

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



F

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

November 14, 2007

Alice and May Lee Lim
C/o Russell Lim
1028 Annerly Road
Piedmont, CA 94610-1110

Subject: Fuel Leak Case No. RO0000479 and Geotracker Global ID T0600100535, Lim Family Property, 250 8th Street, Oakland, CA 94607 – Work Plan Approval

Dear Mr. Lim:

Alameda County Environmental Health (ACEH) staff has reviewed the fuel leak case file for the above-referenced site including the recently submitted document entitled, "Workplan for Additional Soil, Groundwater, and Soil Vapor, and Indoor Air Assessment," dated October 31, 2007. The Work Plan was prepared on your behalf by Aqua Science Engineers and proposes soil, groundwater, and soil vapor sampling off-site to the north, one deeper monitoring well, and indoor air sampling in nearby buildings. The proposed scope of work is acceptable for implementation.

We request that you perform the proposed work and send us the reports described below.

TECHNICAL REPORT REQUEST

Please submit technical reports to Alameda County Environmental Health (Attention: Jerry Wickham), according to the following schedule:

- **March 28, 2008** – Site Assessment and Indoor Air Sampling Report
- **45 days following the end of each quarter** - Quarterly Monitoring Report

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

ELECTRONIC SUBMITTAL OF REPORTS

The Alameda County Environmental Cleanup Oversight Programs (LOP and SLIC) require submission of all reports in electronic form to the county's ftp site. Paper copies of reports will no longer be accepted. The electronic copy replaces the paper copy and will be used for all public information requests, regulatory review, and compliance/enforcement activities. Instructions for submission of electronic documents to the Alameda County Environmental Cleanup Oversight

Alice and May Lee Lim
C/o Russell Lim
RO0000479
November 14, 2007
Page 2

Program ftp site are provided on the attached "Electronic Report Upload (ftp) Instructions." Please do not submit reports as attachments to electronic mail.

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

PERJURY STATEMENT

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

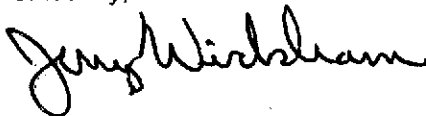
Alice and May Lee Lim
C/o Russell Lim
RO0000479
November 14, 2007
Page 3

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) 567-6791 or send me an electronic mail message at jerry.wickham@acgov.org.

Sincerely,



Jerry Wickham, California PG 3766, CEG 1177, and CHG 297
Hazardous Materials Specialist

Enclosure: ACEH Electronic Report Upload (ftp) Instructions

cc: Robert Kitay, Aqua Science Engineers, Inc., 55 Oak Ct., Suite 220, Danville, CA 94526

Donna Drogos, ACEH
Jerry Wickham, ACEH
File

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



F

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

August 28, 2007

Alice and May Lee Lim
C/o Russell Lim
1028 Annerly Road
Piedmont, CA 94610-1110

Subject: Fuel Leak Case No. RO0000479 and Geotracker Global ID T0600100535, Lim Family Property, 250 8th Street, Oakland, CA 94607

Dear Mr. Lim:

Alameda County Environmental Health (ACEH) staff has reviewed the fuel leak case file for the above-referenced site including the recently submitted report entitled, "Report of Soil, Groundwater, and Soil Vapor Assessment (Revised)," dated June 26, 2007 and received by ACEH on August 2, 2007. The report was prepared on your behalf by Aqua Science Engineers. The report presents the results from six shallow soil borings, one deeper soil boring to 60 feet bgs, and seven soil vapor samples. Soil vapor sampling results are elevated and indicate that there is a potential for indoor vapor intrusion due to soil and groundwater contamination at the site. Please see technical comment 1 below regarding the need for additional evaluation of the potential for vapor intrusion. We also note that a highly elevated concentration of TPH as diesel was detected in soil boring SB-2, which is north (upgradient) of the former USTs. Please see technical comment 2 below regarding contamination north of the site.

We request that you address the following technical comments, perform the proposed work, and send us the reports described below.

TECHNICAL COMMENTS

1. **Soil Vapor Sampling Results.** Benzene and TPHg concentrations in 6 of the 7 soil vapor samples exceed the Environmental Screening Levels (San Francisco Bay Regional Water Quality Control Board February 2005) for both residential and commercial land use. Soil vapor concentrations were elevated in each of the 4 soil vapor samples collected off-site on the south side of 8th Street. These initial results indicate that the dissolved phase plume of petroleum hydrocarbons extending south and southwest off-site potentially may pose a human health risk due to indoor vapor intrusion. We request that you conduct further investigation to evaluate the potential for indoor vapor intrusion on the properties south of 8th Street. Please refer to the December 15, 2004 DTSC *Guidance for the Evaluation and Mitigation of Subsurface Vapor Intrusion to Indoor Air* to help plan the additional investigation. Please present these plans in the Work Plan requested below.

Alice and May Lee Lim
C/o Russell Lim
RO0000479
August 28, 2007
Page 2

2. **Extent of Contamination North of Site.** We concur with the recommendation to conduct further investigation on the neighboring property to the north to complete the definition of the extent of fuel hydrocarbons north of the site. We also concur with the recommendation to conduct additional soil vapor sampling north of the site. Please present these plans in the Work Plan requested below.
3. **Installation of Deeper Monitoring Well.** The report recommends the installation of a monitoring well to assess dissolved-phase fuel hydrocarbon concentrations within a water-bearing zone between 42 and 49 feet bgs. We have no objection to the installation of a well to monitor water quality within this lower water-bearing zone. Please present plans for monitoring well installation in the Work Plan requested below.
4. **Request for Identification of Adjacent Property Owners.** Public participation is a requirement for the Corrective Action Plan process. In order to provide notification to potentially affected members of the public, please provide a list of all properties, which are currently or may in the future be directly or indirectly affected by the petroleum release from your site or the proposed corrective action. The list is to identify the properties by street address, parcel number, and property owner name. Please also provide a map showing the street address for each of the listed properties. A current mailing address is to be included for each property owner. ACEH will notify each of the property owners on the list of the proposed corrective action.

TECHNICAL REPORT REQUEST

Please submit technical reports to Alameda County Environmental Health (Attention: Jerry Wickham), according to the following schedule:

- **October 31, 2007** – Work Plan for Additional Investigation
- **45 days following the end of each quarter** - Quarterly Monitoring Report

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

ELECTRONIC SUBMITTAL OF REPORTS

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

Alice and May Lee Lim
C/o Russell Lim
RO0000479
August 28, 2007
Page 3

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

PERJURY STATEMENT

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

Alice and May Lee Lim
C/o Russell Lim
RO0000479
August 28, 2007
Page 4

If you have any questions, please call me at (510) 567-6791.

Sincerely,



Jerry Wickham
Hazardous Materials Specialist

Enclosure: ACEH Electronic Report Upload (ftp) Instructions

cc: Sunil Rāmdass, SWRCB Cleanup Fund, 1001 I Street, 17th floor, Sacramento, CA 95814-2828

Robert Kitay, Aqua Science Engineers, Inc., 55 Oak Ct., Suite 220, Danville, CA 94526

Donna Drogos, ACEH
Jerry Wickham, ACEH
File

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



F

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

June 14, 2007

Alice and May Lee Lim
C/o Russell Lim
1028 Annerly Road
Piedmont, CA 94610-1110

Subject: Fuel Leak Case No. RO0000479 and Geotracker Global ID T0600100535, Lim Family Property, 250 8th Street, Oakland, CA 94607

Dear Mr. Lim:

Alameda County Environmental Health (ACEH) staff has reviewed the fuel leak case file for the above-referenced site including the document entitled, "Report of Soil, Groundwater, and Soil Vapor Assessment," dated May 10, 2007 and received by ACEH on May 16, 2007. The report was prepared on your behalf by Aqua Science Engineers. The report presents the results from six shallow soil borings, one deeper soil boring to 60 feet bgs, and seven soil vapor samples. As discussed in technical comment 1 below, we note an error in reporting of the soil vapor sample results on Table 6, which affects the conclusions reached in the report. Soil vapor sampling results are elevated and indicate that there is a potential for indoor vapor intrusion due to soil and groundwater contamination at the site. We request that you correct Table 6 and revise the report conclusions and recommendations accordingly. The soil vapor sampling results must also be considered prior to preparation of a Corrective Action Plan. We request that you submit a revised "Report of Soil, Groundwater, and Soil Vapor Assessment," by **July 19, 2007**.

We also note that a highly elevated concentration of TPH as diesel was detected in soil boring SB-2, which is north (upgradient) of the former USTs. Please see technical comment 2 below regarding contamination in the upgradient direction.

We request that you address the following technical comments, perform the proposed work, and send us the reports described below.

TECHNICAL COMMENTS

1. **Soil Vapor Sampling Results.** The "Report of Soil, Groundwater, and Soil Vapor Assessment," dated May 10, 2007, concludes that hydrocarbon concentrations in soil vapor do not exceed the lowest residential exposure screening levels. It appears that this conclusion is based on Table 6, Summary of Chemical Analysis of Soil Vapor Samples. However, Table 6 lists the reporting limits for analyses of the soil vapor samples rather than the actual analytical results. The laboratory reports prepared by Air Toxics Ltd. and presented in Appendix D indicate that benzene concentrations in 6 of the 7 soil vapor samples exceed the Environmental Screening Levels (San Francisco Bay Regional Water Quality Control Board February 2005) for both residential and commercial land use. We request that you correct Table 6 and revise the conclusions and recommendations

accordingly. Please submit a revised "Report of Soil, Groundwater, and Soil Vapor Assessment," by July 19, 2007.

2. **Upgradient Extent of Contamination.** We note that a highly elevated concentration of TPH as diesel (190,000 µg/L) was detected in groundwater collected from soil boring SB-2, which is north (upgradient) of the former USTs. The highest concentration of benzene (2.7 µg/L) was detected in soil vapor sampling point SV-7, which is located along the northern property boundary. Please review and address the potential for a large mass of fuel hydrocarbons and/or free product to be located north of the former USTs. Please present this evaluation in the revised report requested below.
3. **Installation of Deeper Monitoring Well.** The report recommends the installation of a monitoring well to assess dissolved-phase fuel hydrocarbon concentrations within a water-bearing zone between 42 and 49 feet bgs. We have no objection to the installation of a well to monitor water quality within this lower water-bearing zone. Please present plans for monitoring well installation in the Work Plan requested below.
4. **Request for Identification of Adjacent Property Owners.** Public participation is a requirement for the Corrective Action Plan process. In order to provide notification to potentially affected members of the public, please provide a list of all properties, which are currently or may in the future be directly or indirectly affected by the petroleum release from your site or the proposed corrective action. The list is to identify the properties by street address, parcel number, and property owner name. Please also provide a map showing the street address for each of the listed properties. A current mailing address is to be included for each property owner. ACEH will notify each of the property owners on the list of the proposed corrective action.
5. **Geotracker EDF Submittals.** A review of the SWRCB Geotracker website indicates that analytical results have been submitted for your site but water level and well elevation data and copies of reports have not been submitted. 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 water level and well elevation data (collected on or after September 1, 2001) and a copy, in PDF format, of all reports prepared after July 1, 2005.

TECHNICAL REPORT REQUEST

Please submit technical reports to Alameda County Environmental Health (Attention: Jerry Wickham), according to the following schedule:

- **July 19, 2007** – Revised Report of Soil, Groundwater, and Soil Vapor Assessment and Work Plan for Installation of Deeper Monitoring Well
- **45 days following the end of each quarter** - Quarterly Monitoring Report

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

ELECTRONIC SUBMITTAL OF REPORTS

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

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

PERJURY STATEMENT

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

Alice and May Lee Lim
C/o Russell Lim
RO0000479
June 14, 2007
Page 4

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

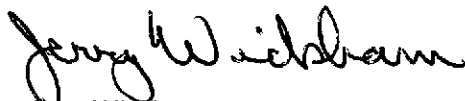
Please note that delays in investigation, later reports, or enforcement actions may result in your becoming ineligible to receive grant money from the state's Underground Storage Tank Cleanup Fund (Senate Bill 2004) to reimburse you for the cost of cleanup.

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) 567-6791.

Sincerely,



Jerry Wickham
Hazardous Materials Specialist

Enclosure: ACEH Electronic Report Upload (ftp) Instructions

cc: Sunil Ramdass, SWRCB Cleanup Fund, 1001 I Street, 17th floor, Sacramento, CA 95814-2828

Robert Kitay, Aqua Science Engineers, Inc., 55 Oak Ct., Suite 220, Danville, CA 94526

Donna Drogos, ACEH
Jerry Wickham, ACEH
File

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



F

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

February 9, 2007

Alice and May Lee Lim
C/o Russell Lim
1028 Annerly Road
Piedmont, CA 94610-1110

Subject: Fuel Leak Case No. RO0000479 and Geotracker Global ID T0600100535, Lim Family Property, 250 8th Street, Oakland, CA – Work Plan Approval

Dear Mr. Lim:

Alameda County Environmental Health (ACEH) staff has reviewed the fuel leak case file for the above-referenced site including the document entitled, "Work Plan for Soil Vapor Sampling," dated January 18, 2007, prepared on your behalf by Aqua Science Engineers. This Work Plan is supplemental to a previous Work Plan entitled, "Work Plan for Additional Soil and Groundwater Assessment," dated October 23, 2006. In correspondence dated November 20, 2006, ACEH concurred with the proposed soil and groundwater sampling proposed in the October 23, 2006 Work Plan but requested that soil vapor sampling be conducted.

The Work Plan for Soil Vapor Sampling proposes soil vapor sampling at four locations. In addition to the proposed soil vapor sampling at four locations, we request soil vapor sampling at three additional locations. The proposed scope of work is acceptable provided that soil vapor sampling is conducted at the three additional requested locations and the technical comments below are addressed and incorporated during the field investigation. Submittal of a revised Work Plan is not required unless an alternate scope of work outside that described in the Work Plan or technical comments is proposed.

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

TECHNICAL COMMENTS

1. **Soil Vapor Sampling Locations.** The four proposed locations for soil vapor sampling are acceptable. However, we request that soil vapor sampling also be conducted at the three additional locations shown on the Revised Figure 2, which is included as an attachment. Please present your results from soil, groundwater, and soil vapor sampling in the Site Investigation Report requested below.
2. **Proposed Soil Vapor Analyses.** The Work Plan proposes the analysis of the soil vapor samples for TPHg by EPA Method 5030/8015 and for BTEX by EPA Method 8020. Please note that EPA Method 8020 has been replaced by EPA Methods 8021 or 8260. Please

review the expected sample volume and reporting limits for the proposed analyses. The analytical methods for soil vapor analyses must achieve the following reporting limits: 85 micrograms per cubic meter ($\mu\text{g}/\text{m}^3$) for benzene, 63,000 $\mu\text{g}/\text{m}^3$ for toluene, 42,000 $\mu\text{g}/\text{m}^3$ for ethylbenzene, and 15,000 $\mu\text{g}/\text{m}^3$ for xylenes. Please revise the proposed analytical method to TO-14A or TO-15 for BTEX to achieve these reporting limits. Analytical results are to be presented in the Site Investigation Report requested below.

3. **Request for Identification of Adjacent Property Owners.** Public participation is a requirement for the Corrective Action Plan process. In order to provide notification to potentially affected members of the public, please provide a list of all properties, which are currently or may in the future be directly or indirectly affected by the petroleum release from your site or the proposed corrective action. The list is to identify the properties by street address, parcel number, and property owner name. Please also provide a map showing the street address for each of the listed properties. A current mailing address is to be included for each property owner. ACEH will notify each of the property owners on the list of the proposed corrective action.

4. **Geotracker EDF Submittals.** A review of the SWRCB Geotracker website indicates that analytical results have been submitted for your site but water level and well elevation data and copies of reports have not been submitted. 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 water level and well elevation data (collected on or after September 1, 2001) and a copy, in PDF format, of all reports prepared after July 1, 2005.

TECHNICAL REPORT REQUEST

Please submit technical reports to Alameda County Environmental Health (Attention: Jerry Wickham), according to the following schedule:

- **February 23, 2007** – Dual Phase Extraction Report

- **June 12, 2007** – Site Investigation Report

- **45 days following the end of each quarter** - Quarterly Monitoring Report

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

ELECTRONIC SUBMITTAL OF REPORTS

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

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

PERJURY STATEMENT

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

Alice and May Lee Lim
C/o Russell Lim
February 9, 2007
Page 4

UNDERGROUND STORAGE TANK CLEANUP FUND

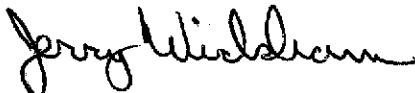
Please note that delays in investigation, later reports, or enforcement actions may result in your becoming ineligible to receive grant money from the state's Underground Storage Tank Cleanup Fund (Senate Bill 2004) to reimburse you for the cost of cleanup.

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) 567-6791.

Sincerely,



Jerry Wickham
Hazardous Materials Specialist

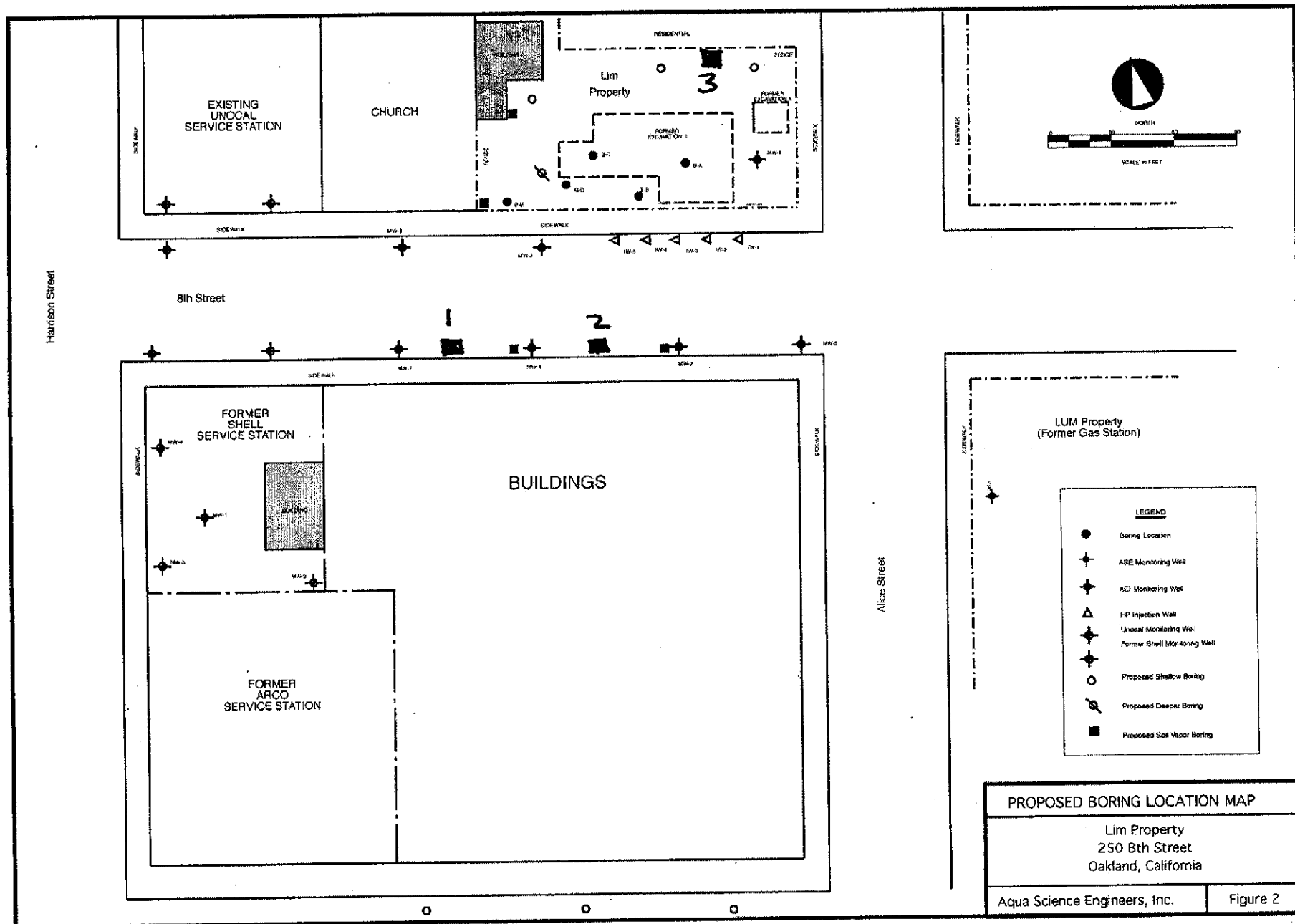
Attachment: Revised Figure 2 – Additional Soil Vapor Sampling Locations

Enclosure: ACEH Electronic Report Upload (ftp) Instructions

cc: Sunil Ramdass, SWRCB Cleanup Fund, 1001 I Street, 17th floor, Sacramento, CA 95814-2828

Robert Kitay, Aqua Science Engineers, Inc., 208 West El Pintado, Danville, CA 94526

Donna Drogos, ACEH
Jerry Wickham, ACEH
File



Revised Figure 2 - Additional Sampling Locations

Wickham, Jerry, Env. Health

To: David Allen
Subject: RE: Extension for Dual Phase Event RO0000479

Mr. Allen,

Based upon your request, the schedule for completing the first DPE event and report for case RO0479 is extended to February 23, 2007.

Regards,
Jerry Wickham
Alameda County Environmental Health
1131 Harbor Bay Parkway
Alameda, CA 94502-6577
510-567-6791 phone
510-337-9335 fax
jerry.wickham@acgov.org

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

From: David Allen [mailto:dallen@aquascienceengineers.com]
Sent: Thursday, December 14, 2006 4:37 PM
To: Wickham, Jerry, Env. Health
Subject: Re: Extension for Dual Phase Event RO0000479

> Dear Mr. Wickham,

Aqua Science Engineers, Inc. (ASE) unfortunately needs to request another extension for the Dual Phase Event at our Lim Property site located at 250 8th Street in Oakland, California (RO0479). The reason for the need for an extension are as follows:

1. The Bay Area Air Quality Management District has not yet approved our "Various Site Air Permit". Due to their processing schedule, ASE doesn't expect to receive the permit until mid-January.
2. The City of Oakland has a moratorium on working within City streets during the holiday season (Thanksgiving through the beginning of January). The extraction well (MW-3) is located in the parking strip of 8th Street which will require ASE to close off several parking stalls and affect the sidewalk with a piping ramp. These issues will limit our ability to get a permit to meet the deadline.

ASE's DPE unit has been constructed, and is ready for use. In light of the information above, we respectfully request an additional 6 week extension to complete the first DPE event and reporting for the Lim Property site.

Please reply to this email with your agency's response to this request.
Thank you in advance for your time and consideration on this project.

David Allen
Vice President
Aqua Science Engineers, Inc.
925.820.9391 (office)
925.837.4853 (fax)
925.819.0963 (mobile)
dallen@aquascienceengineers.com

Mr. Allen,

- >
> Based upon your request, the schedule for submittal of a report on the
> Dual Phase Extraction event for case RO0479 is extended to January 12,
> 2007.
>
> Regards,

> Jerry Wickham
> Hazardous Materials Specialist
> Alameda County Environmental Health
> 1131 Harbor Bay Parkway
> Suite 250
> Alameda, CA 94502-6577
> 510-567-6791 phone
> 510-337-9335 Fax
> jerry.wickham@acgov.org
>
>

> -----Original Message-----

> From: David Allen [mailto:dallen@aquascienceengineers.com]
> Sent: Thursday, October 05, 2006 1:37 PM
> To: Wickham, Jerry, Env. Health
> Cc: Russ Lim
> Subject: Extension for Dual Phase Event RO0000479
>

> Dear Mr. Wickham,
>

> Aqua Science Engineers, Inc. is scheduling a dual phase extraction
> (DPE) event at the Lim Property site at 250 8th Street in Oakland,
> California using our own DPE equipment for the month of November 2006
> to comply with your agency's request in your letter dated August 18,
> 2006. Due to ASE's current DPE system availability, ASE needs to
> construct a second system to meet the demands of several of our
> clients' sites. We are currently ordering the system components, and
> hope to have the system ready for use within 4 to 6 weeks. We will
> likely be unable to meet the November 15, 2006 date of submittal of
> the DPE event report. It is our intention to perform the DPE event
> within the month of November 2006, and then submit a report several weeks later.
>

> On behalf of our client, the responsible party, we ask that your
> agency grant us a 6 week extension to the required DPE event and
> report. Thank you for your time and consideration regarding this
> request. Should you have any questions or comments, please feel free
> to contact me. Thank you.
>

> David Allen
> Vice President
> 925.820.9391 (office)
> 925.837.4853 (fax)
> 925.819.0963 (mobile)
> dallen@aquascienceengineers.com
>
>
>
>

Wickham, Jerry, Env. Health

To: David Allen
Cc: Russ Lim
Subject: RE: Extension for Dual Phase Event R00000479

Mr. Allen,

Based upon your request, the schedule for submittal of a report on the Dual Phase Extraction event for case R00479 is extended to January 12, 2007.

