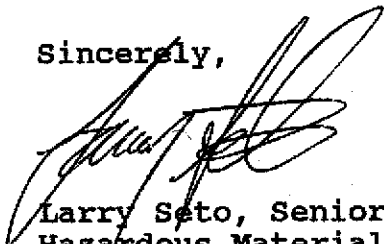
Re: 1970 Seminary Avenue, Oakland, CA

Dear Mr. Gruit:

I have reviewed your proposed limited excavation and sampling plan in the area of the former waste oil tank area. This plan is dated April 23, 1991 and was prepared by Petro Tech. It is acceptable.

The extent of ground water contamination at the above site still needs to be defined.

Sincerely,



Larry Seto, Senior
Hazardous Materials Specialist

LS:sms

cc: Gil Jensen, Alameda County District Attorney, Consumer and
Environmental Protection Agency

RWQCB

Howard Hatayama, DOHS

Rafat Shahid, Assistant Agency Director, Environmental Health
Files

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



R0413

October 19, 1990

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

Mr. Doyle Gritit
14366 Lark Street
San Leandro, CA 94578

RE: Gritit Auto Repair, 1970 Seminary Ave., Oakland, CA 94621

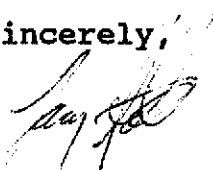
Dear Mr. Gritit:

I have reviewed your soil and groundwater testing report dated September 28, 1990, that was prepared by Kaldveer Associates. Soil borings taken near the former waste oil tank location identified oil and grease contamination of 2,800 ppm and 4,200 ppm. In addition, the groundwater from the newly installed monitoring well had detectable amounts of TPH (gasoline) oil and grease, benzene, toluene, xylene and ethylbenzene.

Please submit to this office, a remediation plan for the above site.

If you have any questions, please contact me at (415) 271-4320.

Sincerely,


Larry Seto, Senior,
Hazardous Materials Specialist

LS:mnc

cc: Dennis Laduzinsky, Kaldveer Associates
Gil Jensen, Alameda County District Attorney, Consumer and
Environmental Protection Agency

RWQCB

Charlene Williams, DOHS

Rafat A. Shahid, Assistant Agency Director, Environmental Health
Files

Ra

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



R0413

September 19, 1990

Doyle Gritit
Gritit Auto Repair & Service
1970 Seminary Ave.
Oakland, CA 94621

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

Re: Waste Minimization Assessment

Dear Doyle Gritit:

Your business has been selected to receive a hazardous waste minimization assessment. As you are probably aware, hazardous waste reduction has become a statewide, if not a national, issue. To address this issue at a county level, Alameda County is establishing its own Hazardous Waste Minimization Program and is planning to conduct waste minimization assessments for all hazardous waste generating facilities in the County.

We have chosen businesses in the auto repair industry to receive the first round of waste minimization assessments. It is our hope that these assessments will assist participating businesses in minimizing their hazardous wastes - and will give us further information on the best way to structure our minimization program.

One of our Hazardous Materials Specialists will be contacting you during the week of September 24 to arrange a meeting with you for an assessment of your business. During this meeting and assessment, the Specialist will work with you in examining your business's hazardous waste generating practices. The Specialist will then provide you with materials on waste reduction technology and assist you in setting up appropriate hazardous waste minimization practices.

We look forward to working with you in reducing the amount of hazardous waste your business generates. Of course, your comments and suggestions are encouraged; we need your input in order to best serve you! Please direct any comments and questions to Katherine Chesick at 415/271-4320.

