

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



9-21-01

RO0000460

September 20, 2001

Mr. Steve Simi
Cochran and Celli
2735 Broadway
Oakland, CA 94612

RE: RMP for 1347 Park Street, Alameda, CA

Dear Mr. Simi:

In April 5, 2001 I requested that a risk management plan (RMP) be submitted for the above referenced site that would be protective of construction workers and address soil and groundwater characterization and disposal, if warranted (see attached letter). The RMP was due by May 31, 2001. As of the date of this letter, this office has not received the required RMP. It is my understanding that Mr. John Mrakovich is unable to prepare the RMP.

Please be advised that closure will not be granted until the RMP has been reviewed and approved. If you have any questions or if I can assist in approving a qualified environmental consultant, I can be reached at (510) 567-6762.

eva chu
Hazardous Materials Specialist

attachment

c: James Russi, 428 Yorkshire Road, Alameda, CA 94501 (w/o)

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

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



04-06-01
20460

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

StID 5511

April 5, 2001

Mr. James Russi
428 Yorkshire Road
Alameda, CA 94501

Mr. Steve Simi
Cochran and Celli
3330 Broadway
Oakland, CA 94611

**SUBJECT: INTENT TO MAKE A DETERMINATION THAT NO FURTHER ACTION IS REQUIRED
OR ISSUE A CLOSURE LETTER FOR 1347 PARK STREET, ALAMEDA, CA**

Dear Messrs. Russi and Simi:

This letter is to inform you that Alameda County Environmental Protection (LOP) intends to make a determination that no further action is required at the above site or to issue a closure letter. Please notify this agency of any input and recommendations you may have on these proposed actions within 20 days of the date of this letter.

In accordance with section 25297.15 of Ch. 6.7 of the Health & Safety Code, you must provide certification to the local agency that all of the current record fee title owners have been informed of the proposed action. Please provide this certification to this office within 20 days of the date of this letter.

If you have any questions about these proposed actions, please contact me at (510) 567-6762.

Sincerely,

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

eva chu
Hazardous Materials Specialist

c: Chuck Headlee, RWQCB

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



04-06-01

20460

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

StID 5511

April 5, 2001

Mr. James Russi
428 Yorkshire Road
Alameda, CA 94501

Mr. Steve Simi
Cochran and Celli
3330 Broadway
Oakland, CA 94611

RE: RMP for 1347 Park Street, Alameda, CA

Dear Messrs. Russi and Simi:

As you know, I am reviewing the case file for the above referenced site to determine if closure is warranted at this time. Groundwater monitoring at the site revealed the presence of a thick, viscous product in well MW-1. It is my belief that the product is localized, not very mobile, and should not pose any significant risk to human health. However, during future construction or excavation in the area, construction workers may encounter residual soil and groundwater contamination. A risk management plan (RMP) should be prepared that will be protective of construction workers and address soil and groundwater characterization and disposal.

The RMP is due within 45 days of the date of this letter, or by **May 31, 2001**. If you have any questions, I can be reached at (510) 567-6762.

eva chu
Hazardous Materials Specialist

email: John Mrakovich

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



SENT 4-26-2000
incl cc's

20460

ENVIRONMENTAL HEALTH SERVICES

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

StID 5511

April 26, 2000

Mr. James Russi
428 Yorkshire Road
Alameda, CA 94501

Mr. Steve Simi
Cochran and Celli
3330 Broadway
Oakland, CA 94611

RE: QMR for 1347 Park Street, Alameda, CA

Dear Messrs. Russi and Simi:

I have completed review of AllCal Environmental's March 2000 *Report of Groundwater Monitoring Well Installation* prepared for the above referenced site. That report documented the work performed during the installation of a groundwater monitoring well (MW-1) at the site. The initial groundwater sample collected on February 28, 2000 contained up to 570 parts per billion total petroleum hydrocarbons as gasoline (ppb TPHg), 150,000ppb TPH as diesel (TPHd), 10,000ppb TPH as motor oil (TPHmo), 70 ppb naphthalene, and trace levels of benzene, toluene, ethylbenzene, and xylenes (BTEX).

At this time you should continue with quarterly monitoring/sampling of groundwater from Well MW-1. Groundwater should be analyzed for TPHg, TPHd, TPHmo, BTEX, and PAHs. Quarterly monitoring reports (QMR) are due 60 days upon completion of field work. The next sampling event should be in May 2000.

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

eva chu
Hazardous Materials Specialist

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



FEB 08 2000

CC's

20460

StID 5511

February 7, 2000

Mr. Steve Simi
Cochran & Celli
3330 Broadway
Oakland, CA 94611

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

RE: Work Plan Approval for 1347 Park Street, Alameda, CA

Dear Mr. Simi:

I have completed review of AllCal Environmental's February 2000 *Workplan for Groundwater Monitoring Well Installation* prepared for the above referenced site. The proposal to install a one-inch diameter groundwater monitoring well immediately adjacent to former boring IB-1 is acceptable. Groundwater will be analyzed for TPHg, TPHd, TPHmo, BTEX, MTBE, and PNAs. Please direct the laboratory to prepare groundwater samples with a silica gel cleanup prior to TPHd and TPHmo analyses.