Regards,
Jerry Wickham
Hazardous Materials Specialist
Alameda County Environmental Health
1131 Harbor Bay Parkway
Suite 250
Alameda, CA 94502-6577
510-567-6791 phone
510-337-9335 Fax
jerry.wickham@acgov.org

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

From: David Allen [mailto:dallen@aquascienceengineers.com]
Sent: Thursday, October 05, 2006 1:37 PM
To: Wickham, Jerry, Env. Health
Cc: Russ Lim
Subject: Extension for Dual Phase Event R00000479

Dear Mr. Wickham,

Aqua Science Engineers, Inc. is scheduling a dual phase extraction (DPE) event at the Lim Property site at 250 8th Street in Oakland, California using our own DPE equipment for the month of November 2006 to comply with your agency's request in your letter dated August 18, 2006. Due to ASE's current DPE system availability, ASE needs to construct a second system to meet the demands of several of our clients' sites. We are currently ordering the system components, and hope to have the system ready for use within 4 to 6 weeks. We will likely be unable to meet the November 15, 2006 date of submittal of the DPE event report. It is our intention to perform the DPE event within the month of November 2006, and then submit a report several weeks later.

On behalf of our client, the responsible party, we ask that your agency grant us a 6 week extension to the required DPE event and report. Thank you for your time and consideration regarding this request. Should you have any questions or comments, please feel free to contact me. Thank you.

David Allen
Vice President
925.820.9391 (office)
925.837.4853 (fax)
925.819.0963 (mobile)
dallen@aquascienceengineers.com

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

November 20, 2006

Alice and May Lee Lim
C/o Russell Lim
1028 Annerly Road
Piedmont, CA 94610-1110

Subject: Fuel Leak Case No. [REDACTED] Lim Family Property, 250 8th Street, Oakland, CA

Dear Mr. Lim:

Alameda County Environmental Health (ACEH) staff has reviewed the fuel leak case file for the above-referenced site including the document entitled, "Work Plan for Additional Soil and Groundwater Assessment," dated October 23, 2006, prepared on your behalf by Aqua Science Engineers. The Work Plan included a well survey, brief conceptual model, sensitive receptor survey, and potential preferential pathway survey. The Work Plan proposes six shallow and one deep soil boring to delineate the upgradient on-site extent and downgradient off-site of fuel hydrocarbons.

Dissolved fuel hydrocarbon concentrations in groundwater remain elevated both on site and off-site in the downgradient direction. Concentrations of benzene detected in downgradient wells on the south side of 8th Street exceed the Environmental Screening Level (ESL; San Francisco Bay Regional Water Quality Control Board, February 2005) of 540 micrograms per liter for potential vapor intrusion into buildings. In order to assess the potential for vapor intrusion, we request that you revise the Work Plan to include soil vapor sampling as discussed in technical comment 1 below. Please submit a revised Work Plan by **December 21, 2006**.

We request that you address the following technical comments, perform the proposed work, and send us the reports described below.

TECHNICAL COMMENTS

1. **Soil Vapor Sampling.** Groundwater samples collected from downgradient wells MW-2, MW-3, and MW-4 during the June 28, 2006 sampling event, contained benzene at concentrations that exceed the ESL for potential vapor intrusion into buildings. We request that you revise the Work Plan to include soil vapor sampling in the area of elevated concentrations of benzene on the south side of 8th Street to evaluate the potential for vapor intrusion. We request that you also propose soil vapor sampling for any other cross gradient or upgradient buildings that potentially could be affected by vapor intrusion due to groundwater contamination from the site. Please include these plans in the revised Work Plan requested below.

2. **Proposed Soil and Groundwater Sampling.** The proposed soil boring locations and depths are acceptable. No revisions to the proposed soil and groundwater sampling are required in the revised Work Plan requested below.
3. **Request for Identification of Adjacent Property Owners.** Public participation is a requirement for the Corrective Action Plan process. In order to provide notification to potentially affected members of the public, please provide a list of all properties, which are currently or may in the future be directly or indirectly affected by the petroleum release from your site or the proposed corrective action. The list is to identify the properties by street address, parcel number, and property owner name. Please also provide a map showing the street address for each of the listed properties. A current mailing address is to be included for each property owner. ACEH will notify each of the property owners on the list of the proposed corrective action.
4. **Geotracker EDF Submittals.** A review of the SWRCB Geotracker website indicates that no data or reports have been submitted to Geotracker for your site since 2003. 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) and a copy, in PDF format, of all reports prepared after July 1, 2005.

TECHNICAL REPORT REQUEST

Please submit technical reports to Alameda County Environmental Health (Attention: Jerry Wickham), according to the following schedule:

- **December 21, 2006** – Revised Work Plan
- **February 15, 2007** - Quarterly Monitoring and DPE Report for the Fourth Quarter 2006
- **45 days following the end of each quarter** - Quarterly Monitoring Report

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

ELECTRONIC SUBMITTAL OF REPORTS

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

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

PERJURY STATEMENT

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

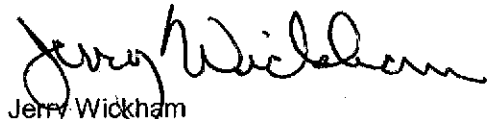
Alice and May Lee Lim
C/o Russell Lim
November 20, 2006
Page 4

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) 567-6791.

Sincerely,



Jerry Wickham
Hazardous Materials Specialist

Enclosure: ACEH Electronic Report Upload (ftp) Instructions

cc: Sunil Ramdass, SWRCB Cleanup Fund, 1001 I Street, 17th floor, Sacramento, CA 95814-2828

Shari Knierem, SWRCB Cleanup Fund, 1001 I Street, 17th floor, Sacramento, CA 95814-2828

Robert Kitay, Aqua Science Engineers, Inc., 208 West El Pintado, Danville, CA 94526

Donna Drogos, ACEH
Jerry Wickham, ACEH
File

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

August 18, 2006

Alice and May Lee Lim
C/o Russell Lim
1028 Annerly Road
Piedmont, CA 94610-1110

Subject: Fuel Leak Case No. ~~RC060043~~, Lim Family Property, 250 8th Street, Oakland, CA

Dear Mr. Lim:

Alameda County Environmental Health (ACEH) staff has reviewed the fuel leak case file for the above-referenced site and the document entitled, "Remedial Action Plan," dated August 4, 2006, prepared on your behalf by Aqua Science Engineers. The "Remedial Action Plan," proposes remediation of free-phase hydrocarbons, soil vapor, and dissolved hydrocarbons in shallow groundwater by conducting three separate DPE events. Each DPE event is expected to continue for approximately 10 hours. We generally concur with the proposed scope of work provided that the technical comments below are addressed during implementation of the DPE events.

Due to the lack of compliance with previous ACEH requests, ACEH recommended in our May 12, 2006 correspondence that the Underground Storage Tank Cleanup Fund no longer reimburse you for future work until the site is brought back into compliance. Based on the submittal of the "Remedial Action Plan," dated August 4, 2006, the case has been brought back into compliance with ACEH requests. Therefore, we withdraw our request that the Underground Storage Tank Cleanup Fund no longer reimburse you. Several additional items, including a well survey, analysis of preferential pathways, cross sections, and a work plan for additional investigation, as necessary, are to be submitted by the date shown below in the Request for Technical Reports.

We request that you address the following technical comments, perform the proposed work, and send us the reports described below.

TECHNICAL COMMENTS

1. **Observation Wells.** The Remedial Action Plan proposes to measure pressure, water level, and free product thickness in observations wells IW-1 through IW-3 and MW-6 during the DPE event. We request that, at a minimum, wells IW-3, IW-4, IW-5, MW-4, and MW-6 be used as observation wells. Please present the results in the quarterly monitoring reports requested below.

TECHNICAL REPORT REQUEST

Please submit technical reports to Alameda County Environmental Health (Attention: Jerry Wickham), according to the following schedule:

- **October 23, 2006** – Site Investigation Work Plan including Well Survey, Preferential Pathway Analysis, and Cross Sections
- **November 15, 2006** - Quarterly Monitoring and DPE Report for the Third Quarter 2006
- **February 15, 2007** - Quarterly Monitoring and DPE Report for the Fourth Quarter 2006

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

Effective **January 31, 2006**, the Alameda County Environmental Cleanup Oversight Programs (LOP and SLIC) require submission of all reports in electronic form to the county's ftp site. Paper copies of reports will no longer be accepted. The electronic copy replaces the paper copy and will be used for all public information requests, regulatory review, and compliance/enforcement activities. Instructions for submission of electronic documents to the Alameda County Environmental Cleanup Oversight Program ftp site are provided on the attached "Electronic Report Upload (ftp) Instructions." Please do not submit reports as attachments to electronic mail.

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

PERJURY STATEMENT

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

Alice and May Lee Lim
C/o Russell Lim
August 18, 2006
Page 3

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) 567-6791.

Sincerely,



Jerry Wickham
Hazardous Materials Specialist

Enclosure: ACEH Electronic Report Upload (ftp) Instructions

cc: Sunil Ramdass, SWRCB Cleanup Fund, 1001 I Street, 17th floor, Sacramento, CA 95814-2828

Shari Knierem, SWRCB Cleanup Fund, 1001 I Street, 17th floor, Sacramento, CA 95814-2828

David Allen, Aqua Science Engineers, Inc., 208 West El Pintado, Danville, CA 94526

Donna Drogos, ACEH
Jerry Wickham, ACEH
File

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

May 12, 2006

Alice and May Lee Lim
C/o Russell Lim
1028 Annerly Road
Piedmont, CA 94610-1110

Subject: Fuel Leak Case No. [REDACTED] Lim Family Property, 250 8th Street, Oakland, CA

Dear Mr. Lim:

Alameda County Environmental Health (ACEH) staff previously requested in correspondence dated November 7, 2005 (copy attached) that you conduct one additional interim DPE remedial action to reduce free product extent and fuel hydrocarbon concentrations prior to installation of a long-term DPE system. We also requested that you prepare a Remedial Action Plan describing the details of the proposed second interim DPE remedial action and the design of the long-term DPE system. To date, we have not received a Remedial Action Plan or a request for a schedule extension. **Your site is out of compliance with directives from this agency.**

In order for your site to return to compliance, please **submit the previously requested Remedial Action Plan by July 14, 2006**. This date is not an extension of your due date, reports for this site are late and your site is out of compliance. ACEH's November 7, 2005 correspondence, which describes the requirements for the work, is included as an attachment. Due to the lack of compliance with ACEH requests, ACEH recommends that the Underground Storage Tank Cleanup Fund no longer reimburse you for future work until the site is brought back into compliance.

Please note that we have started the enforcement process on this case by requesting a revocation of your eligibility to receive grant money from the state's Underground Storage Tank Fund (Senate Bill 2004) to reimburse you for the cost of investigation and cleanup. Further delays in investigation, late reports, or enforcement actions may result in referral of 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.

TECHNICAL REPORT REQUEST

Please submit technical reports to Alameda County Environmental Health (Attention: Jerry Wickham), according to the following schedule:

- **July 14, 2006** – Remedial Action Plan

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

Effective **January 31, 2006**, the Alameda County Environmental Cleanup Oversight Programs (LOP and SLIC) require submission of all reports in electronic form to the county's ftp site. Paper copies of reports will no longer be accepted. The electronic copy replaces the paper copy and will be used for all public information requests, regulatory review, and compliance/enforcement activities. Instructions for submission of electronic documents to the Alameda County Environmental Cleanup Oversight Program ftp site are provided on the attached "Electronic Report Upload (ftp) Instructions." Please do not submit reports as attachments to electronic mail.

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

PERJURY STATEMENT

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

Alice and May Lee Lim
C/o Russell Lim
May 12, 2006
Page 3

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) 567-6791.

Sincerely,



Jerry Wickham
Hazardous Materials Specialist

Attachment: ACEH Correspondence Dated November 7, 2005

Enclosure: ACEH Electronic Report Upload (ftp) Instructions

cc: Sunil Ramdass, SWRCB Cleanup Fund, 1001 I Street, 17th floor, Sacramento, CA 95814-2828

Shari Knierem, SWRCB Cleanup Fund, 1001 I Street, 17th floor, Sacramento, CA 95814-2828

David Allen, Aqua Science Engineers, Inc., 208 West El Pintado, Danville, CA 94526

Donna Drogos, ACEH
Jerry Wickham, ACEH
File

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

November 7, 2005

Alice and May Lee Lim
C/o Russell Lim
1028 Annerly Road
Piedmont, CA 94610-1110

Subject: Fuel Leak Case No. RO0000479, Lim Family Property, 250 8th Street, Oakland, CA

Dear Mr. Lim:

Alameda County Environmental Health (ACEH) staff has reviewed the fuel leak case file for the above-referenced site and the reports entitled, "Interim Remediation Effectiveness Report and Corrective Action Plan," dated January 10, 2005 and "Quarterly Groundwater Monitoring Report, April 2005 Groundwater Sampling," prepared on your behalf by Aqua Science Engineers. The "Interim Remediation Effectiveness Report and Corrective Action Plan," presents the results of dual phase (DPE) pilot test and a 14-day DPE interim remediation. The report indicates that approximately 1,150 gallons of petroleum hydrocarbons were removed during the pilot test and 14-day remedial action. Based on the effectiveness of this event in removing a significant volume of petroleum hydrocarbons, ACEH concurs with the recommendation to conduct one additional interim DPE remedial action to reduce free product extent and fuel hydrocarbon concentrations prior to installation of a long-term DPE system. Please prepare a Remedial Action Plan describing the details of the proposed second interim DPE remedial action and the design of the long-term DPE system.

We request that you address the following technical comments, perform the proposed work, and send us the reports described below.

TECHNICAL COMMENTS

1. **Remedial Action.** Please prepare a Remedial Action Plan as requested below, that describes the details of the proposed second interim DPE remedial action and the design of the long-term DPE system.
2. **Well Survey.** We request that you locate all wells (monitoring and production wells: active, inactive, standby, decommissioned, abandoned and dewatering, drainage and cathodic protection wells) within 2,000 ft of the subject site. We recommend that you obtain well information from both Alameda County Public Works Agency and the State of California Department of Water Resources, at a minimum. Submittal of maps showing the location of all wells identified in your study, and the use of tables to report the data collected as part of your survey are required. Please present your results in the Remedial Action Plan requested below.

3. **Utilities and Other Preferential Pathways.** The potential for utility lines and trenches (including sewers, storm drains, pipelines, and trench backfill within the vicinity of the site to act as preferential pathways for contaminant movement is to be evaluated. The depth of utilities is to be compared to current and potential future groundwater elevations to assess whether utilities are likely or potential preferential pathways for contaminant movement. The locations and depths for utilities located within proximity to the site are to be plotted on a site map. Any sensitive receptors, such as schools, day care centers, or medical care facilities within the vicinity of the site are to be identified and their locations plotted on a map of the site vicinity. In addition, please provide information to indicate whether the buildings downgradient from the site have basements or subsurface dewatering systems. Please present these results in the Remedial Action Plan requested below.
4. **Cross Sections.** Please use the results of previous investigations to prepare a minimum of two hydrogeologic cross sections for the site. The cross sections are to illustrate the lateral and vertical extent of soil layers, the range of static water levels, observations of free product, sample locations and results, and locations of well screens and filter packs for proposed and existing wells. Please include the cross sections in the Remedial Action Plan requested below.
5. **Extent of Soil and Groundwater Contamination.** Please present plans for additional investigation that may be required to define the lateral and vertical extent of contamination at the site. Please present these plans in the Remedial Action Plan requested below.
6. **Quarterly Monitoring.** Quarterly groundwater monitoring is to be continued for the site. Please present your results in the quarterly monitoring reports requested below.

TECHNICAL REPORT REQUEST

Please submit technical reports to Alameda County Environmental Health (Attention: Jerry Wickham), according to the following schedule:

- **January 27, 2006** – Remedial Action Plan
- **February 15, 2006** - Quarterly Monitoring Report for the Fourth Quarter 2005
- **May 15, 2006** - Quarterly Monitoring Report for the Fourth Quarter 2005

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. Beginning July 1, 2005, electronic submittal of a complete copy of all reports is required in Geotracker (in PDF format). Please visit the State Water Resources Control Board for more information on these requirements (http://www.swrcb.ca.gov/ust/cleanup/electronic_reporting).

PERJURY STATEMENT

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

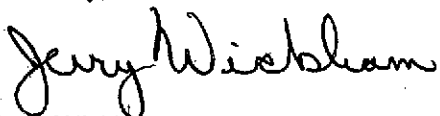
AGENCY OVERSIGHT

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.

Alice and May Lee Lim
C/o Russell Lim
November 7, 2005
Page 4

If you have any questions, please call me at (510) 567-6791.

Sincerely,



Jerry Wickham
Hazardous Materials Specialist

Enclosure: ACEH Electronic Report Upload (ftp) Instructions

cc: David Allen
Aqua Science Engineers, Inc.
208 West El Pintado
Danville, CA 94526

Donna Drogos, ACEH
Jerry Wickham, ACEH
File

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



37

March 4, 2004

Mr. Russell Lim
601 Brush St.
Oakland, CA 94607

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

Dear Mr. Lim:

Subject: Fuel Leak Case RO0000479, 250 8th St., Oakland, CA 94607

Alameda County Environmental Health staff has reviewed the case file for the subject site and the January 15, 2004 Aqua Science Engineers request to implement the proposed dual phase extraction test as an interim corrective action. Based upon the presence of free product and elevated dissolved products presence at this site and the lack of proposed better options, our office approves of this interim remedial action. We request that you address the following technical comments when performing the proposed work.

TECHNICAL COMMENTS

1. Please provide a detailed description of the proposed dual phase extraction test. Include the wells which will be used, whether additional vapor probes will be installed, details of the equipment, free product, dissolved product, water and vapor disposal methods, measurement of effective radius of influence, sampling and analyses requirements and a time table for initiation of activities. Once free product has been removed, you should consider options for remediation of the elevated dissolved contamination.
2. Because the injection wells exist at the property boundary, please check them quarterly for the presence of free product. As requested previously, please have your consultant check the integrity of these wells and provide an evaluation for their potential use for: 1) the addition of peroxide of varying concentration 2) the addition of other oxygen releasing compounds 3) the addition of chemical oxidants and 4) the addition of enhanced bio-remediation compounds and microbes. Because the gasoline plume has migrated across the street and remediation within the street is impractical, it is likely that an in-situ enhanced bio-remediation approach should be considered for the off-site contamination.
3. In response to the request to decrease the monitoring frequency on MW-1, MW-5 and MW-6, you may decrease sampling in wells MW-1 and MW-6 to semi-annual. However, MW-5 appears to be monitoring the MTBE plume from the Lum property at 245 8th St. and should continue monitoring at the current schedule.

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. R. Kitay, ASE, Inc., 208 W. El Pintado, Danville, CA 94526

IntCAP250 8thSt

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

February 13, 2002
StID 1585/ RO0000479

Mr. Russell Lim
601 Brush St.
Oakland CA 94607

Re: 250 8th St., Oakland CA 94607

Dear Mr. Lim:

Our office has received and reviewed the January 31, 2002 Quarterly Groundwater Monitoring Report for the above referenced site as prepared by Aqua Science Engineers, ASE, your consultant. I have also spoken with Robert Kitay of ASE. Currently, ASE is awaiting street access approval to install three monitoring wells within 8th St.

In order to further the remediation of this site please provide the following information:

- Please provide a hard copy of the analytical results from the on-site borings, which have already been completed. Please also include boring logs. Based upon these results, does your consultant have a recommendation for additional on-site work?
- Please schedule your pump test from IW-4 as proposed.
- Please perform a pilot test to determine what concentrations of hydrogen peroxide can be added to the injection wells without causing physical damage. Elevated levels will help oxidize hydrocarbons in the proximity of the wells and act as a migration barrier.
- Please restart the inspection of all injection wells and sample and analyze groundwater from IW-1, IW-3 and IW-5, if possible.

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

Sincerely,

Barney M. Chan
Hazardous Materials Specialist

B. Chan, files
Mr. R. Kitay, ASE Inc., 208 W. El Pintado, Danville, CA 94526

02-250 8th St.



State Water Resources Control Board



R0479
CHAN

Winston H. Hickox
Secretary for
Environmental
Protection

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

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 7, 2001

AUG 10 2001

Alice Ng Lim & May Lee Lim
Russell Lim
1028 Annerly Rd
Oakland, CA 94610

**PRE-APPROVAL OF CORRECTIVE ACTION COSTS,
CLAIM NO. 007699, PA # 6 – Ammended 8-7-01
SITE ADDRESS: 250 8TH ST, OAKLAND, CA 94607**

I have reviewed your request, received on March 26, 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 February 8, 2001, Aqua Science Engineering, Inc. workplan approved by the Alameda County EHD (County) in their January 8, 2001 letter, is \$41,274 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 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.

- 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.

California Environmental Protection Agency



COST PRE-APPROVAL BREAKDOWN

#	Task*	Reasonable Cost, \$	Comments/Changes
1	Gregg Drilling	\$6,250	This cost includes all markup costs.
2	Permits	\$ 746	Copies of all permits must be submitted the Fund at the time of reimbursement.
3	Utility Locating Service	\$ 460	This cost includes all markup costs.
4	Drum Disposal	\$ 935	Copies of all disposal manifests must be submitted to the Fund at the time of reimbursement.
5	Pump Test	\$7,500	This cost is to perform a Step Drawdown and Constant Rate Pump Test. A copy of the report of finings must be submitted to the Fund.
6	Beker Tank	\$1,200	This cost includes tank rental, mob & demob and markup.
7	Water Disposal	\$4,500	Load, transport and disposal of 6000 gallons of water. Note, copies of all disposal manifests must be submitted to the Fund at the time of reimbursement.
8	Analytical	\$3,900	This cost includes all markup for analytical(TPHg/BTEX/MTBE/TPHd/O&G/VO Cs) of soil (8) and water (12) samples.
9	Project Management, Report and Markups	\$10,894	This cost includes all time and material associated with Project Management, Permit Prep., Drilling, Well Development, Sampling, Well Survey, and Report. Copies of all reports must be submitted to the Fund at the time of reimbursement. Markup Cost (\$3,824)
10	Quarterly Monitoring for 7 Wells and Miscellaneous Costs	\$4,889	This cost includes all time and material associated with this task. Copies of all reports and sub-invoices must be submitted to the Fund at the time of reimbursement. Miscellaneous Costs (\$681)
	TOTAL PRE-APPROVED	\$41,274	

* Task descriptions are the same as those identified in Aqua Science Engineering, Inc.'s March 22, 2001 cost estimate.

August 7, 2001

- 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 Aqua Science Engineering, 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 in the proposal dated March 22, 2001 by Aqua Science Engineering, Inc. 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.

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. Susan Hugo
Alameda County EHD
1131 Harbor Bay Pkway, 2nd Fl.
Alameda, CA 94502-6577



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



Gray Davis
Governor

Winston H. Hickox
Secretary for
Environmental
Protection

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.

JUN 20 2001

June 14, 2001

Alice Ng Lim & May Lee Lim
Russell Lim
1028 Annerly Rd
Oakland, CA 94610

REQUEST FOR PRE-APPROVAL OF CORRECTIVE ACTION COSTS, PA # 6 CLAIM NO. 007699, SITE ADDRESS: 250 8TH ST, OAKLAND, CA 94607

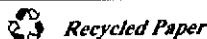
I have reviewed your request, received on May 16, 2001, for pre-approval of corrective action costs; I will place these documents in your file for future reference. I have included a copy of the "Cost Pre-Approval Request" form; please use this form in the future for requesting pre-approval of corrective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

Pursuant to Section 2811.4, subdivision (c), of the Cleanup Fund regulations and based upon the materials submitted, ~~the Cleanup Fund is denying your request for pre-approval.~~ You have failed to submit the required three bids for the tasks covered by your pre-approval request. Also the, single bid you provided for the task covered by your pre-approval request is unreasonable for the scope of work. Based on the Cleanup Fund's experience with similar sites in your area, we have determined that \$ 34,969 is reasonable for the tasks included in your pre-approval request. The breakdown of costs associated with each task is shown in Table 1 below.

There are two options available to you. You must secure the requisite bids for the tasks covered by the pre-approval request, and the Cleanup Fund will evaluate the reasonableness of the costs in light of the additional bids.

Or, you may resubmit the existing bid and request pre-approval for the amounts specified in Table 1. Since the Cleanup Fund has determined that the amount specified in Table 1 is reasonable for this scope of work, the three-bid requirement is unnecessary if you concur with the Cleanup Fund's determination. The Cleanup Fund has the authority to waive the three-bid requirement as unnecessary upon your request to do so. Therefore, if your resubmitted pre-approval request only seeks pre-approval for the amount the Cleanup Fund has determined reasonable (the amount specified in Table 1) and you request waiver of the three-bid requirement as unnecessary, the Cleanup Fund will grant your request for pre-approval and waive the three bid requirement, with respect to this scope of work, as unnecessary.

California Environmental Protection Agency



A waiver does not waive the three-bid requirement for the claim, but only for the tasks covered by the pre-approval request. Again, if you decide to seek waiver of the three-bid requirement because it is unnecessary, then you must provide a written request for waiver of the three-bid requirement and resubmit your pre-approval request seeking only the amounts specified in Table 1. In an effort to assist you in expediting the pre-approval process we have prepared the attached *Acceptance of Reasonable Cost/Request for Bid Waiver* form letter. If you concur/accept our reasonable cost determination and would like to request a bid waiver, then just sign and date the attached letter and return to us for further processing your Pre-Approval.