Sincerely,

Edgar B. Howell, Chief,
Alameda County Hazardous Materials Division

EBH:kac

cc: Fire Department
Files

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



R0413

July 20, 1990

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

Mr. Doyle Gritit
14366 Lark Street
San Leandro, CA 94578

RE: Gritit Auto Repair, 1970 Seminary Ave., Oakland, CA 94621

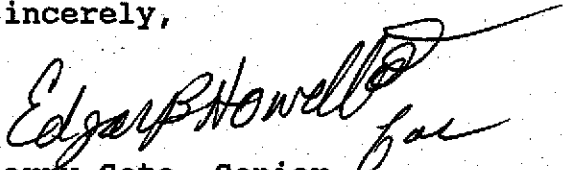
Dear Mr. Gritit:

I have reviewed your addendum dated June 22, 1990, to your original workplan dated April 19, 1990, that was prepared by Kaldveer Associates. As a preliminary investigation, it is acceptable provided that the water samples taken from the monitoring well also be tested for total oil and grease.

In the future, additional soil borings and wells may be required to fully characterize the extent of contamination.

If you have any questions, please contact me at 271-4320.

Sincerely,


Larry Seto, Senior,
Hazardous Materials Specialist

LS:mnc

cc: Gil Jensen, Alameda County District Attorney, Consumer and
Environmental Protection Agency
Rafat A. Shahid, Assistant Agency Director, Environmental Health
RWQCB
Charlene Williams, DOHS
Dennis Laduzinsky, Kaldveer
Files

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



R0413

April 26, 1990

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

Mr. Doyle Gritmit
14366 Lark St.
San Leandro, CA 94578

RE: Gritmit Auto and Repair, 1970 Seminary Ave., Oakland, CA

Dear Mr. Gritmit:

I have reviewed the proposed work plans that were submitted to you from two environmental consultants. I have the following concerns with both proposals.

1. A site plot plan is needed to identify the proposed locations for the soil borings and monitoring wells.
2. An explanation is needed to identify the method(s) that was used to determine the down gradient direction.
3. The soil and water samples must also be tested for Total Oil and Grease.
4. Method(s) that will be used to determine the extent of contamination in the former tank pit area.

If you have any questions, please contact me at (415) 271-4320.

Sincerely,

Larry Seto, Senior
Hazardous Materials Specialist

LS:mnc

cc: Gil Jensen, Alameda County District Attorney, Consumer and
Environmental Protection Agency
Rafat A. Shahid, Assistant Agency Director, Environmental Health
RWQCB
Charlene Williams, DOHS
Files

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Director



R0413

Telephone Number: (415)

Certified Mail #P 062 127 795

January 29, 1990

Mr. Doyle Grimmit
Property Owner
1970 Seminary Ave.
Oakland, CA 94621

Dear Mr. Grimmit:

I have reviewed your laboratory report dated December 5, 1989, for the soil samples taken during the excavation of four underground tanks at the above site on November 17, 1989. The samples taken from the waste oil pit excavation contained 5,500 ppm and 7,200 ppm of oil and grease, in addition to numerous solvents.

In addition, the laboratory report did not show the test results for organic lead.

Please submit to this office within thirty (30) days of the receipt of this letter, your plan of correction. Your plan must include, but shall not be limited to:

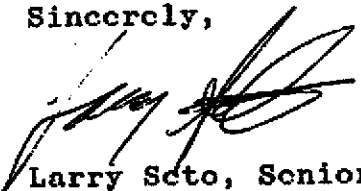
1. Test results for organic lead
2. Method(s) to be used to define the lateral and vertical extent of contamination
3. Name of your hazardous waste hauler

Mr. Doyle Grimmit
Property Owner
1970 Seminary Ave.
Oakland, CA 94621
January 29, 1990
Page 2 of 2

4. Name of your disposal site
5. Your EPA number
6. Estimated date of completion

If you have any questions, please contact me at 271-4320.

Sincerely,



Larry Scto, Senior,
Hazardous Materials Specialist

LS:mnc

cc: Gil Jensen, Alameda County District Attorney, Consumer and
Environmental Protection Agency

RWQCB

Charlene Williams, DOHS

Rafat A. Shahid, Assistant Agency Director, Environmental Health
Files