Field work should commence within 45 days of the date of this letter. Please inform this office at least 72 hours prior to the start of field activities. If you have any questions, I can be reached at (510) 567-6762.

eva chu
Hazardous Materials Specialist

email: John Mrakovich (mrakovich@worldnet.att.net)

c: James Russi, 428 Yorkshire Road, Alameda, CA 94501

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



Sent 12/14/99

RO460

StID 5511

December 13, 1999

Mr. James Russi
428 Yorkshire Road
Alameda, CA 94501

Mr. Steve Simi
Cochran and Celli
3330 Broadway
Oakland, CA 94611

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

**RE: Permanent Groundwater Monitoring Well for 1347 Park Street,
Alameda, CA**

Dear Messrs. Russi and Simi:

I have completed review of Gribi Associates' November 1998 report titled *Report of Soil and Groundwater Investigation* prepared for the above referenced site. The report summarized investigations conducted in September 1998 that included the drilling and sampling of three temporary soil borings (IB-1 through IB-3) immediately adjacent to the former heating oil underground storage tank (UST). The purpose of the investigation was to assess the extent of soil and groundwater contamination due to the release from the former heating oil UST.

Elevated petroleum hydrocarbon constituents were noted in soil and groundwater from boreholes IB-1 and IB-3. At this time, site closure is not recommended for the site. Rather, a permanent groundwater monitoring well should be installed near former boring IB-1 to further evaluate groundwater quality beneath the site. A workplan for this next phase of investigation is due within 60 days of the date of this letter, or by **February 14, 2000**.

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

eva chu
Hazardous Materials Specialist

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



RO# 460

ENVIRONMENTAL HEALTH SERVICES

1131 Harbor Bay Parkway, Suite 250
Alameda, CA 94502-6577
(510) 567-6700
(510) 357-9335 (FAX)

StID 5511

August 31, 1998

Mr. James Russi
428 Yorkshire Road
Alameda, CA 94501

RE: Work Plan Approval for 1347 Park Street, Alameda, CA

Dear Mr. Russi:

I have completed review of Gribi Associates' August 1998 "Workplan to Conduct Soil Boring Investigation" for the above referenced site. The proposal to drill three borings to the east, south, and west sides of the former UST excavation pit and collect soil and water samples is acceptable. The east sample, which is proposed along the parking lane of Park Street, should be relocated further north, northeast of the proposed location. All samples will be analyzed for TPHd and BTEX. The sample with the highest concentration of TPHd should also be analyzed for PAHs, using EPA Method 8270.

Field work should commence with 60 days of the date of this letter. If you have any questions, I can be reached at (510) 567-6762.

eva chu
Hazardous Materials Specialist

c: Jim Gribi
884 Vintage Ave
Suisun, CA 94585

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



R0460

StID 5511

June 30, 1998

Mr. James Russi
428 Yorkshire Rd
Alameda, CA 94501

ENVIRONMENTAL HEALTH SERVICES

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

RE: PSA for 1347 Park Street, Alameda, CA

Dear Mr. Russi:

In December 1995 I had sent a letter (see attachment) to Mr. Simi requesting that a workplan be submitted to address the extent and severity of soil and groundwater contamination at the above referenced site due to the release of petroleum product from the former underground storage tank. Since then the property has been sold to you. And, I understand there was money set aside in escrow for additional site assessment.

Title 23 of the California Code of Regulations (23CCR), Section 2652(d), requires the owner or operator of an UST facility to submit reports every three months, or at a more frequent interval as specified by the local agency or regional water board, until investigation and cleanup are complete. In addition, the California Health and Safety Code (CHSC), Section 25298, states that underground storage tank closure is incomplete until the responsible party characterizes and remediates the contamination resulting from product discharge.

This letter is a request for further subsurface investigations. A workplan is due within 60 days of the date of this letter, or **by August 30, 1998**. Also enclosed is Appendix A, which contains the major elements to include in the investigation.

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

eva chu
Hazardous Materials Specialist

enclosures

c: Steve Simi
Cochran & Celli
3330 Broadway
Oakland, CA 94611

simi-2

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



R0460

ARNOLD PERKINS, DIRECTOR
RAFAT A. SHAHID, DEPUTY DIRECTOR

StID 5511

December 20, 1995

Mr. Steve Simi
Cochran and Celli
3330 Broadway
Oakland, CA 94611

Alameda County
Environmental Protection Division
1131 Harbor Bay Parkway, Room 250
Alameda CA 94502-6577
(510) 567-6700

RE: PSA for 1347 Park Street, Alameda, CA 94501

Dear Mr. Simi:

I have completed review of the laboratory analytical results of soil samples collected on November 21, and December 7, 1995 from the underground storage tank (UST) excavation at the above referenced site. Results verify that an unauthorized release of fuel products has occurred with the use of the former UST.

At this time, additional investigations are required to delineate the extent of soil, and possibly groundwater, contamination resulting from the fuel release. Such an investigation shall be in the form of a **Preliminary Site Assessment**, or PSA. 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, and Article 11 of Title 23, California Code of Regulations. The major elements of such an investigation are summarized in the attached Appendix A.

The PSA proposal is due within 45 days of the date 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 RWQCB "sign off." All reports and proposals must be submitted under seal of a California Registered Geologist, Certified Engineering Geologist, or Registered Civil Engineer.

In order to proceed with this site investigation, you should obtain the professional services of a reputable environmental consultant. Your responsibility is to have the consultant submit for review a proposal outlining planned activities for this phase of the investigation.

Please be advised that this is a formal request for technical reports pursuant to Title 23, CCR, Section 2722(c). Any extensions of the stated deadlines, or modifications of the required tasks, must be confirmed in writing by this agency.

Steve Simi
re: PSA for 1347 Park St, Alameda
December 20, 1995

Page 2

Should you have any questions about the content of this letter,
please contact me at (510) 567-6762.

Sincerely,



eva chu
Hazardous Materials Specialist

cc: Don Lindsay, Gallagher & Lindsay, 2424 Central Ave, Alameda
94501
files