Table 1
REASONABLE COST BREAKDOWN

#	Task*	Reasonable Cost, \$	Comments/Changes
1	Gregg Drilling	\$6,250	This cost includes all markup costs.
2	Permits	\$ 746	Copies of all permits must be submitted the Fund at the time of reimbursement.
3	Utility Locating Service	\$ 460	This cost includes all markup costs.
4	Drum Disposal	\$ 935	Copies of all disposal manifests must be submitted to the Fund at the time of reimbursement.
5	Pump Test	\$5,600	This cost is to perform a Step Drawdown and Constant Rate Pump Test. A copy of the report of findings must be submitted to the Fund.
6	Beker Tank	\$1,200	This cost includes tank rental, mob & demob and markup.
7	Water Disposal	\$4,500	Load, transport and disposal of 6000 gallons of water. Note, copies of all disposal manifests must be submitted to the Fund at the time of reimbursement.
8	Analytical	\$4,000	This cost includes all markup for analytical(TPHg/BTEX/MTBE/TPHd/O &G/VOCs) of soil (8) and water (12) samples.

#	Task*	Reasonable Cost, \$	Comments/Changes
9	Project Management and Report	\$7,070	This cost includes all time and material associated with Project Management, Permit Prep., Drilling, Well Development, Sampling, Well Survey, and Report. Copies of all reports must be submitted to the Fund at the time of reimbursement.
10	Quaterly Monitoring for 7 Wells	\$4,208	This cost includes all time and material associated with this task. Copies of all reports must be submitted to the Fund at the time of reimbursement.
TOTAL Reasonable Cost		\$ 34,969	

* Task descriptions are the same as those identified in Aqua Science Engineering, Inc.'s March 22, 2001 Cost Estimate

Should you decide to obtain the additional bids for satisfying the three-bid requirement, and if you need assistance in procuring contractor and consultant services for corrective action don't hesitate to call me at (916) 341-5757.

Sincerely,

Sunil Ramdass

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

Enclosure

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

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

May 14, 2001
StID # 1585

Mr. Russell Lim
601 Brush St.
Oakland CA 94607

Re: 250 8th Street, Oakland CA 94607, Lim Family Property

Dear Mr. Lim:

Our office has received and reviewed the May 3, 2001 Quarterly Groundwater Monitoring Report for the above site as prepared by Aqua Science Engineers Inc., ASE. Groundwater concentrations and free product conditions remain elevated and consistent with past results. Based upon historic results, your consultant recommends the elimination of analytical testing for volatile organic compounds/halogenated volatile organics (VOCs/HVOCs) as a cost saving effort. The analysis of these compounds by EPA Method 8240/8260 can be discontinued with the condition that BTEX, MTBE and 1,2 dichloroethane continue to be analyzed by other acceptable analytical methods (EPA8020, 8010).

Please keep our office informed of the status of the previously approved work plan for on-site and off-site borings and monitoring wells. Your consultant hopes to have this work done by your next groundwater sampling event.

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. R. Kitay, ASE, Inc., 208 W. El Pintado, Danville, CA 94526

Monchg250 8thSt

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

February 20, 2001
StID # 1585 / R0479

Mr. Russell Lim
601 Brush St.
Oakland CA 94607

**Re: Work Plan for Soil and Groundwater Assessment at 250 8th St.,
Oakland CA 94607**

Dear Mr. Lim:

Thank you for the submission of the above referenced February 8, 2001 work plan by Aqua Science Engineers, Inc. (ASE). This work plan responds to my January 8, 2001 letter and the three items requested within it. Three off-site monitoring wells are proposed to further characterize the down-gradient extent of groundwater contamination. This was previously proposed in ASE's May 12, 2000 work plan and approved in a June 8, 2000 letter by Mr. Larry Seto of this office. Additional on-site characterization is proposed in the form of five (5) geoprobe borings. Soil and groundwater samples will be analyzed from these borings. This will help characterize the extent of the dissolved and free product plumes and give data to determine human health risk. Thirdly, a Step Drawdown and Constant Rate Pump Tests will be performed on well IW-4 to determine the feasibility of groundwater extraction as alternative remediation approach. It is acknowledged that the past remedial approach, injection of hydrogen peroxide, has not shown a significant improvement in the dissolved petroleum concentrations, therefore, an additional approach should be considered.

This work plan is accepted with the condition that all analytes, gasoline, diesel, motor oil, BTEX and MTBE are analyzed on the samples from the pump tests similarly to that of the monitoring wells and geoprobe borings.

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. R. Kitay, ASE Inc., 208 W. El Pintado, Danville, CA 94526

Mr. M. Owens, SWRCB, Underground Storage Tank Cleanup Fund, 1001 I St., 17th Floor,
Sacramento, CA 95814-2828

Wpap250 8thSt

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

January 8, 2001
StID # 1585

Mr. Russell Lim
601 Brush St.
Oakland CA 94607

Re: Lim Family Property, 250 8th St., Oakland CA 94607

Dear Mr. Lim:

This letter recounts our conversation today at your site with you and your consultant, Aqua Science Engineers. In order to provide sufficient information for potential future development of this site and eventual site closure, it was decided that we should proceed with the following:

- Installation of the previously proposed and approved three off-site wells to further characterize the site
- Perform additional on-site groundwater investigation via borings within the former underground tank pit to determine if groundwater contamination exists and
- Perform a groundwater extraction pump test to determine the viability of groundwater extraction from the existing injection and monitoring wells. This was deemed the most reasonable remediation approach. In addition, our office concurs with ASE's recommendation to install a passive hydrocarbon recovery skimmer in MW-3 and IW-5, those wells currently exhibiting free product.

Please provide a work plan to perform the borings and pump test to our office within 30 days or no later than February 9, 2001.

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

Sincerely,

Barney M. Chan
Hazardous Materials Specialist

C. B. Chan, files

Mr. R. Kitay, ASE Inc., 208 W. El Pintado, Danville, CA 94526

Mr. M. Owens, SWRCB, Underground Storage Tank Cleanup Fund, 1001 I St., 17th Floor,
Sacramento, CA 95814-2828



October 31, 2000

Mr. Larry Seto
Alameda County Health Care Services
Environmental Health Services
1131 Harbor Bay Parkway, Suite 250
Alameda, CA 94502-6577

Ref: Lim Property
250 8th Street
Oakland, CA

Dear Mr. Seto:

With reference to your October 2, 2000 letter of inquiry concerning the approved workplan for additional monitoring well installation, to date we have been unable to obtain a permit to perform this work. The City of Oakland requires a liability insurance policy naming them as an additional named insured and we have been unable to get the tenant to secure the proper insurance policy. We hope to resolve this situation in the next couple weeks, but the City of Oakland also has a holiday policy of no in-street construction until after Christmas. As soon as we are able to secure the permit, we will commence drilling.

Please don't hesitate to contact me with any questions.

Sincerely,

AQUA SCIENCE ENGINEERS, INC.

Gerald W. Sasse
Vice President

Cc: Mr. Russell Lim, 601 Brush Street, Oakland, CA 94607
Mr. Leroy Griffin, City of Oakland Fire Services, 1605 Martin Luther King, Oakland, CA 94526

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 2, 2000

Alice, Edward and May Lim
C/o Mr. Russell Lim
601 Brush Street
Oakland, CA 94607
STID 1585

RE: 250 8th Street, Oakland, CA 94607

In a letter dated June 8, 2000, I approved your workplan dated May 12, 2000 to install three new off-site monitoring wells to define the extent of the soil and groundwater contamination downgradient of the above site. As of this date, I have not received the final report for this installation. Please forward this report to my office when it becomes available.

If you have any questions, please contact me at (510) 567-6774.

Sincerely,


Larry Seto
Sr. Hazardous Materials Specialist

Cc: Robert Kitay, Aqua Science Engineers, 208 W. El Pintado, Danville, CA 94526
Leroy Griffin, City of Oakland Fire Services, 1605 Martin Luther King,
Oakland, CA 94526

Files



September 5, 2000

Alice, Edward and May Lim
c/o Mr. Russell Lim
601 Brush Street
Oakland, CA 94607

SUBJECT: **AUGUST MONTHLY REMEDIATION SYSTEM REPORT**
Lim Property
250 8th Street
Oakland, CA 94607

Dear Mr. Lim:

Enclosed, please find the data gathered by Aqua Science Engineers (ASE) that details the performance of the hydrogen peroxide injection system at the subject site during the month of August 2000. Currently, the dissolved oxygen (DO) and temperature readings in all the injection wells, except for IW-5, appear to be at optimum levels. Free product thickness in IW-5 and MW-3 has been measured and bailed twice during this month. The thickness in IW-5 increased to an average of 0.17-feet. The thickness in MW-3 decreased to an average of 0.19-feet.

ASE has increased the concentration of hydrogen peroxide from 1,000 ppm to 2,000 ppm.

Operation and maintenance will continue on a weekly basis. Should you require any further information, please feel free to contact me at (925) 820-9391.

Respectfully submitted,

AQUA SCIENCE ENGINEERS, INC.

Ian T. Reed
Associate Geologist

Cc: Mr. Larry Seto, Alameda County Health Care Services Agency

Lim Property Dissolved Oxygen and Product Thickness Field Log

Month of August

DATE	UNITS	MW-1	MW-2	MW-3	MW-4	IW-1	IW-2	IW-3	IW-4	IW-5
	DO (mg/L)	1.56	1.07	0.16	1.65	> 20	> 20	> 20	> 20	0.17
08/15/00	TEMP (c)	21.90	21.90	product	21.80	21.7	22.10	22.40	21.60	product
	DO (mg/L)	2.08	1.17	0.20	1.84	> 20	> 20	> 20	> 20	0.17
08/29/00	TEMP (c)	22.70	22.80	product	22.80	21.10	22.10	22.00	20.00	product



August 1, 2000

Alice, Edward and May Lim
c/o Mr. Russell Lim
601 Brush Street
Oakland, CA 94607

00 JUL 33 PM 9:57
PROTECTION

SUBJECT: **JULY MONTHLY REMEDIATION SYSTEM REPORT**
Lim Property
250 8th Street
Oakland, CA 94607

Dear Mr. Lim:

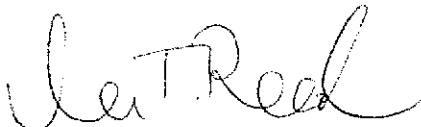
Enclosed, please find the data gathered by Aqua Science Engineers (ASE) that details the performance of the hydrogen peroxide injection system at the subject site during the month of July 2000. Currently, the dissolved oxygen (DO) and temperature readings in all the injection wells, except for IW-5, appear to be at optimum levels. Free product thickness in IW-5 and MW-3 has been measured and bailed twice during this month. The thickness in IW-5 dropped to an average of 0.15-feet. The thickness in MW-3 increased to an average of 0.21-feet.

ASE has increased the concentration of hydrogen peroxide from 1,000 ppm to 2,000 ppm.

Operation and maintenance will continue on a weekly basis. Should you require any further information, please feel free to contact me at (925) 820-9391.

Respectfully submitted,

AQUA SCIENCE ENGINEERS, INC.


Ian T. Reed
Associate Geologist

Cc: Mr. Larry Seto, Alameda County Health Care Services Agency

Lim Property Dissolved Oxygen and Product Thickness Field Log

Month of July

DATE	UNITS	MW-1	MW-2	MW-3	MW-4	IW-1	IW-2	IW-3	IW-4	IW-5
	DO (mg/L)	1.23	1.93	0.19	1.27	> 20	> 20	> 20	> 20	0.18
07/13/00	TEMP (c)	22.00	22.10	product	22.00	21.00	21.80	21.90	21.70	product
	DO (mg/L)	1.20	1.23	0.24	2.03	> 20	> 20	> 20	> 20	0.12
07/24/00	TEMP (c)	23.00	23.40	product	21.80	21.10	20.10	21.80	19.90	product

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



June 8, 2000

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

Alice, Edward and May Lim
C/o Mr. Russell Lim
601 Brush Street
Oakland, CA 94607
STID 1585

RE: 250 8th Street, Oakland, CA 94607

Dear Mr. Lim:

I have reviewed your Workplan for a Soil and Groundwater Assessment at the above site dated May 12, 2000 that was prepared by Aqua Science Engineers. It is acceptable.

If you have any questions, please contact me at (510) 567-6774.

Sincerely,



Larry Seto
Sr. Hazardous Materials Specialist

Cc: Robert Kitay, Aqua Science Engineers, 208 West El Pintado Road,
Danville, CA 94526
Files



State Water Resources Control Board



Gray Davis
Governor

Division of Clean Water Programs

2014 T Street • Sacramento, California 95814 • (916) 227-7883
Mailing Address: P.O. Box 944212 • Sacramento, California • 94244-2120
FAX (916) 227-4530 • Internet Address: <http://www.swrcb.ca.gov/~cwphome/ustef>

ENVIRONMENTAL PROTECTION
00 MAY 31 PM 4:58

Winston H. Hickox
Secretary for
Environmental
Protection

May 30, 2000

Alice, Edward and May Lim
C/o Mr. Russell Lim
601 Brush Street
Oakland, CA 94607

1001 I St, 17th Floor
Sacramento CA 95814-2828

PRE-APPROVAL OF CORRECTIVE ACTION COSTS, CLAIM NO. 7699, SITE ADDRESS: 250 8TH STREET, OAKLAND

I have reviewed your request, received on May 9, 2000, 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 the monitoring well installation (3 wells) and monitoring (4 events, 7 wells), is **\$29,364.00**. The cost proposal for this work by Aqua Science Engineers is pre-approved for eligible costs for the amount shown above. Note, this pre-approval is contingent upon regulatory approval (please provide at time of reimbursement request).

In an effort to expedite future reimbursement requests associated with the implementation of these pre-approved tasks, we request that the attached budget tracking form be completed/updated and submitted with the relevant supporting documentation.

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 local regulator 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.***

- The actual costs and scope of work performed must be consistent with the pre-approval for it to remain valid.
- The work products must be acceptable to Alameda County Health Care Services (ACHSCS).
- If a different scope of work becomes necessary, then you must request pre-approval of costs on the new scope of work.

California Environmental Protection Agency

- Although I have referred to the Aqua Science Engineer 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.

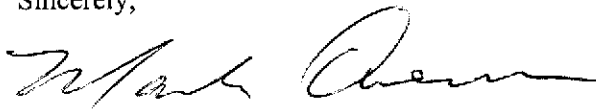
I also want to remind you that the Fund's regulations require that you obtain at least three bids, or a bid waiver from Fund staff, from qualified firms for all future necessary corrective action work.

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 break down 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 (includes lab invoices)*
- *technical reports, when available, and*
- *applicable correspondence from ACHCS.*

Please call if you have any questions; I can be reached at (916) 227-7883.

Sincerely,



Mark Owens, Water Resources Control Engineer
Technical Review Unit
Underground Storage Tank Cleanup Fund

cc: Mr. Larry Seto, Alameda County Health Care Services, Alameda



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)

March 3, 2000

Alice, Edward and May Lim
C/o Mr. Russell Lim
601 Brush Street
Oakland, CA 94607
STID 1585

RE: 250 8th Street, Oakland, CA 94607

Dear Mr. Lim:

I have reviewed your Report of Additional Well Installation and Quarterly Groundwater Sampling dated February 22, 2000 that was prepared by Aqua Science Engineers. Downgradient monitoring wells MW-3 and MW-4 were installed on January 3, 2000. Groundwater samples collected from these wells contained up to 140,000 ppb TPH(g), 13,000 ppb TPH(d), 22,000 ppb benzene, 20,000 ppb toluene, 2,400 ppb ethyl benzene, 12,000 ppb total xylenes, 140 ppb 1,2-DCA, 25,000 ppb acetone, 550 ppb naphthalene, and 120 ppb isopropyl benzene.

This office concurs with your consultant that further plume definition is needed. Please submit a workplan to further define the plume underneath your property.

If you have any questions, please contact me at (510) 567-6774.

Sincerely,



Larry Seto
Sr. Hazardous Materials Specialist

Cc: Robert Kitay, Aqua Science Engineers, 208 West El Pintado Road,
Danville, CA 94526

Files

January 5, 2000

Alice, Edward and May Lim
c/o Mr. Russell Lim
601 Brush Street
Oakland, CA 94607

SUBJECT: **DECEMBER 1999 MONTHLY REMEDIATION SYSTEM REPORT**
Lim Property
250 8th Street
Oakland, CA 94607

Dear Mr. Lim:

Enclosed, please find the data gathered by Aqua Science Engineers (ASE) that details the performance of the hydrogen peroxide injection system at the subject site during the month of December 1999. Currently, the dissolved oxygen (DO) and temperature readings in all the injection wells, except for IW-5, appear to be at optimum levels. Free product thickness in IW-5 has been measured and bailed once during this month. The average thickness increased to 0.64-feet.

Operation and maintenance will continue on a weekly basis. Should you require any further information, please feel free to contact me at (925) 820-9391.

Respectfully submitted,

AQUA SCIENCE ENGINEERS, INC.



Ian T. Reed
Associate Geologist

Cc: Mr. Larry Seto, Alameda County Health Care Services Agency

00 JAN 10 PM 4:09

ENVIRONMENTAL PROTECTION

Lim Property Dissolved Oxygen Field Log, December 1999

DATE	UNITS	MW-1	MW-2	IW-1	IW-2	IW-3	IW-4	IW-5
12/03/99	DO (mg/L)	0.74	0.82	> 20	> 20	> 20	> 20	
	TEMP (c)	20.30	20.00	19.80	19.40	19.80	20.30	
12/16/99	DO (mg/L)	0.89	2.40	> 20	> 20	16.30	17.80	0.64
	TEMP (c)	20.10	19.50	19.00	18.90	20.30	20.50	product
12/29/99	DO (mg/L)	0.45	1.23	> 20	> 20	> 20	> 20	
	TEMP (c)	20.30	20.10	19.50	19.80	20.30	19.70	

NOTES:

Measure Free-Product Thickness in IW-5 on 12/16/99



ENVIRONMENTAL
PROTECTION
99 DEC -7 PM 3:07

December 2, 1999

Alice, Edward and May Lim
c/o Mr. Russell Lim
601 Brush Street
Oakland, CA 94607

SUBJECT: **NOVEMBER 1999 MONTHLY REMEDIATION SYSTEM REPORT**
Lim Property
250 8th Street
Oakland, CA 94607

Dear Mr. Lim:

Enclosed, please find the data gathered by Aqua Science Engineers (ASE) that details the performance of the hydrogen peroxide injection system at the subject site during the month of November 1999. Currently, the dissolved oxygen (DO) and temperature readings in all the injection wells, except for IW-5, appear to be at optimum levels. Free product thickness in IW-5 has been measured and bailed twice during this month. The average thickness has dropped to 0.12-feet.

Operation and maintenance will continue on a weekly basis. Should you require any further information, please feel free to contact me at (925) 820-9391.

Respectfully submitted,

AQUA SCIENCE ENGINEERS, INC.

Ian T. Reed
Associate Geologist

Cc: Mr. Larry Seto, Alameda County Health Care Services Agency

Lim Property Dissolved Oxygen Field Log, November 1999

DATE	UNITS	MW-1	MW-2	IW-1	IW-2	IW-3	IW-4	IW-5
11/02/99	DO (mg/L)	0.74	0.31	> 20	> 20	> 20	> 20	0.17
	TEMP (c)	20.20	21.70	20.90	21.00	21.40	21.70	product
11/12/99	DO (mg/L)	0.97	0.42	> 20	> 20	> 20	> 20	
	TEMP (c)	21.40	21.90	20.10	21.40	22.10	22.40	
11/19/99	DO (mg/L)	0.79	0.30	> 20	> 20	> 20	> 20	0.07
	TEMP (c)	22.10	22.70	21.90	22.40	23.00	21.40	product
11/30/99	DO (mg/L)	0.61	0.21	> 20	> 20	> 20	> 20	
	TEMP (c)	21.80	22.70	21.90	22.10	21.90	22.40	
	DO (mg/L)							
	TEMP (c)							
	DO (mg/L)							
	TEMP (c)							
	DO (mg/L)							
	TEMP (c)							
	DO (mg/L)							
	TEMP (c)							
	DO (mg/L)							
	TEMP (c)							

NOTES:

Measure Free-Product Thickness in IW-5 on 9-10-99 and 9-24-99.



November 15, 1999

Alice, Edward and May Lim
c/o Mr. Russell Lim
601 Brush Street
Oakland, CA 94607

SUBJECT: **OCTOBER 1999 MONTHLY REMEDIATION SYSTEM REPORT**
Lim Property
250 8th Street
Oakland, CA 94607

99 DEC -7 PM 3:08
ENVIRONMENTAL
PROTECTION

Dear Mr. Lim:

Enclosed, please find the data gathered by Aqua Science Engineers (ASE) that details the performance of the hydrogen peroxide injection system at the subject site during the month of October 1999. Currently, the dissolved oxygen (DO) and temperature readings in all the injection wells, except for IW-5, appear to be at optimum levels. Free product thickness in IW-5 has been measured and bailed twice during this month. The average thickness has dropped to 0.23-feet.

Operation and maintenance will continue on a weekly basis. Should you require any further information, please feel free to contact me at (925) 820-9391.

Respectfully submitted,

AQUA SCIENCE ENGINEERS, INC.

Ian T. Reed
Associate Geologist

Cc: Mr. Larry Seto, Alameda County Health Care Services Agency

Lim Property Dissolved Oxygen Field Log, October 1999

DATE	UNITS	MW-1	MW-2	IW-1	IW-2	IW-3	IW-4	IW-5
10/01/99	DO (mg/L)	0.67	0.41	> 20	> 20	> 20	> 20	
	TEMP (c)	20.30	20.10	20.10	20.30	19.90	20.40	
10/08/99	DO (mg/L)	0.43	0.27	> 20	> 20	> 20	> 20	0.23
	TEMP (c)	20.30	21.00	21.10	21.30	21.90	20.60	product
10/15/99	DO (mg/L)	0.39	0.17	> 20	> 20	> 20	> 20	
	TEMP (c)	21.40	21.80	21.40	22.00	20.70	21.40	
10/28/99	DO (mg/L)	0.47	0.27	> 20	> 20	> 20	> 20	
	TEMP (c)	20.40	21.80	20.40	21.30	22.00	21.70	
	DO (mg/L)							
	TEMP (c)							
	DO (mg/L)							
	TEMP (c)							
	DO (mg/L)							
	TEMP (c)							
	DO (mg/L)							
	TEMP (c)							
	DO (mg/L)							
	TEMP (c)							
	DO (mg/L)							
	TEMP (c)							

NOTES:

Measure Free-Product Thickness in IW-5 on 9-10-99 and 9-24-99.



99 OCT 13 PH 3: 25

October 11, 1999

Alice, Edward and May Lim
c/o Mr. Russell Lim
601 Brush Street
Oakland, CA 94607

SUBJECT: **SEPTEMBER 1999 MONTHLY REMEDIATION SYSTEM REPORT**
Lim Property
250 8th Street
Oakland, CA 94607

Dear Mr. Lim:

Enclosed, please find the data gathered by Aqua Science Engineers (ASE) that details the performance of the hydrogen peroxide injection system at the subject site during the month of September 1999. Currently, the dissolved oxygen (DO) and temperature readings in all the injection wells, except for IW-5, appear to be at optimum levels. Free product thickness in IW-5 has been measured and bailed twice during this month. The average thickness has dropped to less than 1-foot.

Operation and maintenance will continue on a weekly basis. Should you require any further information, please feel free to contact me at (925) 820-9391.

Respectfully submitted,

AQUA SCIENCE ENGINEERS, INC.

David Allen, R.E.A.
Senior Project Manager



Cc: Mr. Larry Seto, Alameda County Health Care Services Agency

Lim Property Dissolved Oxygen Field Log, September 1999

DATE	UNITS	MW-1	MW-2	IW-1	IW-2	IW-3	IW-4	IW-5
09/03/99	DO (mg/L)	inaccessible	0.55	> 20	> 20	> 20	> 20	
	TEMP (c)	due to car	19.00	19.40	19.70	20.00	19.30	
09/10/99	DO (mg/L)	0.89	0.57	> 20	> 20	> 20	> 20	0.56'
	TEMP (c)	20.10	20.10	20.20	20.10	19.80	19.90	product
09/17/99	DO (mg/L)	0.78	0.54	> 20	> 20	> 20	> 20	
	TEMP (c)	19.80	19.80	19.90	20.00	19.80	19.90	
09/24/99	DO (mg/L)	0.74	0.64	> 20	> 20	> 20	> 20	0.23'
	TEMP (c)	20.20	19.90	20.60	20.10	20.30	20.40	product
	DO (mg/L)							
	TEMP (c)							
	DO (mg/L)							
	TEMP (c)							
	DO (mg/L)							
	TEMP (c)							
	DO (mg/L)							
	TEMP (c)							
	DO (mg/L)							
	TEMP (c)							
	DO (mg/L)							
	TEMP (c)							

NOTES:

Measure Free-Product Thickness in IW-5 on 9-10-99 and 9-24-99.

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)

September 23, 1999

Alice, Edward, and May Lim
C/o Mr. Russell Lim
601 Brush Street
Oakland, CA 94607

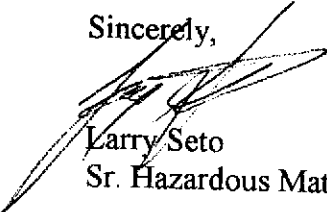
RE: Lim Property, 250 8th Street, Oakland, CA 94607

Dear Lim Family:

I have reviewed your Workplan for a Soil and Groundwater Assessment dated September 8, 1999 that was prepared by Aqua Science Engineers. It is acceptable.

If you have any questions, please contact me at (510) 567-6774.

Sincerely,



Larry Seto
Sr. Hazardous Materials Specialist

Cc: David Allen, Aqua Science Engineers, 208 W. El Pintado, Danville, CA 94526
Files



September, 22, 1999

Alice, Edward and May Lim
c/o Mr. Russell Lim
601 Brush Street
Oakland, CA 94607

SUBJECT: **AUGUST 1999 MONTHLY REMEDIATION SYSTEM REPORT**
 Lim Property
 250 8th Street
 Oakland, CA 94607

Dear Mr. Lim:

Enclosed, please find the data prepared by Aqua Science Engineers (ASE) that details the performance of the hydrogen peroxide injection system at the subject site during the month of August 1999. Currently, the dissolved oxygen (DO) and temperature readings in all the injection wells, except for IW-5, appear to be at optimum levels. Free product thickness in IW-5 has been measured and bailed twice during this month. The average thickness has dropped to less than 1-foot.

Operation and maintenance will continue on a weekly basis. Should you require any further information, please feel free to contact me at (925) 820-9391.

Respectfully submitted,

AQUA SCIENCE ENGINEERS, INC.

David Allen, R.E.A.
Senior Project Manager

Cc: Mr. Larry Seto, Alameda County Health Care Services Agency



State Water Resources Control Board



Gray Davis
Governor

Division of Clean Water Programs

2014 T Street • Sacramento, California 95814 • (916) 227-
Mailing Address: P.O. Box 944212 • Sacramento, California • 94244-2120
FAX (916) 227-4530 • Internet Address: <http://www.swrcb.ca.gov/~cwphome/ustcr>

99 AUG 30 PM 4:43

Winston H. Hickox
Secretary for
Environmental
Protection

August 26, 1999

cc
Alice, Edward and May Lim
c/o Mr. Russell Lim
601 Brush Street
Oakland, CA 94607

PRE-APPROVAL OF CORRECTIVE ACTION COSTS, CLAIM NO. 7699, SITE ADDRESS: 250 8th STREET, OAKLAND

I have reviewed your request, received on August 11, 1999 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 is **\$9,199.85**. The cost proposal for this work by ASE is approved for eligible costs as submitted.

In an effort to expedite future reimbursement requests associated with the implementation of these pre-approved tasks, we request that the attached budget tracking form be completed/updated and submitted with the relevant supporting documentation.

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 local regulator 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.***

- The actual costs and scope of work performed must be consistent with the pre-approval for it to remain valid.
- The work products must be acceptable to Alameda County Health Care Services (ACHCS).
- If a different scope of work becomes necessary, then you must request pre-approval of costs on the new scope of work.

California Environmental Protection Agency

- Although I have referred to the ASE 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.

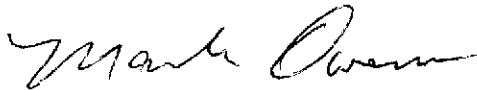
I also want to remind you that the Fund's regulations require that you obtain at least three bids, or a bid waiver from Fund staff, from qualified firms for all future necessary corrective action work.

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 break down 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 (includes lab invoices)*
- *technical reports, when available, and*
- *applicable correspondence from ACHCS.*

Please call if you have any questions; I can be reached at (916) 227-7883.

Sincerely,



Mark Owens, Water Resources Control Engineer
Technical Review Unit
Underground Storage Tank Cleanup Fund

cc: Mr. Larry Seto, Alameda County Health Care Services, Alameda





99 AUG 12 PM 3:27

August 10, 1999

Alice, Edward and May Lim
c/o Mr. Russell Lim
601 Brush Street
Oakland, CA 94607

SUBJECT: **JULY 1999 MONTHLY REMEDIATION SYSTEM REPORT**
Lim Property
250 8th Street
Oakland, CA 94607

Dear Mr. Lim:

Enclosed, please find the data prepared by Aqua Science Engineers (ASE) that details the performance of the hydrogen peroxide injection system at the subject site during the month of July 1999. Currently, the dissolved oxygen (DO) and temperature readings in all the wells, except for IW-5, appear to be at optimum levels. Free product thickness in IW-5 has been measured and bailed twice during this month. The average thickness is approximately 1-foot.

ASE has prepared a proposal to install two (2) additional monitoring wells to delineate the plume of free product. ASE has requested pre-approval of the costs in this proposal from the USTCF. Upon receipt of approval from the USTCF, a workplan will be submitted to the ACHCSA.

Operation and maintenance will continue on a weekly basis. Should you require any further information, please feel free to contact me at (925) 820-9391.

Respectfully submitted,

AQUA SCIENCE ENGINEERS, INC.

David Allen, R.E.A.
Senior Project Manager



Cc: Mr. Larry Seto, Alameda County Health Care Services Agency

Lim Property Dissolved Oxygen Field Log, July 1999

DATE	UNITS	MW-1	MW-2	IW-1	IW-2	IW-3	IW-4	IW-5
07/08/99	DO (mg/L)	0.74	0.10	> 20	> 20	> 20	> 20	1.0-feet
	TEMP (c)	19.70	19.50	19.30	18.10	19.20	19.80	of Product
07/13/99	DO (mg/L)	0.40	0.11	> 20	> 20	> 20	> 20	Not
	TEMP (c)	25.40	23.50	24.20	23.60	23.50	23.90	Measured
07/23/99	DO (mg/L)	0.75	0.15	> 20	> 20	> 20	> 20	1.05-feet
	TEMP (c)	19.50	20.20	21.10	20.80	20.30	21.30	of Product
07/30/99	DO (mg/L)	0.68	0.12	> 20	> 20	> 20	> 20	Not
	TEMP (c)	19.40	20.10	21.40	20.70	20.10	21.40	Measured

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)

July 14, 1999

Alice, Edward and May Lim
C/o Mr. Russell Lim
601 Brush Street
Oakland, CA 94607

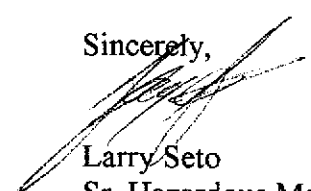
RE: Lim Property, 250 8th Street, Oakland, CA 94607

Dear Lim Family:

I have reviewed your June Monthly Remediation System Report dated July 7, 1999 that was prepared by Aqua Science Engineers. This office concurs with the recommendation of your consultant that the floating product plume needs to be defined.

If you have any questions, please contact me at (510) 567-6774.

Sincerely,



Larry Seto
Sr. Hazardous Materials Specialist

Cc: Leroy Griffin, City of Oakland Fire Department, 505 14th Street, 7th Floor,
Oakland, CA 94612
David Allen, Aqua Science Engineers, 208 W. El Pintado Road,
Danville, CA 94526
Files



99 JUL -9 PM 2:20

July 7, 1999

Alice, Edward and May Lim
c/o Mr. Russell Lim
601 Brush Street
Oakland, CA 94607

SUBJECT: JUNE MONTHLY REMEDIATION SYSTEM REPORT
Lim Property
250 8th Street
Oakland, CA 94607

Dear Mr. Lim:

In early June 1999, Aqua Science Engineers (ASE) discovered that two of the hydrogen peroxide injection lines had failed, and thus were not allowing the oxygen increasing solution to be injected into two of the five injection wells (IW-4 and IW-5). Therefore, during June, ASE personnel replaced the non-operational injection lines with new tubing and redesigned the tubing coupling system to not allow for further failure in the future. The redesign incorporated a tubing pull box (Figure 1) that allowed for access of all the tubes and their connection couplers. In the future, should a tubing joint fail, ASE will be able to quickly and easily repair the failure. These activities prompted the need for the Penhall Company to mobilize to the site to cut the concrete over the piping trench to allow for the installation of the new tubing pull box. Also, new tubing and joint couplers were purchased from RyanHerco for the tubing replacement (see attached invoices). These activities required a greater amount of ASE labor for the month of June, hence the increased invoice total.

On June 22, 1999 while measuring the dissolved oxygen (DO) content within the injection wells, ASE discovered that the DO probe had a very strong gasoline odor when removed from injection well IW-5. A clear bailer was inserted into IW-5 to check for the presence of floating product. The bailer contained approximately 18-inches of what appeared to be aged gasoline. On June 24, 1999, ASE returned to the site with an interface probe (rented from EnviroSupply) to accurately measure the thickness of the product. On that day, 1.75-feet of product was measured floating on the water surface in IW-5. Injection well IW-4 (15-feet east of IW-5) was measured with the interface probe and did not contain a

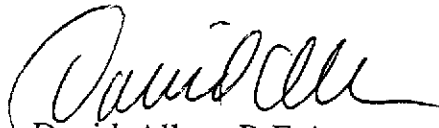
measurable amount of floating product. On June 24, 1999, ASE bailed the product from IW-5 until only a sheen was present on the water surface. Approximately 3 gallons of product was removed from IW-5. The product is currently stored on-site in a labeled 55-gallon drum. ASE plans on measuring and bailing the product within IW-5 every two weeks for a period of 3 months or until the product can no longer be measured, whichever comes first. At that time, ASE will propose a next course of action for remediating the site.

At this time, ASE recommends installing an additional well to the west of injection well IW-5 in an attempt to define the floating product plume west of IW-5. ASE also recommends installing a monitoring well across 8th Street in line or just west of injection well IW-5. ASE will prepare a workplan and a quotation to perform these recommended activities immediately. In the meantime, ASE will continue visiting the site (a) each week to operate and maintain the peroxide injection system, and (b) every other week to measure and bail the floating product on injection well IW-5. ✓

Should you require any further information, please feel free to contact me at (925) 820-9391.

Respectfully submitted,

AQUA SCIENCE ENGINEERS, INC.


David Allen, R.E.A.
Senior Project Manager



Cc: Mr. Larry Seto, Alameda County Health Care Services Agency

LEGEND

- Monitoring Well
- Injection Well



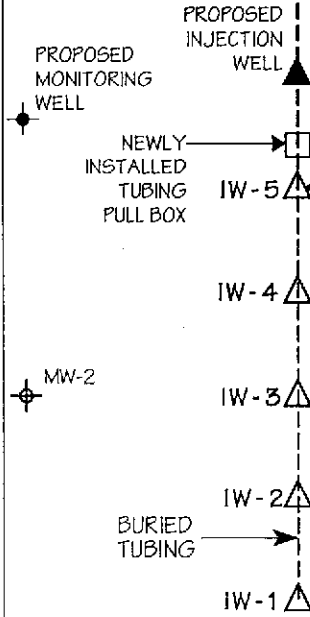
NORTH

SCALE
1" = 30'

Buildings

SIDEWALK

8th Street



CHURCH

FENCED COMPOUND

HP SOLUTION TANK



PUMPS

BUILDING

1.75 - FEET OF
FLOATING PRODUCT
IDENTIFIED ON THE
WATER SURFACE

LIM
Property

Excavation I



PROPERTY LIMITS

Excavation II

SIDEWALK

Alice Street

SIDEWALK

LUM Property

SIDEWALK

SITE PLAN

LIM PROPERTY
250 8TH STREET
OAKLAND, CALIFORNIA

AQUA SCIENCE ENGINEERS, INC.

Figure 1



ENVIRONMENTAL
PROTECTION
99 MAY -4 PM 3:49

April 30, 1999

Alice, Edward and May Lim
c/o Mr. Russell Lim
601 Brush Street
Oakland, CA 94607

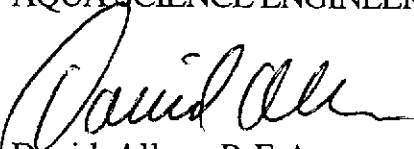
SUBJECT: MONTHLY REMEDIATION SYSTEM REPORT
Lim Property
250 8th Street
Oakland, CA 94607

Dear Mr. Lim:

Enclosed, please find the data prepared by Aqua Science Engineers (ASE) that details the performance of the hydrogen peroxide injection system at the subject site during the month of April 1999. The system was started on February 18, 1999 and has operated daily since that time. Attached, you will find the Field Log and the Dissolved Oxygen Graph for April. Operation and maintenance will continue on a weekly basis. Should you require any further information, please feel free to contact me at (925) 820-9391.

Respectfully submitted,

AQUA SCIENCE ENGINEERS, INC.


David Allen, R.E.A.
Senior Project Manager

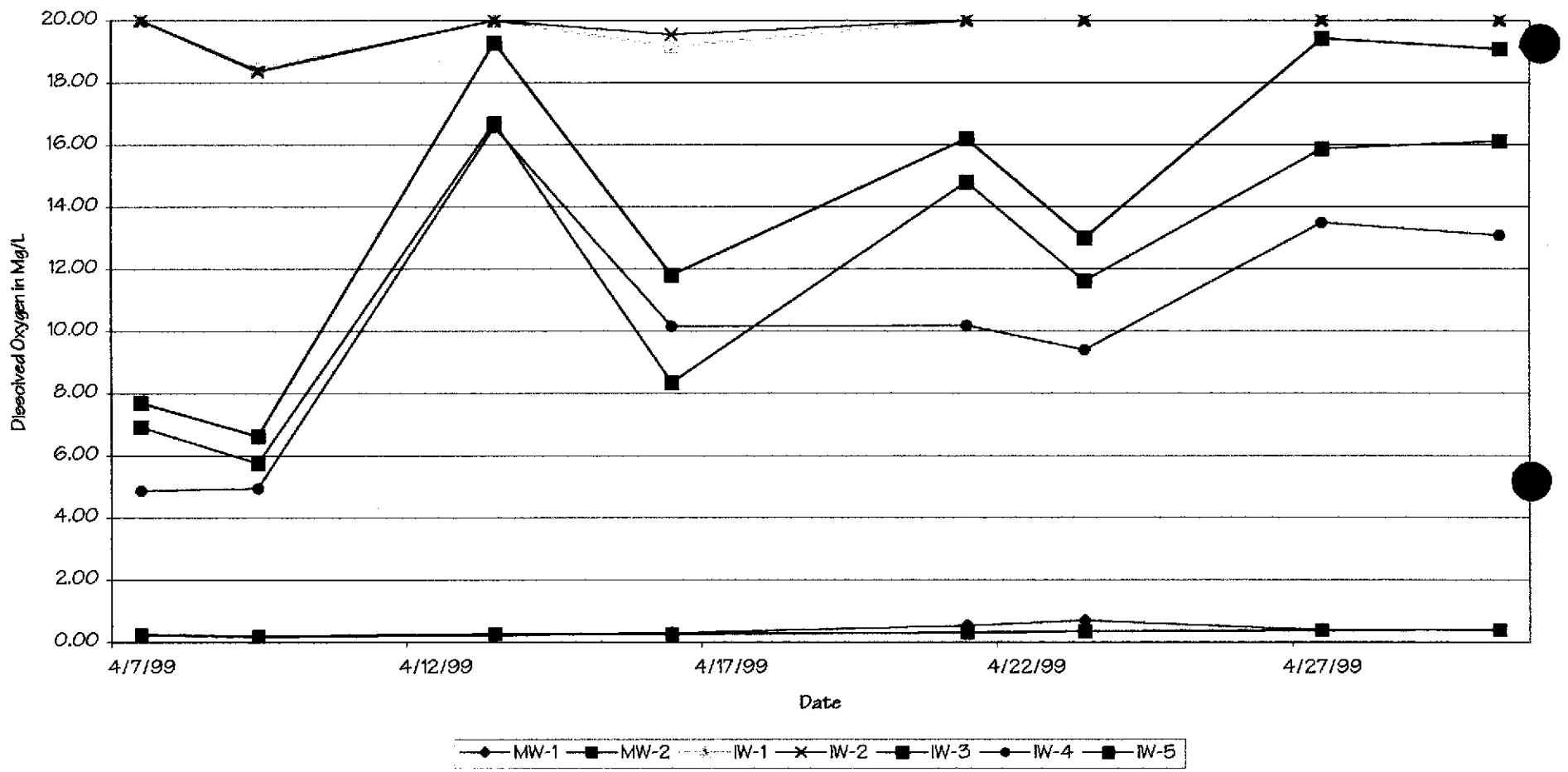


Cc: Mr. Larry Seto, Alameda County Health Care Services Agency

Lim Property Dissolved Oxygen Log

DATE	UNITS	MW-1	MW-2	IW-1	IW-2	IW-3	IW-4	IW-5
4/7/99	DO (mg/L)	0.23	0.24	> 20	> 20	7.70	4.87	6.92
	TEMP (c)	15.6	14.5	15.4	15.2	15.3	15.3	15.4
4/9/99	DO (mg/L)	0.17	0.18	18.45	18.35	6.62	4.95	5.75
	TEMP (c)	15	15.5	17.3	17.3	18.7	18.8	17.9
4/13/99	DO (mg/L)	0.22	0.25	> 20	> 20	19.29	16.56	16.7
	TEMP (c)	14.6	14.2	15.3	15.2	15.1	14.9	15.1
4/16/99	DO (mg/L)	0.28	0.26	19.18	19.55	11.8	10.15	8.35
	TEMP (c)	15.8	16	18.2	18.3	18	18.4	19.5
4/21/99	DO (mg/L)	0.52	0.3	> 20	> 20	16.2	10.19	14.8
	TEMP (c)	17.9	17.4	17.9	17.5	17.4	17.3	17.6
4/23/99	DO (mg/L)	0.7	0.34	> 20	> 20	13	9.4	11.62
	TEMP (c)	18.2	17.3	17.8	17.5	17.6	17.6	18
4/27/99	DO (mg/L)	0.38	0.37	> 20	> 20	19.42	13.5	15.87
	TEMP (c)	18	17.6	17.5	17.4	17.3	17.3	17.3
4/30/99	DO (mg/L)	0.38	0.39	> 20	> 20	19.07	13.08	16.11
	TEMP (c)	17.9	17.6	17.7	17.7	17.6	17.5	17.7

Lim Property
 April 1999
 Dissolved Oxygen Graph



99 APR 12 PM 4: 06

April 8, 1999

Alice, Edward and May Lim
c/o Mr. Russell Lim
601 Brush Street
Oakland, CA 94607

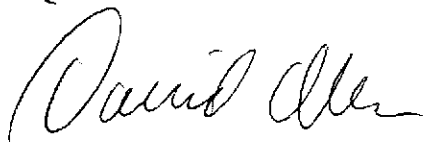
SUBJECT: MONTHLY REMEDIATION SYSTEM REPORT
Lim Property
250 8th Street
Oakland, CA 94607

Dear Mr. Lim:

Enclosed, please find the data prepared by Aqua Science Engineers (ASE) that details the performance of the hydrogen peroxide injection system at the subject site during the months of February and March 1999. The system was started on February 18, 1999 just after taking baseline dissolved oxygen (DO) and temperature readings in all the wells. On March 25, 1999 an adjustment was made to the peristaltic pump that provides the oxygenated solution to injection wells IW-3, IW-4 and IW-5 in order to achieve an upward trend in DO readings in those wells. Operation and maintenance will continue on a weekly basis. Should you require any further information, please feel free to contact me at (925) 820-9391.

Respectfully submitted,

AQUA SCIENCE ENGINEERS, INC.



David Allen, R.E.A.
Senior Project Manager



Cc: Mr. Larry Seto, Alameda County Health Care Services Agency




Lim Property Dissolved Oxygen Log

DATE	UNITS	MW-1	MW-2	IW-1	IW-2	IW-3	IW-4	IW-5
02/18/99	DO (mg/L)	0.63	0.52	6.01	2.05	1.22	0.37	3.79
	TEMP (c)	19.10	18.30	17.80	18.30	17.40	18.10	16.80
02/22/99	DO (mg/L)	0.11	0.22	11.17	2.56	8.00	20.00	20.00
	TEMP (c)	18.20	17.90	13.80	17.50	17.90	17.90	17.90
02/26/99	DO (mg/L)	<i>0.11</i>	0.14	<i>11.17</i>	<i>2.56</i>	16.78	6.08	> 20
	TEMP (c)	<i>18.20</i>	18.00	<i>13.80</i>	<i>17.50</i>	17.60	17.70	17.70
03/03/99	DO (mg/L)	0.15	0.15	20.00	20.00	12.50	11.08	15.81
	TEMP (c)	15.30	16.10	14.80	15.00	15.70	16.10	16.50
03/09/99	DO (mg/L)	0.17	0.19	20.00	<i>20.00</i>	8.86	5.68	11.63
	TEMP (c)	17.10	16.50	18.00	<i>15.00</i>	16.60	17.20	19.20
03/18/99	DO (mg/L)	0.28	0.24	20.00	20.00	6.47	5.02	10.00
	TEMP (c)	15.60	14.20	18.00	14.40	14.60	14.20	15.00
03/24/99	DO (mg/L)	0.14	0.35	20.00	20.00	5.41	3.61	8.37
	TEMP (c)	14.20	14.20	12.60	16.60	15.10	14.00	14.60
03/30/99	DO (mg/L)	0.29	0.29	20.00	20.00	7.71	4.40	11.16
	TEMP (c)	18.30	15.10	17.00	15.20	15.60	16.40	16.00

NOTES:

1. Italicized text indicates that a reading for that well on that date was unable to be taken due to a car being parked on top of the well. The data within the cell is taken from the reading above this cell for graphing purposes only. See attached graph.
2. The values shown for 2/18/99 are initial readings, prior to the injection system start-up.

LEGEND

-  ASE Monitoring Well
-  ALL Monitoring Well
-  Injection Well



NORTH

SCALE
1" = 30'

Buildings

8th Street

MW-2

IW-5

IW-4

IW-3

IW-2

IW-1

BURIED
TUBING

CHURCH
FENCED
COMPOUND
HP SOLUTION TANK

PUMPS

BUILDING

LIM
Property

Excavation I

Excavation II

MW-1

PROPERTY LIMITS

SIDEWALK

SIDEWALK

Alice Street

SIDEWALK

LUM-1

LUM Property

LUM-2

SIDEWALK

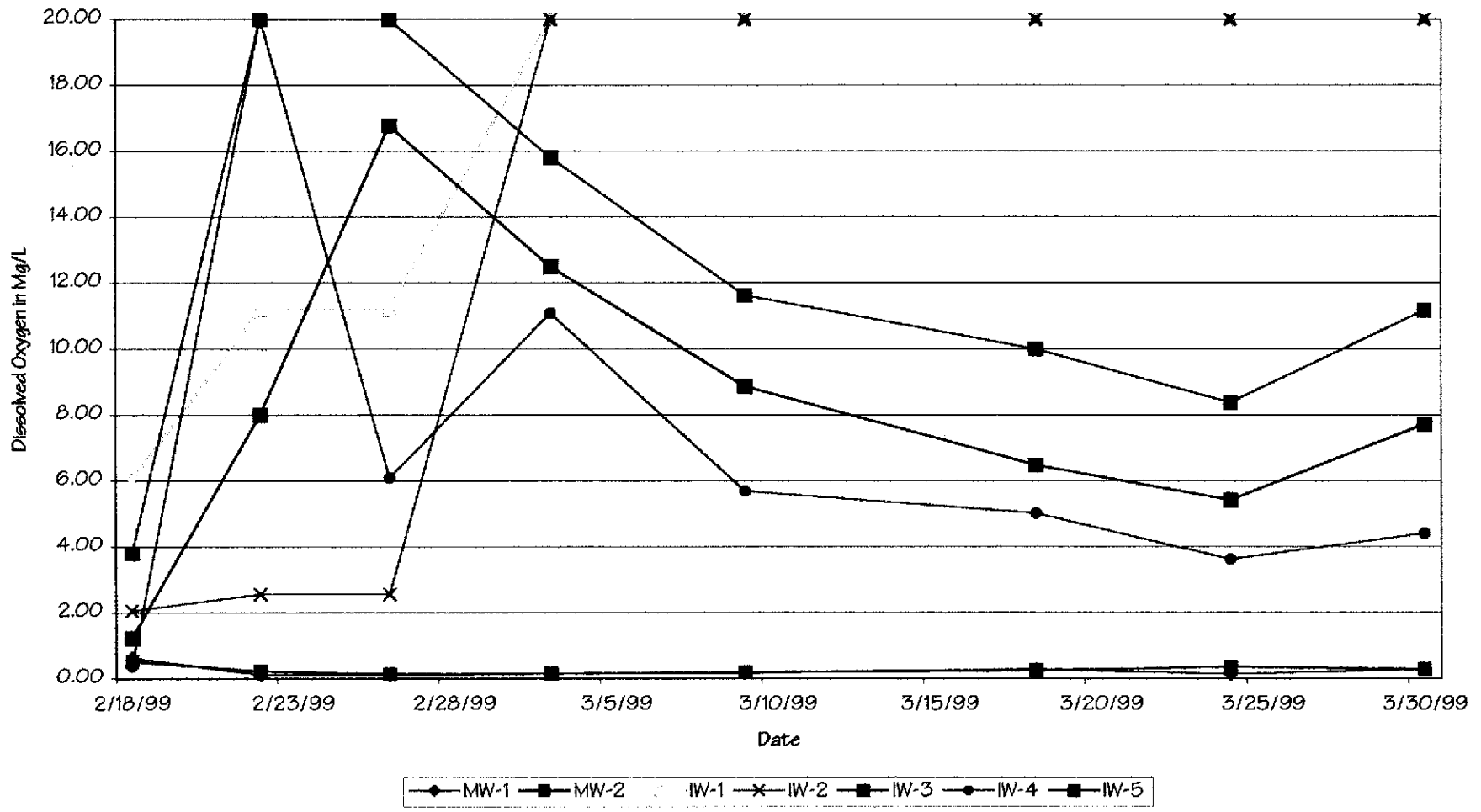
**INJECTION WELL
LOCATION MAP**

LIM PROPERTY
250 8TH STREET
OAKLAND, CALIFORNIA

AQUA SCIENCE ENGINEERS, INC.

Figure 1

Lim Property February and March 1999 Dissolved Oxygen Chart



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)

December 16, 1998

Mr. Russell Lim
Ms. Alice Ng Lim & Ms. May Lee Lim
1028 Annerly Road
Oakland, CA 94610

RE: Former Exxon Station, 250 8th Street, Oakland, CA 94607

Dear Lim Family:

Today I spoke to Mr. Robert Kitay with Aqua Science Engineers, and he informed me they would be moving forward on implementing the work described in the workplan dated June 5, 1997 prepared by his company. Please submit to this office within 10 days of the receipt of this letter a timeline for this investigation/remediation.

If you have any questions, please contact me at (510) 567-6774.

Sincerely,



Larry Seto
Sr. Hazardous Materials Specialist

Cc: Robert Kitay, Aqua Science Engineers, 2411 Old Crow Canyon Road, #4
San Ramon, CA 94583
Files

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 27, 1998

Mr. Russell Lim
Ms. Alice Ng Lim & Ms. May Lee Lim
1028 Annerly Road
Oakland, CA 94610

NOTICE OF VIOLATION

RE: Former Exxon Station, 250 8th Street, Oakland, CA 94607

Dear Lim Family:

A letter dated August 24, 1998 was mailed to you requesting the time frame for implementing your workplan approved on June 27, 1998 by this office. This workplan is titled "Remedial Action Plan for Remediation of Hydrocarbon Impacted Groundwater, dated June 5, 1997 that was prepared by Aqua Science Engineers. Please inform this office in writing within 15 days of the receipt of this letter the timeframe for implementing this workplan.

If you have any questions, please contact me at (510) 567-6774.

Sincerely,



Larry Seto
Sr. Hazardous Materials Specialist

Cc: Robert Kitay, Aqua Science Engineers, 2411 Old Crow Canyon Road, #4
San Ramon, CA 94583

Files

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



Certification # P 143 589 382

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

August 24, 1998

Mr. Russell Lim
Ms. Alice Ng Lim & Ms. May Lee Lim
1028 Annerly Road
Oakland, CA 94610

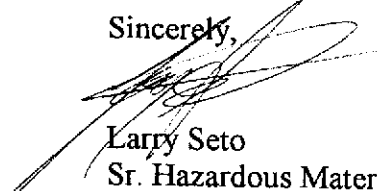
RE: Former Exxon Station, 250 8th Street, Oakland, CA 94607

Dear Lim Family:

I have reviewed the semi-annual Groundwater Monitoring Report dated August 11, 1998, for the above site that was prepared by Aqua Science Engineers. The groundwater sample collected from monitoring well MW-2 on 7-23-98, which is downgradient of the site contained 50,000 ppb TPH (gas), 8,100 ppb TPH (diesel), 11,000 ppb benzene, 8,300 ppb toluene, 1,800 ppb ethylbenzene, 7,000 ppb total xylenes and 1,100 ppb MTBE. Your workplan titled "Remedial Action Plan for Remediation of Hydrocarbon Impacted Groundwater" dated June 5, 1997 was approved by this office in a letter dated June 27, 1998. The State Water Resources Control Board in a letter dated January 26, 1998 pre-approved \$28,113 to implement this workplan. **Please inform this office in writing within 30 days of the receipt of this letter the timeframe for implementing this workplan.**

If you have any questions, please contact me at (510) 567-6774.

Sincerely,


Larry Seto
Sr. Hazardous Materials Specialist

Cc: Robert Kitay, Aqua Science Engineers, 2411 Old Crow Canyon Road, #4,
San Ramon, CA 94583

Files

L. Seto P 143 589 382

STND 1585

US Postal Service
Receipt for Certified Mail

No Insurance Coverage Provided.
Do not use for International Mail (See reverse)

Sent to Mr. Russell Lim	
Street & Number Ms. Alice Ng Lim & Ms. May L. Lim	
1028 Annerly Road	
Post Office, State, & ZIP Code	
Oakland CA 94610	
Postage	\$
Certified Fee	
Special Delivery Fee	
Restricted Delivery Fee	
Return Receipt Showing to Whom & Date Delivered	
Return Receipt Showing to Whom, Date, & Addressee's Address	
TOTAL Postage & Fees	\$
Postmark or Date	

PS Form 3800, April 1995

Is your RETURN ADDRESS completed on the reverse side?

SENDER:

- Complete items 1 and/or 2 for additional services.
- Complete items 3, 4a, and 4b.
- Print your name and address on the reverse of this form so that we can return this card to you.
- Attach this form to the front of the mailpiece, or on the back if space does not permit.
- Write "Return Receipt Requested" on the mailpiece below the article number.
- The Return Receipt will show to whom the article was delivered and the date delivered.

I also wish to receive the following services (for an extra fee):

- Addressee's Address
- Restricted Delivery

Consult postmaster for fee.

3. Article Addressed to: L. Seto
250-8th St
Oak.

Mr. Russell Lim
Ms Alice Ng Lim & Ms. May Lee
Lim

1028 Annerly Road
Oakland CA 94610

4a. Article Number
P 143 589 382

4b. Service Type

Registered Certified
 Express Mail Insured
 Return Receipt for Merchandise COD

7. Date of Delivery
8/27/98

5. Received By: (Print Name)
Edward Lim

8. Addressee's Address (Only if requested and fee is paid)

6. Signature: (Addressee or Agent)
X

Thank you for using Return Receipt Service.



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) 227-6010
FAX (916) 227-4530

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

ENVIRONMENTAL
PROTECTION

98 FEB -3 PM 3:38



Pete Wilson
Governor

January 26, 1998

Russell Lim
Alice Ng Lim & May Lee Lim
1028 Annerly Rd
Oakland, CA 94610

1585
JE/TP

**PRE-APPROVAL OF CORRECTIVE ACTION COSTS, CLAIM NO. 7699,
SITE ADDRESS: 250 8TH ST, OAKLAND, CA 94607**

I have reviewed your request, received on November 5, 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 for completing the June 5, 1997, Aqua Science Engineers, Inc. workplan approved by the Alameda County EHD (County) in their June 27, 1997 letter, is **\$28,113**; see the table below for a breakdown of costs. Additional documentation, *i.e.*, rental contracts/purchased invoices, are required to support the proposed system components costs are reasonable. A supplementary pre-approval will be made for this portion of the costs after the necessary documentation are received and reviewed. Additionally, the pre-approved amount includes six months of O & M costs provided that the system effectiveness is to be evaluated on a quarterly basis. If additional site cleanup is warranted and the system continues to be effective at the end of six months, you may submit pre-approval request for additional funding. **(Note:** The costs associated with investigating, monitoring, and remediating non-petroleum contaminants, *e.g.*, solvents, VOCs, are not eligible for funding. The Fund is only authorized to reimburse reasonable and necessary corrective action costs resulting from an eligible, petroleum release as defined in Fund Regulation 2804.)

*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.

- The actual costs and scope of work performed must be consistent with the pre-approval for it to remain valid.
- The work products must be acceptable to the County and the Regional Water Quality Control Board.



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.

- 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 Aqua Science Engineers, 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 in the proposal dated October 31, 1997 by Aqua Science Engineers, Inc. for conducting the work approved by the County for implementing the June 5, 1997, Aqua Science Engineers, Inc. workplan.

COST PRE-APPROVAL BREAKDOWN

Task	Amount Pre-Approved	Comments
Installation of Five Injection Wells & One Groundwater Monitoring Well	12,813	
H ₂ O ₂ Injection System Components	Pending	Additional documentation are required for <u>both</u> purchased and rented equipment, <i>i.e.</i> , rental contract/purchased invoice, to demonstrate that the costs are reasonable. Estimated salvage values may also be needed.
H ₂ O ₂ Injection System Installation/Miscellaneous	5,220	Miscellaneous includes field supplies, OVM, meters, and permit fees.
System O & M (Six Months)	10,080	The system effectiveness is to be evaluated quarterly. Additional funding may be submitted for pre-approval at the end of six months provided that the system continues to be effective and additional site cleanup is warranted.
TOTAL PRE-APPROVED	\$28,113	

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. *To make this easier, ensure that your consultant prepares his invoices to match the format of the original estimate with an attached copy of the appropriate pre-approved letter, and provides reasonable explanations for any changes made in the scope of work. When the invoices are submitted you must include copies of all:*

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

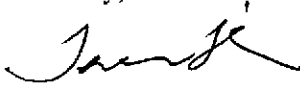


Russell Lim
Alice Ng Lim & May Lee Lim

-3-

Please call if you have any questions. I can be reached at (916) 227-6010.

Sincerely,



Teresa Trinh, WRCE
Technical Review Unit
Underground Storage Tank Cleanup Fund

Enclosure

cc:

Mr. Thomas Peacock
Alameda County EHD
1131 Harbor Bay Pkway, 2nd Fl.
Alameda, CA 94502-6577



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.

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 27, 1997

STID 1585

Alice, Edward, and May Lim
c/o Russell Lim
601 Brush St.
Oakland CA 94607

RE: former Exxon station, 250-8th St., Oakland CA 94607

Dear Lim Family,

I am in receipt of the "Remedial Action Plan for Remediation of Hydrocarbon Impacted Groundwater", prepared by Aqua Science Engineers, dated 6/5/97.

ASE proposes to inject dilute hydrogen peroxide (H₂O₂) solution (approximately 1,000 ppm/0.1 %) into five (5) proposed injection wells in the parking area on 8th Street. The increased dissolved oxygen (DO) concentrations in groundwater are designed to enhance the natural degradation rates of the aerobic microbes. ASE also states that increased DO concentrations in groundwater would result in the aerobic biodegradation of groundwater contaminants at a higher rate than the natural anaerobic microbes.

This Remedial Action Plan is approved. Please be advised that once the pilot study is in place, an additional groundwater monitoring well will be required in the vicinity of boring BH-C.

This additional monitoring point would serve three purposes:

- 1) would establish a confirmed groundwater gradient for the site, especially in the vicinity of the proposed injection well system
- 2) used to monitor both oxygen and petroleum hydrocarbons migrating off-site across 8th Street
- 3) provide useful information for the development of optimum H₂O₂ injection rates for fine-tuning the system.

Please notify this office 72 hours in advance of field operations. I am aware that you will be soliciting three bids as required for reimbursement through the UST Fund. If you have any questions, please contact me at 510-567-6761.

Lim Family
RE: 250-8th St., Oakland CA 94607
June 27, 1997
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.

Dale Klettke (for Jennifer Eberle)
Hazardous Materials Specialist

cc: Mr. Kitay, Aqua Science Eng., 2411 Old Crow Canyon Rd #4, San Ramon CA 94583
Cheryl Gordon, SWRCB, UST Cleanup Fund
J. Eberle/file

je.1585-rapok

A small handwritten mark or signature consisting of the letters "Be" in a cursive style.

ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY



DAVID J. KEARS, Agency Director

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

November 5, 1996
STID 1585

Alice, Edward, and May Lim
c/o Russell Lim
601 Brush St.
Oakland CA 94607

RE: former Exxon station, 250-8th St., Oakland CA 94607

Dear Lim Family,

I am in receipt of the "Report of Soil and Groundwater Assessment and Semi-Annual Groundwater Sampling," prepared by Aqua Science Engineers, dated 8/1/96.

This report documents the Geoprobe investigation conducted in July 1996. Two borings were emplaced, and soil and grab groundwater samples collected. Results indicated minor to ND soil contamination, while groundwater had elevated concentrations in MW2 and BH-C (the boring to the west of MW2). Maximum concentrations included 20,000 ppb benzene, 110,000 ppb TPH-gasoline (MW2), and 3,200 ppb TPH-diesel (BH-C). In addition, there was a hydrocarbon sheen in MW2.

The gasoline contamination in MW2 has been fairly consistent since monitoring began in 1/95. Benzene concentrations have ranged from 10,000 ppb to 21,000 ppb, while TPH-gasoline concentrations have shown more fluctuation in their range (from 32,000 ppb to 190,000 ppb). **Therefore, you are requested to review options for groundwater remediation in the vicinity of MW2. At a minimum, a hydrocarbon absorbent sock should be placed in MW2 to absorb the hydrocarbon sheen.**

Please respond in writing within 45 days, or by December 20, 1996. If you have any questions, please contact me at 510-567-6761.

Sincerely,

Jennifer Eberle
Hazardous Materials Specialist

cc: Mr. Kitay, Aqua Science Eng., 2411 Old Crow Canyon Rd #4, San Ramon CA 94583
Cheryl Gordon, SWRCB, UST Cleanup Fund
J. Eberle/file

je.1585-E

ALAMEDA COUNTY
HEALTH CARE SERVICES



AGENCY
DAVID J. KEARS, Agency Director

Alameda County Environmental Health Div.
Mail Code: 430-4580
Environmental Protection Services
1131 Harbor Bay Parkway, Room 250
Alameda CA 94502-6577

April 5, 1996
STID 1585

Alice, Edward, and May Lim
c/o Russell Lim
601 Brush St.
Oakland CA 94607

RE: former Exxon station, 250-8th St., Oakland CA 94607

Dear Lim Family,

I am in receipt of the "Quarterly Groundwater Monitoring Report," prepared by Aqua Science Engineers, dated 1/31/96. This represents the fifth consecutive quarter of groundwater sampling data.

It has been noted that Total Oil & Grease (TOG) and/or Hydrocarbon Oil & Grease (HOG) has been non-detect (ND) in MW1 for all five quarters. Therefore, **it would be acceptable to delete this constituent from further sampling.** In addition, it appears that the groundwater contaminant plume is degrading, as is evidenced by the decrease in contaminants in downgradient well MW2. The standard protocol of four consecutive quarters has been met. Therefore, **it would be acceptable to decrease the sampling frequency from quarterly to semi-annually (first and third quarters).**

I understand that you are waiting for reimbursement from the Cleanup Fund in order to implement the "Workplan for a Soil and Groundwater Assessment," dated 2/5/96, prepared by Aqua Science Engineers Inc. (ASE). This workplan involves the drilling of two borings with a Geoprobe drill rig. This workplan was approved in my letter dated 3/5/96. The reduced sampling frequency and number of analytes should reduce your financial burden. This savings can be translated towards the Geoprobe investigation. If you have any questions, please contact me at 510-567-6761. **Please contact me by phone 2 to 3 business days in advance of field activities.**

Sincerely,

Jennifer Eberle
Hazardous Materials Specialist

cc: Robert Kitay, Aqua Science Engineers, 2411 Old Crow Canyon Rd., #4, San Ramon CA
94583

Cheryl Gordon, SWRCB, UST Cleanup Fund
Acting Chief/file

je.1585-D

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



ARNOLD PERKINS, DIRECTOR

Alameda County Environmental Health Div.
Mail Code: 430-4580
Environmental Protection Services
1131 Harbor Bay Parkway, Room 250
Alameda CA 94502-6577

March 5, 1996
STID 1585

Alice, Edward, and May Lim
c/o Russell Lim
601 Brush St.
Oakland CA 94607

RE: former Exxon station, 250-8th St., Oakland CA 94607

Dear Lim Family,

I am in receipt of the "Workplan for a Soil and Groundwater Assessment," dated 2/5/96, prepared by Aqua Science Engineers Inc. (ASE). This workplan involves the drilling of two borings with a Geoprobe drill rig. This investigation is being done to assess the width of the groundwater hydrocarbon plume; it is not feasible to assess the downgradient extent of the plume due to the proximity of a building.

This workplan is acceptable for implementation. I understand that you are awaiting reimbursement from the Cleanup Fund for soil disposal activities, which comprise the bulk of your expenditures. Therefore, I understand it may take a few months before the workplan can be implemented. Please contact me by phone 2 to 3 business days in advance of field activities.

If you have any questions, please contact me at 510-567-6761.

Sincerely,

Jennifer Eberle
Hazardous Materials Specialist

cc: Robert Kitay, Aqua Science Engineers, 2411 Old Crow Canyon Rd., #4, San Ramon CA
94583

Cheryl Gordon, SWRCB, UST Cleanup Fund
Acting Chief/file

je.1585-C

ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY

DAVID J. KEARS, Agency Director



RAFAT A. SHAHID, DIRECTOR

December 5, 1995
STID 1585

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

Alice, Edward, and May Lim
c/o Russell Lim
601 Brush St.
Oakland CA 94607

RE: former Exxon station, 250-8th St., Oakland CA 94607

Dear Lim Family,

Since my last letter to you, dated 11/9/94, the following documents have been received:

- 1) 2/17/95 "Report of Soil and Groundwater Assessment," by Aqua Science Engineers (ASE),
- 2) 5/1/95 "Quarterly Groundwater Monitoring Report," by ASE
- 3) 8/7/95 "Quarterly Groundwater Monitoring Report," by ASE
- 4) 11/2/95 "Quarterly Groundwater Monitoring Report," by ASE

It appears that dissolved concentrations of contaminants in MW-2 have not decreased over four quarters of sampling. In fact, TPH-gasoline has actually increased from 88,000 ppb to 190,000 ppb over four quarters. Benzene has remained fairly consistent, with a slight decrease, from 19,000 ppb to 15,000 ppb. TPH-diesel has increased from 800 ppb to 4,000 ppb, while hydrocarbon oil and grease has remained fairly consistent. MW-1 has fairly low concentrations of contaminants.

The MW-2 concentrations warrant further investigation. Although the commercial district located directly south of MW-2 may prevent investigation to the south, it would be possible to investigate the areas immediately west and east of MW-2.

Therefore, you are requested to perform a Soil and Water Investigation (SWI), as per Sect. 2724 of Chapter 16, Division 3, Title 23, California Code of Regulations. Rapid site assessment methods (i.e. cone penetrometer testing, geoprobe, hydropunch, etc.) are suggested to qualitatively assess impacts and to define the extent of the groundwater contaminant plume, as a first step of the SWI. Permanent wells may be required; however, the results of an investigation done with rapid site assessment methods will be evaluated before further work is requested. **Please submit a workplan for the SWI within 60 days, or by February 5, 1996.**

In an effort to perform the SWI in a cost-effective manner, you are encouraged to work cooperatively with your neighbor, Vic Lum, who is also being requested to perform a SWI.

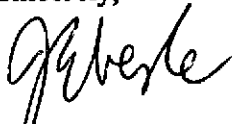
December 5, 1995
STID 1585
Alice, Edward, and May Lim
c/o Russell Lim
page 2 of 2

In addition, quarterly groundwater elevation (GWE) measurements must be taken. Since you were allowed to install 2 wells instead of 3, you must work with Vic Lum in order to take GWE measurements from his wells at the same time. The last GWE measurements were conducted on 7/21/95; it is my understanding that this was a cooperative effort. October was apparently missed. **Therefore, the next GWE measurements are due.**

Lastly, it has been noted that halogenated VOCs have been sampled for four quarters. The concentrations are mostly below the MCLs; however, 1,2-DCA continues to be elevated at a noticeable level. **Therefore, you may decrease the sampling frequency for HVOCs from quarterly to annually.**

If you have any questions, please contact me at 510-567-6761.

Sincerely,



Jennifer Eberle
Hazardous Materials Specialist

cc: Robert Kitay, Aqua Science Engineers, 2411 Old Crow Canyon Rd., #4, San Ramon CA
94583
Acting Chief/file

je.1585-B

STATE WATER RESOURCES CONTROL BOARD

DIVISION OF CLEAN WATER PROGRAMS
2014 T STREET, SUITE 130
P.O. BOX 944212
SACRAMENTO, CALIFORNIA 94244-2120
(916) 227-4307
(916) 227-4530 FAX

STUDY
HAZMAT
55 JAN 25 AM 7:54



STUDY
PS
JE

JAN 09 1995

A. Ng-Lim and M. Lee-Lim
Attn: Russell Lim
1028 Annerley Road
Oakland, CA 94610

UNDERGROUND STORAGE TANK CLEANUP FUND, CLAIM NO. 007699, FOR SITE ADDRESS: 250 8th Street,
Oakland, CA 94607

The State Water Resources Control Board (SWRCB) takes pleasure in issuing the attached Letter of Commitment in an amount not to exceed \$280,000. This Letter of Commitment is based upon our review of the corrective action costs incurred to date and your application received on June 29, 1993 and may be modified by the SWRCB in writing by an amended Letter of Commitment.


The SWRCB 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 you will find:

- A "Reimbursement Request Instructions" package. You should retain this package for future reimbursement requests. Among other information, the package includes instructions for completion of the "Reimbursement Request" form and the "Spreadsheet". These instructions must be followed when seeking reimbursement for corrective action costs incurred after January 1, 1988. Included in these instructions are samples of Reimbursement Request forms and completed Spreadsheets. Within the package also included are:
 - A "Bid Summary Sheet" to document data on bids received.
 - Recommended Minimum Invoice Cost Breakdown.
 - A "Certification of Non-Recovery From Other Sources" which must be returned before any reimbursements can be made.
- "Reimbursement Request" forms which you must use to request reimbursement of costs incurred.
- "Spreadsheet" forms which you must use in conjunction with your Reimbursement Request.
- "Vendor Data Record" (Std. Form 204) which must be completed and returned with your first 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: California Regional Water Quality
Control Board, San Francisco Bay Region
Attn: S. Morse
2101 Webster Street, Suite 500
Oakland, CA 94612

Alameda County EHD
Attn: Tom Peacock
1131 Harbor Bay Pkwy, 2nd Floor
Alameda, CA 94502-6577

LETTER OF COMMITMENT FOR REIMBURSEMENT OF COSTS

CLAIM NO: 007699

AMENDMENT NO: 0

CLAIMANT: A. Ng-Lim and M. Lee-Lim

BALANCE FORWARD: \$0

CO-PAYEE: None

THIS AMOUNT: \$280,000

CLAIMANT ADDRESS: Attn: Russell Lim
1028 Annerley Road
Oakland, CA 94610

NEW BALANCE: \$280,000

TAX ID / SSA NO.: A. Ng-Lee 568-28-6739 M. Lee-Lim 567-12-1544

Subject to availability of funds, the State Water Resources Control Board (SWRCB) agrees to reimburse A. Ng-Lim and M. Lee-Lim (Claimant) for eligible corrective action costs at Mandarin Gas Station 250 8th Street, Oakland, CA 94607 (Site). The commitment reflected by this Letter is subject to all of the following terms and conditions:

1. Reimbursement shall not exceed \$280,000 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 SWRCB, the SWRCB 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. All costs for which reimbursement is sought must be eligible for reimbursement and the Claimant must be the person entitled to reimbursement thereof.
4. 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.
5. 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.
6. 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.
7. Neither this Letter of Commitment nor any right thereunder is assignable by the Claimant without the written consent of the SWRCB. 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 SWRCB's consent.
8. This Letter of Commitment may be withdrawn at any time by the SWRCB if completion of corrective action is not performed with reasonable diligence.

IN WITNESS WHEREOF, this Letter of Commitment has been issued by the SWRCB this 1st day of December, 1994.

STATE WATER RESOURCES CONTROL BOARD

BY 

Manager, Underground Storage Tank Cleanup Fund Program

BY 

Chief, Division Administrative Services

STATE USE :
CALSTARS CODING :
0550 - 569.02 - 30530

\$ _____

CLAIM NO. 7699

LOCAL AGENCY NO. STID 1585

SITE ADDRESS 250-8th St., Oakland, CA 94607

CORRECTIVE ACTION COMPLIANCE DOCUMENTATION

PAGE 3

DATE

ACTION REQUIRED/RESPONSE

See attached

Post-It™ brand fax transmittal memo 7671		# of pages ▶	1
To	<i>Cheryl Gordon</i>	From	<i>J. Eberle</i>
Co.		Co.	
Dept.		Phone #	
Fax #		Fax #	

CONFIRMATION OF CORRECTIVE ACTION COMPLIANCE:

After reviewing the lead agency site file, the claim reviewer has determined that the claimant is in substantial compliance with corrective action requirements.

Cheryl Gordon
REVIEWER'S SIGNATURE

11-22-94
DATE SIGNED

LEAD AGENCY CONCURRENCE:

As of this date, the lead agency representative concurs with the determination that the claimant is in compliance with applicable corrective action requirements.

J. Eberle
SIGNATURE

11-23-94
DATE SIGNED

STAFF RECOMMENDATION: () APPROVED

() REFERRED TO TEAM LEADER - See Comments, Page 2.

REVIEWER'S SIGNATURE:

DATE SIGNED

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 844212
SACRAMENTO, CALIFORNIA 94244-2120

FAX TRANSMITTAL

DATE: 11-22-94
TO: Jennifer Eberle
FAX #: (510) 337-9335
FROM: Cheryl Gordon

UST CLEANUP FUND PROGRAM

FAX #: (916) 227-4530

PHONE #: (916) 227-4539

NUMBER OF PAGES (including this page): _____

- For your information
- Per your request
- For your review and comment

Jennifer, please sign the attached, and Fax back to me. Thanks.

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



November 9, 1994
STID 1585

Alice, Edward, and May Lim
c/o Russell Lim
601 Brush St.
Oakland CA 94607

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

RE: former Exxon Station, 250-8th St., Oakland CA 94607

Dear Lim Family,

I am in receipt of the Workplan for Additional Site Assessment, dated 10/31/94, by Aqua Science Engineers (ASE). This workplan involves the installation of two groundwater monitoring wells, one onsite, and one offsite in 8th St. The workplan is acceptable on the following conditions:

- 1) Total lead be analyzed in place of organic lead; water should be analyzed for soluble lead, after filtering by the lab.
- 2) The onsite boring should be analyzed at 9'bgs, which was the depth of the original samples under USTs F, G, and H. These samples yielded concentrations of 2,400 ppm TPHg, 2,700 ppm TPHg, and ND TPHg, respectively. This will help us determine if these contaminants migrated laterally southward.
- 3) Soils in both borings should be analyzed at the capillary fringe, as well as other locations of high PID readings.

If you have any questions, please contact me at 510-567-6700, ext 6761. This is our new permanent phone number; our new fax number is 510-337-9335.

Please notify me at least 2 business days in advance of field activities so that I may arrange to be onsite. **Feel free to submit reports on double-sided paper in order to save trees.**

Sincerely,

Jennifer Eberle
Hazardous Materials Specialist

cc: Robert Kitay, Aqua Science Engineers, PO Box 535, San
Ramon CA 94583
Ed Howell/file

je 1585-A

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



September 16, 1994
STID 1585

Alice, Edward, and May Lim
c/o Russell Lim
601 Brush St.
Oakland CA 94607

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

SECOND REQUEST

RE: former Exxon Station, 250-8th St., Oakland CA 94607

Dear Lim Family,

Since my last letter to you, dated 4/29/93, we have received the "Environmental Remediation, Excavation & Disposal, Final Report," prepared by All Environmental Inc., dated 6/8/93. It appears that Total Petroleum Hydrocarbon (TPH) contamination in soil greater than 10 parts per million (ppm), as well as any benzene, was excavated from within the property boundaries. However, some contamination was left in place along the shoring on 8th Street: up to 1800 ppm TPH-gasoline, up to 120 ppm TPH-diesel, and up to 0.830 ppm benzene. The extent of this contamination is unknown.

We requested a workplan for a groundwater investigation by letter dated 4/29/93. The workplan has NOT been received. A representative from the State Water Resources Control Board's (SWRCB) CleanUp Fund Program came into our offices on 8/24/94 and reviewed your file. They determined that you were not in compliance because a workplan has not been submitted. Therefore, your funding will be delayed.

However, you have another chance to come into compliance. **Please submit a workplan for a groundwater investigation within 45 days, or by October 31, 1994.**

All work should adhere to a) the Tri-Regional Board Staff Recommendations for Preliminary Evaluation and Investigation of Underground Tank Sites, dated 8/10/90; and b) Article 11 of Title 23, California Code of Regulations. Reports and proposals must be submitted **under seal** of a California-Registered Geologist, -Certified Engineering Geologist, or -Registered Civil Engineer.

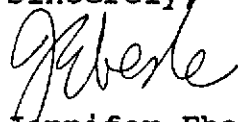
Please note that with the exception of closure reports, routine reports and documents no longer need to be copied to the Regional Water Quality Control Board. **Kindly submit a cover letter with your consultant's reports.**

September 14, 1994
STID 1585
Alice, Edward, and May Lim
PAGE 2 OF 2

Please note that in order to maintain SB2004 fund eligibility, specific bidding requirements and contracting criteria must be met. You are encouraged to contact your SWRCB fund representative (916-227-4529) for more case-specific information.

Please notify me at least 2 business days in advance of field activities so that I may arrange to be onsite. If you have any questions, please contact me at 510-567-6700, ext 6761. This is our new permanent phone number; our new fax number is 510-337-9335.

Sincerely,



Jennifer Eberle
Hazardous Materials Specialist

cc: All Environmental Inc., 2641 Crow Canyon Rd., #5, San Ramon
CA 94583
Ed Howell/file

je 1585

11-22-94

Post-It™ brand fax transmittal memo 7671 # of pages ▶ 2

To	Cheryl Gordon	From	J. Eberle
Co.	As per your phone request.	Co.	
Dept.		Phone #	
Fax #		Fax #	



THE PARTS HOUSE



601 Brush Street
Oakland, CA 94607
(415) 452-0450 Fax: (415) 452-3870

FOR TRANSMITTAL

Date: Nov 16 1993 Time: 10:48 AM PM Pages: incl. transmittal

From: Russ To: JENNIFER E.

Company: _____

Address: _____

Phone: (____) _____ Fax #: (____) _____

Reference: _____

IF THIS DOES NOT REACH THE CORRECT PERSON, PLEASE CALL THE SENDER.

85-47M

1

CITY OF OAKLAND
Oakland, California 94612
Telephone: 238-3941

ZONING REPORT

City Planning Department
 City Planning Commission

CASE FILE: VM93-237

REPORT DATE: 11/17/93

APPLICANT(s): LIM, Alice and May

Owner Buyer Lessee Agent

FILING DATE: 10/4/93

LOCATION: 250 8th Street

LAST DATE FOR
CONSIDERATION: 12/3/93

APPLICATION: Major Variance

PROPOSAL: To establish automotive
ZONING fee parking commercial
activity

APPLICABLE

REGULATIONS: Sec. 3854,
4829, 7012, 7420
& 9604

SUPPORT: None.

OPPOSITION: None.

STAFF RECOMMENDATION: Approve
 Conditions Attached

COMMISSION ACTION:
Vote:
Date:

ZONING: R-80 High Rise Apartment Residential Zone

ENVIRONMENTAL STATEMENT:

EIR Negative Declaration Categorically Exempt: Sec. 15303
Cal. Adm. Code

PROPERTY DESCRIPTION: The subject site is a corner lot, approximately 14,250 square feet in lot area with a 2,300 square foot building, which was formerly used as an automotive service station with an accessory repair activity. The site is surrounded by another automotive fee parking use on the east across Alice Street, an automotive repair facility on the southeast kitty corner from the intersection of Alice and 8th Street, and a mixture of commercial and residential uses. The property is located in the R-

(See Reverse Side)

City Planning Commission
Case File No. VM93-237
Page -2-

4
November 17, 1993

80 Zone which is intended for high-rise apartment living in high densities.

In 1991, the service station ceased operations because the property owner discovered that the underground tanks had leaked and required soil and ground water remediation. A closure plan for the clean-up was submitted to the Alameda County Health Department on May 1992 subsequent to removal of the underground tanks. The soil and groundwater remediation are nearly complete. The property owner still has to install monitoring wells to comply with the County requirements. The site has been repaved, striped for automotive fee parking and fenced with a cyclone fence. Subsequent to reconnecting the water pipes that were damaged during the clean-up activities (about three months ago according to the applicant), a prospective tenant tried to secure a business license tax certificate for the purpose of operating an automotive repair and fee parking activity on the site. At this juncture, the property owner was informed that the automotive fee parking activity would require approval of a Major Variance and the reestablishment of the previous non-conforming uses would require a Minor Conditional Use Permit.

PROJECT DESCRIPTION: The applicant/property owner is requesting a Major Variance to establish an automotive fee parking activity and to resume the automotive repair activity on the site. The notice for this application indicated that a Minor Conditional Use Permit would be required for the reestablishment of Automotive Repair and Automotive Servicing Commercial Activity. Subsequent to the public hearing for this proposal, the applicant informed staff that the site had not been available for occupancy until three months ago when the water mains, damaged during the clean-up activities, were reconnected. Based on this new information, staff has determined that the applicant was unable to operate his business activity because of require closure by the County Health Department. Therefore, the previous legal non-conforming use has not yet lapsed.

Although notice for this application indicated the reestablishment of the automotive service use, the applicant has clarified that this would not be the case. The site has been repaved, striped and fenced for automotive fee parking and the existing building will be used for automotive repair. Therefore, the approval before the Planning Commission is only for Major Variance approval to allow the automotive fee parking commercial activity.

Staff has discussed possible conditions of approval on lighting, landscaping, and decorative fencing with the applicant. Mr. Lim is requesting that conditions of approval be stayed to allow him to recuperate from the expenses of the hazardous materials clean-up. He said that he had proceeded with the paving, fencing and striping of the lot thinking that there would be no additional permits required to establish the proposed uses. The applicant notes that the cyclone fence is new and that wrought iron fencing would not only be an additional expense but that the expenditure on the

2 November 17, 1993

cyclone fencing would have been a waste. Further, he is requesting that landscaping conditions not be imposed due to economic hardship. There is adequate lighting, albeit not decorative, on the site and signage could be improved by a new tenant.

To allow full use of the site, staff is recommending that the Major Variance to allow automotive fee parking be allowed for a term of years, five (5) years as reflected in condition #1. Five years would allow the land use transitions to occur in the vicinity of the site. The site contains approximately 14,250 square feet of lot area with a 2,300 square foot building. If limited to the legal, non-conforming automotive repair use on the site, the large lot will not be used to its full capacity. Further, if the non-conforming automotive repair use occupies the whole site with vehicles being repaired, the visual impact would be more adverse than automotive fee parking. Since staff is recommending approval of the variance with a sunset date, conditions recommended herein do not include fencing or landscaping. The automotive fee parking across the street from the site and the gasoline station/repair facility kitty corner from the site also have cyclone fencing. There are existing street trees along the site's frontage and the site has been recently paved.

ZONING ANALYSIS: The previous non-conforming use on the site was an automotive servicing commercial activity with an accessory use, automotive repair. The automotive repair commercial activity can be reestablished without a Conditional Use Permit because the legal non-conforming status is valid subject to the provisions of Section 7420 which allows the resumption of a discontinued use within one year for buildings with more than 400 square feet of floor area. The automotive fee parking activity could, under certain conditions prescribed by Section 7012, be established with a Conditional Use Permit. The proposal does not meet the prescribed conditions. Therefore, a Major Variance is required. The proposal must meet all the findings listed in Section 9604 (Variance Findings).

FINDINGS: This application meets all the necessary findings of Section 9604 (Variance Findings) of the Zoning Regulations as set forth below:

- (a) That strict compliance with the specified regulation would result in practical difficulty or unnecessary hardship inconsistent with the purposes of the Zoning Regulations, due to unique physical or topographic circumstances or conditions of design. Conditions of site design leads itself to an automotive fee parking commercial activity-related uses on the site. The site is approximately 14,250 square feet in lot area with a 2,300 square foot building. The total lot area was utilized when the site was a service station. If denied, the use of the site would be limited to automotive repair which would not fully utilize this large lot. Further, an automotive repair use utilizing the whole lot would create visual impacts more adverse than that of automotive fee parking. Limiting the use to automotive repair would be inconsistent with the purposes of the Zoning Regulations.

City Planning Commission
Case File No. VM93-237
Page -4-

November 17, 1993

- (b) That strict compliance with the regulations would deprive the applicant of privileges enjoyed by owners of similarly zoned property. Strict compliance with the regulations would deprive the applicant of privileges enjoyed by owners of similarly zoned property. There is an automotive fee parking lot across Alice Street, east of the site which is also in the R-80 Zone. This area is in slow transition affected by the recession. A temporary approval for a five (5) year term of years would enable future changes in land use at the end of the term approval. In the meantime, the parking lot would not remain idle or be used for storage of vehicles needing repair, situations that may result in the site being an eyesore. Within five (5) years, the area may have redeveloped sufficiently to attract land use development allowed in this zoning district.
- (c) That the variance if granted will not adversely affect the character, livability, or appropriate development of abutting properties or the surrounding area, and will not be detrimental to the public welfare or contrary to adopted plans or development policy. This variance, if granted for a term of years, as recommended herein will not adversely affect the character or livability of abutting properties or the surrounding area. If denied, the most probable use of the site would be for automotive repair. If the whole lot is utilized for this activity, the visual impact of this use would be more adverse than automotive fee parking. There is a need for parking lots in the vicinity and the proposed use would service an existing need. This area is in transition, and approval of the variance for a term of years, would not preclude future development of the site for uses allowed in the R-80 Zone.
- (d) That the variance will not constitute a grant of special privilege inconsistent with the limitations imposed on similarly zoned properties or inconsistent with the purposes of the Zoning Regulations. There are other legal, non-conforming automotive related uses in this R-80 Zone and this variance, if granted for a term of years, would not constitute a special privilege inconsistent with the limitations imposed on similarly zoned properties. It would allow the use for a limited duration of time and would allow redevelopment of the site at the end of the temporary approval for this variance.

RECOMMENDATION: APPROVE SUBJECT TO THE CONDITIONS LISTED HEREIN.

ATTACHMENTS: A Location Map
B Site Plan

City Planning Commission
Case File No. VN93-237
Page -5-

3
November 17, 1993

CONDITIONS OF APPROVAL ATTACHED TO AND MADE A PART OF ZONING CASE NO. VN93-237:

1. That the automotive fee parking commercial activity shall be operated in accordance with the authorized use as described in this staff report and as amended by the conditions listed below. The approved use is allowed for five (5) years and shall terminate on November 17, 1998 or if the use is discontinued for a period of more than six (6) months, whichever occurs first.
2. That there shall be no car washing, service or repair on the site and that all fee parking and repair parking shall be on the site or on another site controlled by the applicant. There shall be no off-street parking of all vehicles related to the operations of this business including employee or customer parking. The applicant shall submit a parking plan to the Director of City Planning for review and approval indicating the spaces for automotive repair and fee parking prior to the issuance of a business license for the automotive repair and/or automotive fee parking activities on the site.
3. That the site plan for the proposal shall be constructed according to the plans submitted on October 4, 1993; provided further, that the project incorporate the revisions listed below as conditions of approval.
4. That the conditions of approval shall be reproduced on one page of the plans submitted for a building permit for this project.
5. That the project is approved pursuant to the Planning Code only and that the project shall comply with all requirements imposed by other applicable City ordinances and regulations.
6. That minor changes to approved plans shall be submitted to and approved by the Director of Planning prior to the issuance of any applicable building permits and/or prior to the construction of the changes.
7. That the hours of operation shall be limited to 7:00 A.M. and 9:00 P.M., seven days a week; and that the Commission reserves the right to modify the hours of operation after holding a public hearing to consider said modification.
8. That the design and location of the address and informational signs shall be submitted to and approved by the Director of City Planning; and that the signs be installed prior to issuance of building permits.
9. That the applicant shall defend, indemnify, and hold harmless the City of Oakland, its agents, officers, and employees from any claim, action, or proceeding (including legal costs and attorney's fees) against the City of Oakland, its agents

City Planning Commission
 Case File No. VM93-237
 Page -6-

November 17, 1993

officers or employees to attack, set aside, void or annul, an approval by the City of Oakland, the City Planning Department, Planning Commission, or City Council. The City shall promptly notify the applicant/subdivider of any claim, action or proceeding and the City shall cooperate with the applicant in the defense of said claim, action, or proceeding.

10. That the applicant shall request loiterers (anyone who appears to be loitering immediately outside the premises for more than ten minutes without any purpose) to leave and that police assistance be sought if the request is not honored.
11. That the City Planning Commission reserves the right, after notice and public hearing, to alter the Conditions of Approval or revoke this variance if it is found that the approved activity is violating any of the Conditions of Approval or the provisions of the Zoning Regulations.
12. That prior to issuance of a building permit the applicant shall execute and record with Alameda County Recorder's Office a copy of these conditions of approval for this zoning permit on a form approved by the Director of City Planning within 30 days of the effective date of this approval.
13. That this permit shall become effective upon satisfactory compliance with all the above conditions. Failure to obtain required permits by November 17, 1994 shall invalidate this approval, provided further, that upon written request, the Director of City Planning may grant a one year extension of this date, with additional extensions subject to the approval by the City Planning Commission.

APPROVED BY: City Planning Commission: _____ (date) _____ (vote)
 City Council: _____ (date) _____ (vote)

F-2276 1VK93237.MBX

ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY

DAVID J. KEARS, Agency Director



RAFAT A. SHAHID, ASST. AGENCY DIRECTOR

April 29, 1993
STID 1585

Alice, Edward, and May Lim
c/o Russell Lim
601 Brush St.
Oakland CA 94607

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

RE: Former Exxon Station
250-8th St.
Oakland CA 94607

Dear Lim Family,

As you know, overexcavation of affected soils and confirmatory soil sampling was conducted in my presence on 2/3/93. Preliminary laboratory results were faxed to me on 2/11/93 and 2/15/93 by your consultant, All Environmental, Inc. On 2/16/93, permission was given by Tom Peacock of this office to backfill the excavation.

A report summarizing the overexcavation and resampling work needs to be submitted to this office. This report should contain documentation for the offhaul of soil, as well as original laboratory reports, chains-of-custody, a map with sampling locations, and a narrative description of field activities. Please submit this report **within 45 days or by June 13, 1993.**

In addition, we request a workplan for a groundwater investigation, which would include at least 3 groundwater monitoring wells. Please submit this workplan **within 45 days or by June 13, 1993.**

All work should adhere to a) the Tri-Regional Board Staff Recommendations for Preliminary Evaluation and Investigation of Underground Tank Sites, dated 8/10/90; b) the State Water Resources Control Board LUFT Field Manual; and c) Article 11 of Title 23, California Code of Regulations. Reports and proposals must be submitted **under seal** of a California-Registered Geologist, -Certified Engineering Geologist, or -Registered Civil Engineer. All reports and documents pertaining to this investigation should also be sent to:

Rich Hiatt
San Francisco Bay Region
Regional Water Quality Control Board
2101 Webster St., Ste 500
Oakland CA 94612

Alice, Edward, and May Lim
STID 1585
April 29, 1993
page 2 of 2

Please submit a cover letter with your consultant's reports.
If you have any questions, please contact me at 510-271-4530.

Sincerely,



Jennifer Eberle
Hazardous Materials Specialist

cc: Craig Hertz, All Environmental Inc., 696 Indian Home Rd.,
Danville CA 94526
Rich Hiett, RWQCB
Ed Howell/file

je

ALAMEDA COUNTY, DEPARTMENT OF ENVIRONMENTAL HEALTH

80 Swan Way, #200
Oakland, CA 94621
(415) 271-4320

Hazardous Materials Division Inspection Form

Site ID# _____ Site Name Lim / Former Exxon Today's Date 2.13.93
 Site Address 250-8th St. EPA ID# _____
 City Oakland Zip 94607 Phone _____

MAX Amt. Stored > 500lbs/55g/200cf? Y N
 Hazardous Waste generated per month? _____

Inspection Categories:

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

The marked items represent violations of the Calif. Administration Code (CAC) or the Health & Safety Code (HS&C)

IA GENERATOR (Title 22)

- | | | |
|-------|-----------------------------|---------|
| ___ | 1. Waste ID | * 66471 |
| ___ | 2. EPA ID | 66472 |
| ___ | 3. > 90 days | 66508 |
| ___ | 4. Label dates | 66508 |
| ___ | 5. Biennial | 66493 |
| <hr/> | | |
| ___ | 6. Records | 66492 |
| ___ | 7. Correct | 66484 |
| ___ | 8. Copy sent | 66492 |
| ___ | 9. Exception | 66484 |
| ___ | 10. Copies Rec'd | 66492 |
| <hr/> | | |
| ___ | 11. Treatment | 66371 |
| ___ | 12. On-site Disp. (H.S.&C.) | 26189.5 |
| ___ | 13. Ex Haz. Waste | 66570 |
| <hr/> | | |
| ___ | 14. Communications | 67121 |
| ___ | 15. Aisle Space | 67124 |
| ___ | 16. Local Authority | 67126 |
| ___ | 17. Maintenance | 67120 |
| ___ | 18. Training | 67105 |
| <hr/> | | |
| ___ | 19. Prepared | 67140 |
| ___ | 20. Name List | 67141 |
| ___ | 21. Copies | 67141 |
| ___ | 22. Emg. Coord. Trng. | 67144 |
| <hr/> | | |
| ___ | 23. Condition | 67241 |
| ___ | 24. Compatibility | 67242 |
| ___ | 25. Maintenance | 67243 |
| ___ | 26. Inspection | 67244 |
| ___ | 27. Buffer Zone | 67246 |
| ___ | 28. Tank Inspection | 67259 |
| ___ | 29. Containment | 67245 |
| ___ | 30. Safe Storage | 67251 |
| ___ | 31. Freeboard | 67257 |

IB TRANSPORTER (Title 22)

- | | | |
|-------|---------------------------|-------|
| ___ | 32. Applic./Insurance | 66428 |
| ___ | 33. Comp. Cert./CHP Insp. | 66448 |
| ___ | 34. Containers | 66465 |
| <hr/> | | |
| ___ | 35. Vehicles | 66465 |
| ___ | 36. EPA ID #s | 66531 |
| ___ | 37. Correct | 66541 |
| ___ | 38. HW Delivery | 66543 |
| ___ | 39. Records | 66544 |
| <hr/> | | |
| ___ | 40. Name/ Covers | 66545 |
| ___ | 41. Recyclables | 66800 |

Comments: results phoned in to JE on 2-4 or 2-5.

soil stockpile being offhauled by Alhambra to Vasco Rd. landfill in Livermore.

Sample I was about 3/4 full, due to the improvised sampling procedure.

Sample J is about 4/5 full. Water in pit at 22' bgs. (Ground) water has floating product which is brown (maybe diesel). Water will be pumped out, and 3-5 feet gravel placed in pit prior to sampling sidewall on 8th st. These were all sidewall samples taken in the greenish layer. Craig Hertz will measure depths of samples. Black tank on site holds about 6,000 gal. of water. RP Russ Lim on site.

80 ppm TPH
20 ppm TPH
0.50 ppm benz

1.50 ppm TPH
0.8 ppm TPH
0.1 ppm benz

8th St.
OAKLAND

Rev 6/88

Contact: Craig Hertz
 Title: Vice President
 Signature: [Signature]

Inspector: Jennifer Eberte
 Signature: [Signature]

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



RAFAT A. SHAHID, Assistant Agency Director

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

December 11, 1992

Mr. Homer Wong
Chairman, Board of Trustees
Chinese Independent Baptist Church
280 Eighth Street
Oakland, CA. 94607

Dear Mr. Wong:

In response to your letter of November 30, 1992 to Mr. Rafat A. Shahid, Alameda County Health Care Services Agency, I have reviewed the files for the former Exxon Station at 250 Eighth Street and met with the Specialist overseeing the site. We have prepared a brief chronology of events leading up to today (attached) and have recently contacted the consultant for the owner of the property.

As you will note the stockpiles of soil have been profiled and will be removed as soon as weather permits. The time for a clean-up as is being held at 250 Eighth St. sometimes appears to be lengthy but in actuality work continues to go on behind the scenes to identify and characterize the overburden soil, start a phase 1 evaluation of the site and have the owner/contractor to present a plan of remediation if needed.

Our files for this site are available to you or any of your Church Staff and we will be available to answer any questions concerning the site remediation taking place in your community. Please contact either myself or Jennifer Eberle, at 271-4320 for an appointment.

Chinese Independent Baptist Church
page 2

If you need any assistance in evaluating the interior of your Church Facility please call Gordon Coleman at 271-4313.

Sincerely:



Edgar B. Howell III, Chief
Hazardous Materials Division

c, Steve Richey, Regional Water Quality Control Board
Mayor's Office, City of Oakland
Russell Lim, Mandarin Service Station
Steve Fong, Chinese Independent Baptist Church
Rafat A. Shahid, Assistant Agency Director
Jennifer Eberle, Hazardous Materials Specialist
files

R0479

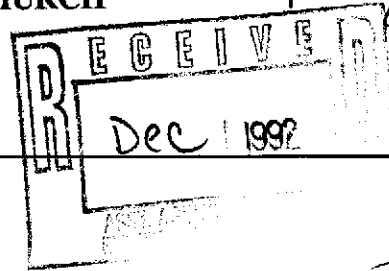
December 7, 1992
written by J. Eberle
STID 1585

Chronology of Events
Former Exxon Station
known as Lim Family site
250-8th St.
Oakland CA 94607

- 5/6/92 Complaint from Steven Inn of AlCo Water District re odors from Lim site detected at adjacent church.
- 5/7/92 10 USTs removed by Aqua Science Engineers.
- 6/1/92 UST Removal Report prepared by Aqua Science Engineers. Up to 10,000 ppm TPH-gas, 5,900 ppm TPH-diesel, 6.2 ppm benzene, 440 ppm TOG remaining in soils after tank removal.
- 6/4/92 Complaint from Steven Inn of AlCo Water District re odors from Lim site detected at adjacent church. 4 to 6 church staffers are nauseous. He said the AQMD was there this morning, but levels were not high enough to warrant action by AQMD. (The odor threshold for gasoline is 1 ppm) I think Tom also spoke with S. Inn.
- 6/8/92 Letter to RP from AlCo. . .requests workplan for subsurface investigation and mon. wells within 45 days; deadline is 7/23/92.
- 9/4/92 Letter to RP from AlCo. . ."Second Request for Workplan" gives 45 more days; deadline is now 10/19/92.
- 10/14/92 Letter to AlCo from RP. . .request for a 3-month extension of workplan submittal to 2/1/93.
- 10/21/92 Letter to RP from AlCo. . .denies their request for an extension of deadline for workplan submittal to 2/1/93. . .gave them 15 more days for submittal; new deadline for workplan is 11/15/92; field work must commence by 12/15/92.
- 11/1/92 Remediation Workplan prepared by All Environmental Inc. Involves over-excavation of contaminated soil, off-site soil disposal, and monitoring well installation.
- 11/6/92 Letter to RP from AlCo. . . approves remediation workplan conditionally

Ed please investigate this complaint on a urgent basis and

CHINESE INDEPENDENT BAPTIST CHURCH
280 Eighth Street
Oakland, CA 94607
510-452-1772



November 30, 1992

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

Re: Former Mandarin Service Station, 250 Eighth Street, Oakland

Dear Mr. Shahid:

The Chinese Independent Baptist Church shares common property boundaries with two service stations and has never experienced any problems with its neighbors in the last 25 years until this current year. On May 20, 1992, the former Mandarin Service Station located at 290 Eighth Street in Oakland, removed a number of underground tanks and created several large pits and stockpiles of contaminated soil. The condition of the property has not changed since May 20 and the large pits and stockpiles of contaminated soil are still there today.

After the tanks were removed on May 20, 1992, the church's pastoral and secretarial staff, consisting of four pastors and four secretaries, noticed a strong odor of gasoline in the church. Since their offices are adjacent to this station, they could not avoid the strong odors and immediately began to experience headaches and tightness of their chests. Some of the church's staff took a day off and some were off for a week hoping the conditions would improve. However, gasoline odors are still noticed inside the church and the church's staff continue to experience a number of health problems such as nausea, upset stomach, headaches, loss of taste, respiratory difficulties, dizziness, and tightening of the chest. These effects are felt on a continuous basis but are magnified when the weather condition is warm and muggy. A log of sickness is being kept and the total loss of time due to these health effects caused by the odors is 93.5 hours. The health of the church's lead secretary has deteriorated to the point that she will not be able to return to work.

In addition to the loss of time and health problems on our staff of pastors and secretaries, our church is being impacted by the odors in a number of other ways. Prior to the tank removal, the secretarial office at the front of the church was remodeled at a cost of approximately \$10,000. Due to the gasoline odors, the office had to be relocated to the second floor at a cost of approximately \$150. The front office can no longer be used as either a classroom or office. The ventilation system was modified to bring air from the east side of the building at a cost of approximately \$670, but has not eliminated the gasoline odors or the health impacts on our staff.

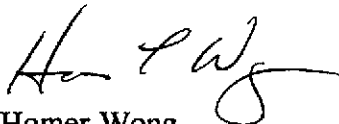
STD 1685
Jennifer

Mr. Rafat Shahid
Alameda County Health Care Services Agency
November 30, 1992
Page Two

Even as the weather begins to cool, gasoline odors are still very noticeable from the stockpiles and pits, one of which is beginning to fill with water after the last storm. We are very concerned about the short term and long term effects on the health of our staff as well as over 600 people who attend the church during the weekend. Although we understand that your office monitors the contamination status of many properties and only has the resources to pursue investigations at the most contaminated sites, the circumstances surrounding the former Mandarin Service Station would seem to require your immediate attention after nearly six months of no activity.

We would appreciate receiving copies of any correspondence and reports regarding this service station so that we can become better informed of the degree of contamination, progress towards cleanup, time schedules, and potential impact to our property. Your assistance in expediting the cleanup at the former Mandarin Service Station is appreciated. Please call me if you have any additional questions at my office at 408-345-8413.

Sincerely,



Homer Wong
Chairman, Board of Trustees

cc: Steve Ritchie, Regional Water Quality Control Board, 2101 Webster St., Oakland, 94621
Mayor's Office, City of Oakland, One City Hall Plaza, Oakland, 94607
Russell Lim, Mandarin Service Station, 601 Brush Street, Oakland, 94607
Steve Fong, Chinese Independent Baptist Church Chairman
Pastoral Staff, Chinese Independent Baptist Church
Deacon Board, Chinese Independent Baptist Church

12/7/92 Met E Tom P + Jennifer 10P They will provide chronological report I will call church after receiving report and note their needs.



November 13, 1992

Alameda County Health Care Services Agency
80 Swan Way, Room 350
Oakland, CA 94621

ATTENTION: Ms. Susan Hugo

SUBJECT: **Russ Lim Property**
250 8th Street
Oakland, CA

Dear Ms. Hugo:

Please be informed that as of November 2, 1992, Aqua Science Engineers, Inc. (ASE) is no longer the consultant/contractor for the subject site. ASE has informed the client, Mr. Russ Lim, that all previous permits/approvals received by ASE are no longer valid for any additional work performed on site as of November 2, 1992.

It is ASE's understanding that All Environmental, Inc. is the new contractor, and that a former ASE employee, Craig Hertz, is All's representative.

If you have any questions or comments, please feel free to give us a call at (510) 820-9391.

Respectfully submitted,

AQUA SCIENCE ENGINEERS, INC.

David Allen
Project Engineer

cc: Mr. Russ Lim, Property owner
Mr. Marlon Brandle, Oakland Fire Prevention Bureau
Mr. Rich Hiatt, RWQCB, San Francisco Bay Region
Mr. Craig Hertz, All Environmental

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

November 6, 1992

STID 1585

Alice, Edward, and May Lim
c/o Russell Lim
601 Brush St.
Oakland CA 94607

RE: Former Exxon Station
250-8th St.
Oakland CA 94607

Dear Lim Family,

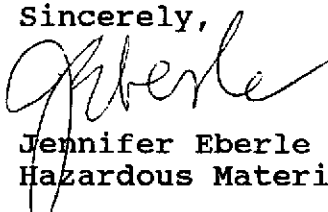
We have received the "Environmental Remediation, Excavation & Disposal Workplan," prepared by All Environmental, Inc., dated 11/1/92, in our office today. The workplan is approved under the following conditions:

1. The Oil & Grease analysis for soil will utilize EPA method 5520 E & F, and for water will utilize EPA method 5520 C & F.
2. A site specific Health & Safety Plan will be submitted and accepted by this agency prior to field activities.
3. Due to the lateral extent of soil contamination onsite, one groundwater monitoring well is not adequate to characterize the groundwater beneath the site. Therefore, a minimum of three groundwater monitoring wells must be installed.

Thank you for your timely consideration of this matter. We appreciate the difficulties you encountered in trying to comply with this agency's requests for site characterization and remediation.

If you have any questions, please contact me at 510-271-4530.

Sincerely,


Jennifer Eberle
Hazardous Materials Specialist

cc: Craig Hertz, All Environmental, Inc., 596 Indian Home Rd.,
Danville CA 94526
Rich Hiett, RWQCB
Ed Howell/File

je 1585-A

ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY

DAVID J. KEARS, Agency Director



EPA Fall

RAFAT A. SHAHID, ASST. AGENCY DIRECTOR

October 21, 1992

STID 1585

Alice, Edward, and May Lim
c/o Russell Lim
601 Brush St.
Oakland CA 94607

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

RE: Former Exxon Station
250-8th St.
Oakland CA 94607

Dear Lim Family,

We have received your written request dated October 14, 1992, for an extension of the deadline for submittal of workplan to February 1, 1993. As you know, we have made past requests for a workplan with deadlines of July 23rd, October 19th and November 1st. There are significant amounts of contamination at this site (up to 10,000 ppm TPH-g, 6,200 ppm benzene, and 440 ppm Oil & Grease). This agency and the Bay Area Air Quality Management District have received several complaints from neighbors regarding gasoline odors.

Since you have already been given the courtesy of previous extensions of a total of six months from the time the tanks were removed (early May), we regret to deny your request for a three month extension to February 1, 1993. However, we will once again extend the deadline for workplan submission by 15 days. Therefore, the remediation workplan is due to this office by **November 15, 1992**; field work must commence by **December 15, 1992**.

Please be advised that this is a formal request for technical reports pursuant to California Water Code Section 13267(b). Please be advised that "no person shall close an underground tank system unless that person . . . demonstrates to the appropriate agency . . . that the site has been investigated to determine if there are any present, or were past releases, and if so, that appropriate corrective or remedial actions have been taken," as per Section 25298 (c) (4) of the California Health & Safety Code, (CH&SC) Division 20, Chapter 6.7. Further, "any operator of an underground tank system shall be liable for a civil penalty of not less than five hundred dollars (\$500) or more than five thousand dollars (\$5,000) for each underground storage tank for each day of violation for. . . failure to properly close an underground tank system," as per Section 25299 (a) (5) of CH&SC, Division 20, Chapter 6.7.

Alice, Edward & May Lim
c/o Russell Lim
STID 1585
Page 2 of 2
October 21, 1992

All work should adhere to a) the Tri-Regional Board Staff Recommendations for Preliminary Evaluation and Investigation of Underground Tank Sites, dated 8/10/90; b) the State Water Resources Control Board LUFT Field Manual; and c) Article 11 of Title 23, California Code of Regulations. Reports and proposals must be submitted **under seal** of a California-Registered Geologist, -Certified Engineering Geologist, or -Registered Civil Engineer. All reports and documents pertaining to this investigation should also be sent to:

Rich Hiett
San Francisco Bay Region
Regional Water Quality Control Board
2101 Webster St., Ste 500
Oakland CA 94612

If you have any questions, please contact me at 510-271-4530.

Sincerely,



Jennifer Eberle
Hazardous Materials Specialist

cc: Craig Hertz, All Environmental, 596 Indian Home Rd.,
Danville CA 94526
Rich Hiett, RWQCB
Ed Howell/File

je

October 14, 1992

Alameda County Health Services Department
Attn: Jennifer Eberle
80 Swan Way, Room 350
Oakland, Ca 94621

Dear Jennifer:

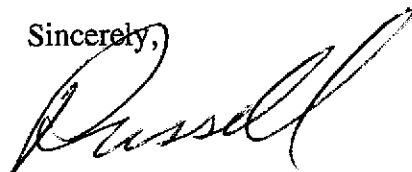
re: **Remediation at 250 8th Street in Oakland, California**
Verbal Extension to November 1, 1992.

I have retained All Environmental, Inc. as my consultant to remediate the site at 250 8th Street in Oakland, California. They have reviewed all documents and prepared a work plan and cost estimate to cover remediation work. Based on this estimate, I need three months to secure the necessary funding to initiate this work.

Please consider this a formal request for a three month extension to February 1, 1993.

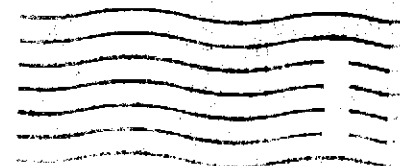
Thank you for your consideration of this request. If you have any questions, please contact Craig Hertz of All Environmental, Inc. at (510) 820-3224.

Sincerely,



Russell Lim

436 11 17116 53



Alameda County Health Services Department
Attn: Jennifer Eberle
80 Swan Way, Room 350
Oakland, CA 94621



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

September 4, 1992

STID 1585

Alice, Edward, and May Lim
c/o Russ Lim
601 Brush St.
Oakland CA 94607

SECOND REQUEST FOR WORKPLAN

RE: Former Exxon Station
250-8th St.
Oakland CA 94607

Dear Lim Family,

The case file for the above referenced site has been reassigned to Jennifer Eberle, Hazardous Materials Specialist. Please forward future correspondence to her attention.

On 5/7/92, J. Eberle of our staff witnessed the removal of 10 underground storage tanks (USTs) by Aqua Science Engineers, Inc. (ASE). A "Project Report," dated 6/1/92, was prepared by ASE. According to this report, up to 10,000 ppm TPH-gasoline, 5,900 ppm TPH-diesel, 440 ppm Oil & Grease, and 6.2 ppm benzene were found in soils at the site. Due to these significant levels, a subsurface investigation, including groundwater monitoring wells, is required at this site. Groundwater monitoring wells are generally installed in a triangular fashion to determine the gradient and the levels of contamination. In addition, the lateral and vertical extent of soil contamination encountered at the numerous locations onsite must be determined.

Therefore, we request that you submit a Work Plan for a subsurface investigation, including groundwater monitoring wells, and a schedule for implementation **within 45 days or by October 19, 1992.**

All reports and proposals must be submitted **under seal** of a California-Registered Geologist, -Certified Engineering Geologist, or -Registered Civil Engineer. All proposals, reports, and analytical results pertaining to this investigation and remediation must be sent both to our office and to:

Rich Hiett
RWQCB, San Francisco Bay Region
2101 Webster St., Suite 500
Oakland CA 94612

Alice, Edward, and May Lim
c/o Russ Lim
STID 1585
Page 2 of 2
September 4, 1992

All work must be performed according to the Leaking Underground Fuel Tank Field Manual, (LUFT Manual), revised 10/89, and the Tri-Regional Board Staff Recommendations for Preliminary Evaluation and Investigation of Underground Storage Tank Sites, revised 8/10/90, as summarized in Appendix A.

Copies of these documents can be obtained from the SFRWQCB data management group at 510-464-1269.

If you have any questions, please contact J. Eberle at 510-271-4320.

Sincerely,

Barney Chan for

Susan Hugo
Senior Hazardous Materials Specialist

cc: Craig Hertz, All Environmental, 596 Indian Home Rd.,
Danville CA 94526
Rich Hiatt, RWQCB
Ed Howell/File

je 1585-A

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



RAFAT A. SHAHID, Assistant Agency Director

June 8, 1992

STID 1585

Alice, Edward, and May Lim
c/o Russ Lim
601 Brush St.
Oakland CA 94607

RE: Former Exxon Station
250-8th St.
Oakland CA 94607

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

Dear Lim Family,

The case file for the above referenced site has been reassigned to Jennifer Eberle, Hazardous Materials Specialist. Please forward future correspondence to her attention.

On 5/7/92, J. Eberle of our staff witnessed the removal of 10 underground storage tanks (USTs) by Aqua Science Engineers, Inc. (ASE). A "Project Report," dated 6/1/92, was prepared by ASE. According to this report, up to 10,000 ppm TPH-gasoline, 5,900 ppm TPH-diesel, 440 ppm Oil & Grease, and 6.2 ppm benzene were found in soils at the site. Due to these significant levels, a subsurface investigation, including groundwater monitoring wells, is required at this site. Groundwater monitoring wells are generally installed in a triangular fashion to determine the gradient and the levels of contamination. In addition, the lateral and vertical extent of soil contamination encountered at the numerous locations onsite must be determined.

Therefore, we request that you submit a Work Plan for a subsurface investigation, including groundwater monitoring wells, and a schedule for implementation **within 45 days or by July 23, 1992.** .

All reports and proposals must be submitted **under seal** of a California-Registered Geologist, -Certified Engineering Geologist, or -Registered Civil Engineer. All proposals, reports, and analytical results pertaining to this investigation and remediation must be sent both to our office and to:

Rich Hiett
RWQCB, San Francisco Bay Region
2101 Webster St., Suite 500
Oakland CA 94612

Alice, Edward, and May Lim
STID 1585
Page 2 of 2
June 8, 1992

All work must be performed according to the Leaking Underground Fuel Tank Field Manual, (LUFT Manual), revised 10/89, and the Tri-Regional Board Staff Recommendations for Preliminary Evaluation and Investigation of Underground Storage Tank Sites, revised 8/10/90, as summarized in Appendix A.

Copies of these documents can be obtained from the SFRWQCB data management group at 510-464-1269.

If you have any questions, please contact J. Eberle at 510-271-4320.

Sincerely,



Susan Hugo
Senior Hazardous Materials Specialist

cc: Craig Hertz, Aqua Science Engineers, 1041 Shary Circle,
Concord CA 94518
Rich Hiatt, RWQCB
File

je

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 HAVE DISTRIBUTED THIS INFORMATION ACCORDING TO THE DISTRIBUTION SHOWN ON THE INSTRUCTION SHEET ON THE BACK PAGE OF THIS FORM.	
REPORT DATE 06/06/92		CASE #		SIGNED: <i>J. Eberle</i> DATE: 6-5-92	
REPORTED BY	NAME OF INDIVIDUAL FILING REPORT Craig Hertz		PHONE (510) 885-6700	SIGNATURE <i>Craig Hertz</i>	
	REPRESENTING <input type="checkbox"/> LOCAL AGENCY <input checked="" type="checkbox"/> OWNER/OPERATOR <input type="checkbox"/> REGIONAL BOARD <input type="checkbox"/> OTHER		COMPANY OR AGENCY NAME Aqua Science Engineers, Inc.		
	ADDRESS 1041 STREET Shary Circle CITY Concord STATE CA ZIP 94518				
RESPONSIBLE PARTY	NAME Alice, Edward, & May Lim <input type="checkbox"/> UNKNOWN		CONTACT PERSON Russ Lim		PHONE (510) 452-3456
	ADDRESS 250 STREET 8th Street CITY Oakland STATE CA ZIP 94607				
SITE LOCATION	FACILITY NAME (IF APPLICABLE)		OPERATOR		PHONE ()
	ADDRESS 250 STREET 8th Street CITY Oakland COUNTY Alameda ZIP 94607				
	CROSS STREET Alice Street				
IMPLEMENTING AGENCIES	LOCAL AGENCY Alameda County Health Services Dept.		CONTACT PERSON Jennifer Eberle		PHONE (510) 271-4530
	REGIONAL BOARD San Francisco Bay Region 2		CONTACT PERSON Rich Hielt		PHONE (510) 464-1255
SUBSTANCES INVOLVED	(1) NAME QUANTITY LOST (GALLONS) Gasoline/BTEX/Diesel/Lead/Oil & Grease/Chromium/Nickel/Zinc/Tetrachloroethene UNKNOWN				<input checked="" type="checkbox"/> UNKNOWN
	(2)				
DISCOVERY/ABATEMENT	DATE DISCOVERED 06/05/92		HOW DISCOVERED <input type="checkbox"/> INVENTORY CONTROL <input type="checkbox"/> SUBSURFACE MONITORING <input type="checkbox"/> NUISANCE CONDITIONS <input type="checkbox"/> TANK TEST <input checked="" type="checkbox"/> TANK REMOVAL <input type="checkbox"/> OTHER		
	DATE DISCHARGE BEGAN UNKNOWN		METHOD USED TO STOP DISCHARGE (CHECK ALL THAT APPLY) <input checked="" type="checkbox"/> REMOVE CONTENTS <input checked="" type="checkbox"/> CLOSE TANK & REMOVE <input type="checkbox"/> REPAIR PIPING <input type="checkbox"/> REPAIR TANK <input type="checkbox"/> CLOSE TANK & FILL IN PLACE <input type="checkbox"/> CHANGE PROCEDURE <input type="checkbox"/> REPLACE TANK <input type="checkbox"/> OTHER		
	HAS DISCHARGE BEEN STOPPED? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO IF YES, DATE 06/05/92				
SOURCE/CAUSE	SOURCE OF DISCHARGE <input checked="" type="checkbox"/> TANK LEAK <input type="checkbox"/> UNKNOWN <input type="checkbox"/> PIPING LEAK <input type="checkbox"/> OTHER		CAUSE(S) <input checked="" type="checkbox"/> OVERFILL <input type="checkbox"/> RUPTURE/FAILURE <input type="checkbox"/> SPILL <input checked="" type="checkbox"/> CORROSION <input type="checkbox"/> UNKNOWN <input type="checkbox"/> OTHER		
	CHECK ONE ONLY <input type="checkbox"/> UNDETERMINED <input checked="" type="checkbox"/> SOIL ONLY <input checked="" 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 checked="" type="checkbox"/> LEAK BEING CONFIRMED <input 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				
	CHECK APPROPRIATE ACTION(S) <input type="checkbox"/> CAP SITE (CD) <input checked="" 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 checked="" type="checkbox"/> EXCAVATE & TREAT (ET) <input type="checkbox"/> PUMP & TREAT GROUNDWATER (GT) <input type="checkbox"/> REPLACE SUPPLY (RS) <input checked="" 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 type="checkbox"/> OTHER (OT)				
COMMENTS	The appropriate remedial action has not been determined. We will initiate an investigation phase that includes soil borings at the request of the client.				
	Up to 10,000 ppm TPH-g, 5,900 ppm TPH-d, & 6,200 ppm Benzene in soils.				

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 # _____ Site Name Lim/Former Exxon Today's Date 5/7/92

Site Address 250-8th St.

City Oakland Zip 94607 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

Page 1 of 3

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

Comments: 10 USTs to be removed. Tanks A to J. Steve Hallert from OFD on site.

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)

II.B ACUTELY HAZ MATLS

- 10. Registration Form Filed 25533(a)
- 11. Form Complete 25533(b)
- 12. RMPP Contents 25534(c)
- 13. Implement Sch. Rec'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

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 |
| | Semi-annual groundwater |
| | One time soils |
| | 3) Daily Vadose |
| | One time soils |
| | Annual tank test |
| | 4) Monthly Groundwater |
| | One time soils |
| 5) Daily Inventory | |
| Annual tank testing | |
| Cont pipe leak det | |
| Vadose/groundwater 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 _____ | |
| New Tanks | <input type="checkbox"/> 7. Precls 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 | |
| <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: _____ | |

Tank D: 2,000 gal diesel - greenish soil in pit. No obvious holes in tank. No corrosion on tank. Steel tank.

HW Manifest # 90648283 + # 90648286

Tank C: 2,000 gal gas - greenish soil at fill end of pit. No obvious holes or corrosion on (steel) tank.

Tank B: 2,000 gal gas - greenish soil at fill end of pit. No apparent holes or corrosion on (steel) tank.

Tank A: 2,000 gal gas - greenish soil at fill end of pit. No apparent holes or corrosion on (steel) tank.

GAS ODOR IN THE PIT

II, III

Contact: Craig Hertz
 Title: Proj. Eng.
 Signature: CH

Inspector: J. Eberle
 Signature: J. Eberle

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 # _____ Site Name Lim/Former Exxon Today Date 5/7/92

Site Address 250-8th St.
 City Oakland Zip 94607 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

Page 3 of 3

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

Comments:

X Tank J - 10,000-gal gas UST. Odor in pit, slight rusting, + some pitting on bottom. Holes on seam of bottom

SAMPLES:

- Tank # 5 Tank E - one sample in center at 7'
- # 9 Tank I - 2 samples at 12' (NE + SW)
- # 10 Tank J - 2 samples at 13' (NW + SE)
- # 1 Tank A - 2 samples at 11' (NE + SW)
- # 2 Tank B - 2 samples at 11' (NE + SW)
- # 3 Tank C - 2 samples at 11' (NE + SW)
- # 4 Tank D - 2 samples at 11' (NE + SW)
- # 6 Tank F - 1 sample at 9' (water was gone)
- # 7 Tank G - 1 sample at 9' (gas odor in this pit)
- # 8 Tank H - 1 sample at 9'

Disp. N + Disp. W - 1 sample under each dispenser island.

Stockpiles K, L, M, N, + O (4 samples composited into 1 for each pile)

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)

II.B ACUTELY HAZ. MAT'L S

- 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

III. UNDERGROUND TANKS (Title 23)

- General**
- 1. Permit Application 25284 (H&S)
- 2. Pipeline Leak Detection 25292 (H&S)
- 3. Records Maintenance 2712
- 4. Release Report 2651
- 5. Closure Plans 2670
- 6. Method
- 1) Monthly Test
- 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
- Monitoring for Existing Tanks**
- 11. Monitor Plan 2632
- 12. Access. Secure 2634
- 13. Plans Submit 2711
- Date: _____
- 14. As Built 2635
- Date: _____
- New Tanks**

Contact: Craig Hertz
 Title: Prot Eng
 Signature: [Signature]

Inspector: J. Eberle
 Signature: [Signature]

II, III

Project Specialist (print) SUSAN L. HUGG

**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) 674-7237

These plans have been reviewed and found to be acceptable and capable of meeting the requirements of State and local health laws. Changes to your plans indicated by this Department are to assure compliance with State and local laws. The project proposed herein is now cleared for issuance of any required permits or plans for construction.

One copy of these approved plans must be on the job and available to all contractors and craftsmen involved with the removal.

Any changes or alterations of these plans or specifications must be submitted to this Department and to the Fire and Building Department for their consent to determine if such changes meet the requirements of State and local laws. Notify this Department at least 48 hours prior to the following required inspections:

- Removal of Tank and Piping
- Sampling
- Final Inspection

Issuance of a permit to operate is dependent on compliance with accepted plans and all applicable laws and regulations.

THIS IS A FINANCIAL PENALTY FOR NOT OBTAINING THESE INSPECTIONS.

*Please note change made on page #45
Susan L. Hugg
4/1/92*

UNDERGROUND TANK CLOSURE PLAN

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

1. Business Name Mandarin Auto Service
Business Owner Alice Lim, Edward Lim, and May Lim
 2. Site Address 250 8th Street
City Oakland Zip 94607 Phone (510) 452-3456
 3. Mailing Address 250 8th Street
City Oakland Zip 94607 Phone (510) 452-3456
 4. Land Owner Alice Lim, Edward Lim, and May Lim
Address 250 8th Street City, State Oakland, CA Zip 94607
 5. Generator name under which tank will be manifested Alice Lim, Edward Lim, and May Lim
- EPA I.D. No. under which tank will be manifested CAC000678456

6. Contractor Aqua Science Engineers, Inc.
Address 1041 Shary Circle
City Concord, CA Phone (510) 685-6700
License Type A ID# 487000

7. Consultant Aqua Science Engineers, Inc.
Address 1041 Shary Circle
City Concord, CA Phone (510) 685-6700

8. Contact Person for Investigation
Name Craig Hertz Title Project Engineer
Phone (510) 685-6700

9. Number of tanks being closed under this plan 10
Length of piping being removed under this plan Less than 20' per tank
Total number of tanks at facility 10

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 Waste Oil Recovery EPA I.D. No. CAD000626515
Hauler License No. DOHS - 843
Cal Pud-106399 License Exp. Date 4/92
Address 6401 Leona Street
City Oakland State CA Zip 94605

b) Product/Residual Sludge/Rinsate Disposal Site

Name Demunno Kerdoon EPA I.D. No. CAT080013352
Address 2000 N. Alameda
City Compton State CA Zip 90221

c) Tank and Piping Transporter

Name Erickson, Inc. EPA I.D. No. CAD009466392
Hauler License No. 0019 License Exp. Date 5/92
Address 255 Parr Blvd.
City Richmond State CA Zip 94801

d) Tank and Piping Disposal Site

Name Erickson, Inc. EPA I.D. No. CAD009466392
Address 255 Parr Blvd.
City Richmond State CA Zip 94801

11. Experienced Sample Collector

Name Craig Hertz
Company Aqua Science Engineers, Inc.
Address 1041 Shary Circle
City Concord State CA Zip 94518 Phone (510) 685-6700

12. Laboratory

Name Chromalab, Inc.
Address 2239 Omega Rd, #1
City San Ramon State CA Zip 94583
State Certification No. E-694

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

If yes, describe. _____

14. Describe method to be used for rendering tank inert

Tanks will be inerted by introducing dry ice into the tank at a rate of at least 1.5 lbs of dry ice per 100 gallons of tank volume. LEL will be checked prior to actual tank pull.

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 (gallons)	Use History (see instructions)		
(1) 10,000	Gasoline	Soil	2 feet below tank
(1) 5,000	Diesel	Soil	2 feet below tank
(3) 2,000	Gasoline	Soil	2 feet below tank
(1) 2,000	Diesel	Soil	2 feet below tank
(3) 500	Gasoline	Soil	2 feet below tank
(1) 250	Waste Oil	Soil	2 feet below tank
		<i>groundwater sample must be collected if present</i>	<i>one soil sample must be collected from each end of the tank, no deeper than 2 ft. at tank bottom.</i>

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.

18. Submit Worker's Compensation Certificate copy

Name of Insurer Ohio Casualty Group

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) Aqua Science Engineers, Inc.

Signature *Craig Hertz*

Date March 18, 1992

Signature of Site Owner or Operator

Name (please type) Russell Lip

Signature *[Signature]*

Date March 18, 1992

OFFICE AND
CAR REPAIR
BUILDING

J
10,000 GAL.
GASOLINE UST

I
5,000 GAL.
DIESEL UST

500 GAL.
WASTE OIL
UST
E

2,000 GAL.
GASOLINE
UST
(fill
ends)

A
B
C
D

Disp.
W.

Disp.
N

8 TH
STREET

2,000 GAL.
DIESEL UST

F
G
H

500 GAL.
GASOLINE (fill
end)
UST

4-2,000 tanks

SIDE WALK

ALICE STREET



= PRESUMED TANK LOCATION

SCALE: 1" = 20'

AQUA SCIENCE ENGINEERS, INC
Plotplan for UST Removal
at
250 8th Street
Oakland, California 94607



HEALTH & SAFETY PLAN

for the

Alice, Edward and May Lim Jobsite
250 8th Street
Oakland, CA 94607

prepared by

Aqua Science Engineers, Inc.
1041 Shary Circle
Concord, CA 94518
1 (800) 678-9391

AQUA SCIENCE ENGINEERS, INC.
HEALTH & SAFETY PLAN
for the
ALICE, EDWARD, AND MAY JOBSITE

A. GENERAL DESCRIPTION

Site: 250 8TH STREET, OAKLAND, CA 94607

Work Scope: AQUA SCIENCE ENGINEERS WILL REMOVE 1-250 GALLON WASTE OIL UNDERGROUND STORAGE TANK, 3-500 GALLON GASOLINE UNDERGROUND STORAGE TANKS, 1-2,000 GALLON DIESEL UNDERGROUND STORAGE TANK, 3-2,000 GALLON GASOLINE UNDERGROUND STORAGE TANKS, 1-5,000 GALLON DIESEL UNDERGROUND STORAGE TANK AND 1-10,000 GALLON GASOLINE UNDERGROUND STORAGE TANK. AQUA SCIENCE ENGINEERS WILL REMOVE AND STOCKPILE ALL SOIL FROM THE EXCAVATION; SAMPLE THE NATIVE MATERIAL BENEATH THE TANK END LOCATIONS IN THE EXCAVATION PIT; HAVE ANALYTICAL RUN ON THE SAMPLES; BACKFILL AND RESURFACE THE EXCAVATION TO MATCH SURROUNDING CONDITIONS; CREATE A REPORT OF FINDINGS AND ACTIVITY INVOLVING THE TANK REMOVAL.

SAFETY POLICY:

This Health and Safety Plan is written specifically for the Alice, Edward and May Lim jobsite, located at 250 8th Street in Oakland, California. All persons on site will follow OSHA safe operating practices as outlined in 29 CFR 1910 and 1926, as well as established guidelines from their respective companies or organizations.

Plan Prepared by: Craig Hertz Date: 03/18/92

Plan Approved by: Craig Hertz Date: 03/18/92

Proposed Start Date: April 1, 1992

Background Review Done? Complete:
Preliminary:

Overall Hazard Level: Serious: Low: XXX
Moderate: Unknown:

Project Organization:
Site Manager for A.S.E.: Steve Dehope
A.S.E. Safety Officer: Craig Hertz
Other A.S.E Personnel: David Prull

B. SITE/WASTE CHARACTERISTICS

Waste Type(s): SOLID: Tank body is considered hazardous waste
LIQUID: Fuel residuals remain within the tank body

Characteristics: GASOLINE, DIESEL AND WASTE OIL RESIDUALS,
COMBUSTIBLE, TOXIC

Site Parameter: THE EXCAVATION PIT AS WELL AS ANY STOCKPILED
MATERIAL ARE IDENTIFIED AS EXCLUSION ZONES. A
MINIMUM BOUNDARY OF THREE FEET SURROUNDING
BOTH IS TO BE MAINTAINED IN AS MUCH AS IS
POSSIBLE.

C. HAZARD EVALUATION

CHEMICAL HAZARDS

Potential chemical hazards include skin and eye contact or inhalation exposure to potentially toxic concentrations of hydrocarbon vapors. The potential toxic compounds that may exist at the site are listed below, with descriptions of specific health effects of each. The list includes the primary potential toxic constituents of gasoline.

(excerpted from NIOSH Pocket Guide to Chemical Hazards, June 1990).

1. BENZENE

- a. Colorless, clear, highly flammable liquid with characteristic odor.
- b. High exposure levels may cause acute restlessness, convulsions, depression, respiratory failure. BENZENE IS A SUSPECTED CARCINOGEN.
- c. Permissible exposure level (PEL) for a time weighted average (TWA) over an eight hour period is 1.0 ppm.

2. TOLUENE

- a. Colorless liquid with a benzene-like odor.
- b. High exposure levels may cause fatigue, euphoria, confusion, dizziness. TOLUENE IS LESS TOXIC THEN BENZENE.
- c. PEL for a ten hour TWA is 100 ppm.

3. XYLENE

- a. Colorless, flammable liquid with aromatic odors.
- b. high exposure levels may case dizziness, drowsiness, narcosis.
- c. PEL for a ten hour TWA is 100 ppm.

4. ETHYLBENZENE

- a. Clear, colorless, highly flammable liquid with characteristic odor.
- b. High exposure levels may cause irritation to skin, nose and throat, dizziness, constriction in chest, loss of consciousness, respiratory failure.
- c. PEL for an eight hour TWA is 100 ppm.

5. LEAD

(Lead Arsenate)

- a. Odorless, colorless solid with properties that vary depending upon specific compounds.
- b. High exposure levels may cause nausea, diarrhea, inflamed mucous membranes, abdominal pains, weakness. LEAD IS A SUSPECTED CARCINOGEN.
- c. PEL for an eight hour TWA is .05 milligrams per cubic meter (airborne).

ALL SUBSTANCES AS THEY EXIST ON SITE ARE EXPECTED TO BE STABLE

Site Status: ACTIVE: XXX INACTIVE:

Site History: THE SITE IS CURRENTLY AN ABANDONED GAS STATION

PHYSICAL HAZARDS

Under no circumstances will anyone enter the excavation pit or climb on any excavated material piles. Personnel shall maintain the maximum distance possible from the pit while performing their activities. Other on-site hazards include physical injuries due to the proximity of workers to engine-driven heavy equipment and tools. Heavy equipment used during excavation may include a backhoe or other equipment as part of soil removal and subsequent backfilling operations. Only trained personnel will operate machines, tools and equipment; all will be kept clean and in good repair. Minimum safety apparel required around heavy equipment will include a hardhat and steel-toed boots. The parameter of the excavation may be shored and/or sloped to create acceptable stable walls for personnel entry if needed. ALL WORK WILL BE PERFORMED IN ACCORDANCE WITH OSHA GUIDELINES.

Inspections of the excavation, the adjacent areas, and protective systems are to be made by a qualified person while personnel are on site. Attention will be made to note if any evidence of potential cave-in exists.

HAVE AT LEAST ONE DRY CHEMICAL MODEL PA-200 A-B-C FIRE
EXTINGUISHER PRESENT.

LEVEL OF PROTECTION

A Contamination Reduction Zone (CRZ) will be maintained and adjusted as work proceeds and moves around the site. The workers on site will wear level 'D' protective clothing. (This protection level may be upgraded after on-site conclusions of data are completed). THE LEVEL OF PROTECTION FOR PERSONNEL WORKING IN THE AREA WILL BE UPGRADED IF; the organic vapor levels in the operator's breathing zone exceeds 5 ppm above background levels continuously for more than five minutes. In this event, personnel protective equipment will include full face respirators with double-cartridge filters for organic vapors and particulates, in addition to hardhat, steel-toed boots and coveralls. Excavation will cease, equipment shutdown, and personnel will withdraw from the area if either 1.) the organic concentration in the operator's breathing zone exceeds 200 ppm for 5 minutes or 2.) the organic vapor concentration two feet above the excavation exceeds 2,000 ppm or 25% of the lower explosive limit. If work proceeds in an environment where organic vapor concentrations exceed 200 ppm, a self contained breathing apparatus or airline respirator will be utilized by the personnel.

Levels of Protective Clothing are defined on the following pages as described in the "EPA Standard Operating Safety Guidelines":

LEVEL A PROTECTION

Components:

- 1.) Pressure-demand, supplied air respirator that is MSHA and NIOSH approved. Respirators may be pressure demand, self contained breathing apparatus (SCBA), or pressure demand, airline respirator with an escape bottle for atmospheres with an extreme IDLH.
- 2.) Fully encapsulating chemical resistant suit.
- 3.) Inner, chemical resistant gloves.
- 4.) Disposable gloves and boot covers, worn over the fully encapsulating suit.
- 5.) 2-way radio communications is highly recommended.

LEVEL B PROTECTION

Components:

- 1.) Pressure-demand, supplied air respirator that is MSHA and NIOSH approved. Respirators may be pressure demand, self contained breathing apparatus (SCBA), or pressure demand, airline respirator with an escape bottle for atmospheres with an extreme IDLH.
- 2.) Chemical resistant clothing which includes overalls and long sleeved jacket or, hooded one or two piece chemical splash suit or disposable chemical resistant one piece suit..
- 3.) Outer chemical resistant gloves.
- 4.) Inner chemical resistant gloves.
- 5.) Chemical resistant, steel toed and shank boots.
- 6.) Disposable chemical resistant boot covers.
- 7.) Hardhat.
- 8.) 2-way radio communications is highly recommended.

LEVEL C PROTECTION

Components:

- 1.) Air purifying respirator, full face, with twin cartridge or cannister equipped filters, that are MSHA and NIOSH approved.
- 2.) Chemical resistant clothing which includes coveralls or, hooded one-piece or two-piece chemical splash suit or chemical resistant hood and apron; disposable chemical resistant coveralls.
- 3.) Outer chemical resistant gloves.
- 4.) Inner chemical resistant gloves.
- 5.) Chemical resistant, steel toed and shank boots.
- 6.) Disposable chemical resistant boot covers.
- 7.) Hardhat.
- 8.) 2-way radio communications is recommended.

LEVEL D PROTECTION

Components:

- 1.) Coveralls.
- 2.) Gloves.
- 3.) Leather boots, shoes or chemical resistant, with steel toe and shank.
- 4.) Safety glasses or chemical splash goggles.
- 5.) Hardhat or face shield.

COMBUSTIBLE GAS AND ORGANIC VAPOR MONITORING

Site personnel will monitor ambient levels of combustible gas vapors using a Thermo Environmental Instruments model 580A or a Gastech model GX-88 OVM. Volatile organic vapor levels greater than 5 ppm above background levels in the hot zone are not anticipated. If the OVM measurements do not decrease below 5 ppm, level 'C' protection will be required. The site Project Manager will be notified if organic vapor levels in the air samples exceed ambient concentrations.

A wetting agent or some form of dust control is recommended to reduce the airborne dust level and subsequent particulate hazard. HEPA respirator cartridges are also recommended as needed.

SITE ENTRY PROCEDURES

Any personnel entering the site will observe all conditions set forth by the owner of the property, including vehicle travel speeds, restricted areas and conduct. Eating, drinking, smoking and other practices which increase the probability of hand-to-mouth transfer of contamination is prohibited in the work zone. All field personnel will be instructed to thoroughly wash their hands and face upon leaving the work area for breaks or cessation of day's activities. A first aid kit and at least one 20 pound A-B-C fire extinguisher will be available at the site.

DECONTAMINATION PROCEDURES

If required, equipment and personnel decontamination areas will be designated by the Project manager at the start of the project. To prevent the transfer of contamination from the work site into clean areas, all tools will be cleaned adequately prior to final removal from the work zone. Protective clothing such as Tyvek coveralls, latex gloves, boot covers, etc. will be changed on a daily basis or at the discretion of the Project Manager on site. All disposable protective clothing will be put into plastic bags and disposed of in a proper manner. All respirator cartridges will be discarded and replaced with fresh units on a daily basis, disposal will be in the same manner as the protective clothing. Excavated soils will be stockpiled in an area designated by the Work Plan, until chemical analysis has been performed on representative samples.

In the event of a medical emergency, the injured party will be taken through decontamination procedures, if possible. However, the procedures may be omitted when it may aggravate or cause further harm to the injured party. member of the work team will accompany the injured party to the medical facility to advise on matters concerning chemical exposure. The injured person will not transport themselves to a medical facility under any circumstance.

Personnel Protection Level will be Level 'D'. Protective clothing levels may be upgraded in the event that on site conclusions determine a greater than anticipated danger to personnel.

SPECIAL CONDITIONS

Site Entry: NORMAL, NO SPECIAL CONDITIONS

Personnel and Equipment Decontamination:

IF REQUIRED, PERSONNEL AND EQUIPMENT WILL BE DECONTAMINATED A PER USEPA STANDARD OPERATING SAFETY GUIDELINES A SMALLER MODIFIED DECONTAMINATION LINE MAY BE USED DUE TO SPACE RESTRICTIONS.

Work Limitations (time, weather):

NONE ARE ANTICIPATED, HOWEVER, PERSONNEL WORKING ON SITE MAY EXPERIENCE ELEVATED TEMPERATURES DURING THE WORK DAY. IN THE EVENT THAT AMBIENT TEMPERATURES REACH OR EXCEED 80 DEGREES FAHRENHEIT, THE FOLLOWING GUIDELINES ARE RECOMMENDED.

1. Periods of work should be reduced to no less than one hour time frames and separated by breaks intended to reduce personnel stress due to reduced natural ventilation from wearing protective clothing.

2. All personnel wearing level C protective clothing or greater, will be subject to medical monitoring of body temperature after work periods, by the following guidelines;

a. Heart Rate (HR) should be measured by counting the radial pulse rate for 30 seconds and doubling count for the correct pulse rate. This should be done as early as possible in the resting period. The HR at the beginning of the rest period should not exceed 110 beats per minute. If the HR is higher, the next work period should be shortened by 10 minutes, while the length of the rest period remains the same. If the HR is 100 beats per minute at the beginning of the next rest period, the following work period should be shortened by an additional 10 minutes.

b. Body temperatures should be measured orally with a clinical thermometer as soon as possible in each resting period. Oral Temperatures (OT) should not exceed 99 degrees Fahrenheit. If it does, the next work period should be reduced by 10 minutes while the length of the resting period remains the same. If the OT exceeds 99 degrees Fahrenheit at the beginning of the next work period, the following work period should be reduced by an additional 10 minutes. OT should be measured at the end of each rest period to ensure that the body's temperature has dropped below 99 degrees Fahrenheit.

Body Water Loss (BWL) from sweating, could result in dehydration and further complications and stress on personnel working in protective clothing under adverse weather conditions. It is strongly recommended that plenty of stress relief beverages be available on site to replace body fluids. Commercial drink mixes that provide electrolyte balancing solutions or water are adequate for replacing body fluids.

Alternate methods of heat stress reduction can be made available such as,

- Portable showers or hose-down facilities,
- Shelter cover to protect against direct sunlight,
- Rotating teams of personnel wearing protective clothing,
- Performing extremely arduous tasks early in the workday.

EMERGENCY INFORMATION

In the event of an injury or suspected chemical exposure, the first responsibility of the project Manager will be to prevent any further injury. This objective will normally require an immediate stop to work until the situation is remedied. The Project Manager may order the evacuation of the work party. Other primary responsibilities in the event of an accident will be the first aid and decontamination of the injured team member(s). The injured party will be moved to a designated safe area and initial first aid will be rendered.

Employees are asked to make every effort and take personnel responsibility to prevent accidents involving machinery or any other aspect of the job, either by individual action or by notifying the Project Manager immediately of any unsafe condition that may exist.

In the event of an unexpected hazardous material discovery on site, the following actions will be taken by any employee involved;

1. The person having uncovered the unexpected material will notify the Project Manager and other workers of the danger. The site will be cleared of personnel if deemed necessary by the Project Manager. If site evacuation is required, appropriate local agencies such as the Fire Department or Health Department will be notified as well.
2. Immediate action will be taken to contain the hazardous material, provided the workers involved are properly attired with adequate protective clothing to avoid exposure.
3. Proper containment procedures will be determined for the hazardous material encountered prior to cleanup commencing. All personnel involved in the containment effort will be properly protected to prevent exposure. Backup personnel will be similarly protected while monitoring the work being done for any additional dangers.
4. The container(s) will be staged on site, away from the major activity areas and in such a way that if loss of containment occurs, the material will be withheld from further spread by a secondary containment berm or vessel.
5. The owner or agent controller of the property will be notified promptly of the incident and will be apprised as to the options available for proper disposal.

ACUTE EXPOSURE SYMPTOMS AND FIRST AID

<u>EXPOSURE ROUTE</u>	<u>SYMPTOMS</u>	<u>FIRST AID</u>
Skin	Dermatitis, itching redness, swelling	Wash immediately with soap and water contact ambulance if evacuation is needed.
Eyes	Irritation, watering	Flush with water, transport directly to emergency room, if necessary.
Inhalation	Vertigo, tremors	Move person to fresh air, cover source of exposure.
Ingestion	Nausea, vomiting	Call Poison Control Center, DO NOT <u>INDUCE VOMITING</u> , transport to medical facility.

Local Resources:

HEALTH AND SAFETY CONTACT FOR ASE:

CRAIG H. HERTZ
Office: (800) 678-9391

Ambulance |
Police | : 911
Fire |

POISON CONTROL: SF (415) 476-6600
SJ (800) 798-0720

Emergency Route to nearest Medical Facility:

Exit site SOUTH on ALICE ST.
LEFT on 7th Street
7th St turns into E. 8th Street
Continue to 14th Street
LEFT on 14th Street
LEFT on E. 31st Street
LEFT into Highland Hospital

HOSPITAL IS BETWEEN 14TH STREET AND VALLECITO PLACE

Hospital: - HIGHLAND HOSPITAL
1411 E. 31ST STREET IN OAKLAND

437-4555

AQUA SCIENCE ENGINEERS

signature page for the

Alice, Edward, and May Lim Jobsite

The below signed personnel have read this plan, understand
it's content, and agree to follow the guidelines set forth.

<u>Name (print)</u>	<u>Project Assignment</u>	<u>Signature</u>	<u>Date</u>
---------------------	---------------------------	------------------	-------------

ACORD CERTIFICATE OF INSURANCE

ISSUE DATE 06/04/91

PRODUCER
 CAL-BAY INSURANCE SERVICES
 103 Town & Country Drive
 Suite M
 Danville, Calif. 94526

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW

COMPANIES AFFORDING COVERAGE

DOCE SUB-CODE

COMPANY LETTER A TransAtlantic Insurance Co.

COMPANY LETTER B Ohio Casualty Group

INSURED
 Aqua Science Engineers, Inc
 P.O. Box 535
 San Ramon, CA
 94583

COMPANY LETTER C
 COMPANY LETTER D
 COMPANY LETTER E

==== COVERAGES =====

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE 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. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

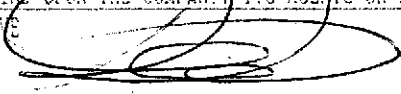
CO	TYPE OF INSURANCE	POLICY NUMBER	POLICY EFF. DATE	POLICY EXP. DATE	ALL LIMITS IN THOUSANDS	
A	GENERAL LIABILITY	TCGL 5691 6211	06/01/91	06/01/92	GENERAL AGGREGATE	\$ 1,000,
	<input checked="" type="checkbox"/> Commercial General Liability				PRODUCTS-COMP/OPS AGGREGATE	\$ 1,000,
	<input type="checkbox"/> Claims Made <input checked="" type="checkbox"/> Occur.				PERSONAL & ADVERTISING INJURY	\$ 1,000,
	Owner's & Contractor's Prot.				EACH OCCURRENCE	\$ 1,000,
					FIRE DAMAGE (Any one fire)	\$ 50,
					MEDICAL EXPENSE (Any one person)	\$
B	AUTOMOBILE LIABILITY	BAW 50 39 90 15	06/01/91	06/01/92	COMBINED	\$ 1,000,
	Any Auto				SINGLE LIMIT	\$
	All Owned Autos				BODILY INJURY	\$
	<input checked="" type="checkbox"/> Scheduled Autos				(Per person)	\$
	<input checked="" type="checkbox"/> Hired Autos				BODILY INJURY	\$
<input checked="" type="checkbox"/> Non-Owned Autos	(Per accident)	\$				
	Garage Liability	PROPERTY DAMAGE	\$			
	EXCESS LIABILITY				EACH OCCURRENCE	AGGREGATE
	Other Than Umbrella Form				\$	\$
	WORKER'S COMPENSATION AND EMPLOYERS' LIABILITY				STATUTORY	
					\$ (EACH ACCIDENT)	
					\$ (DISEASES-POLICY LIMIT)	
					\$ (DISEASES-EACH EMPLOYEE)	
	OTHER					

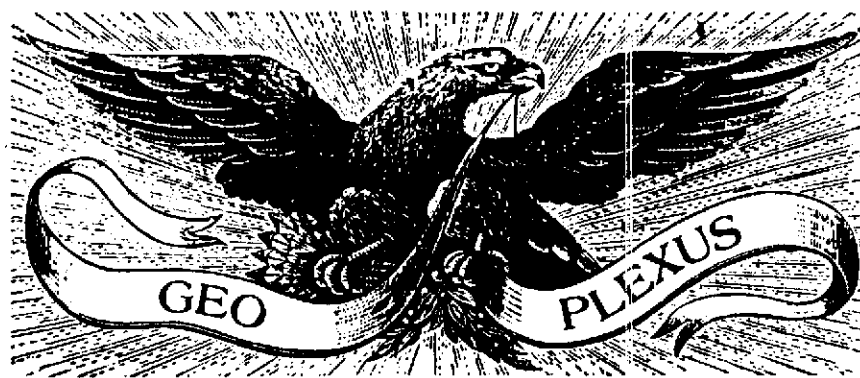
DESCRIPTION OF OPERATIONS/LOCATIONS/VEHICLES/SPECIAL ITEMS

==== CERTIFICATE HOLDER ===== CANCELLATION =====

Hogue Equipment Company
 8136 Enterprise Avenue
 Newark, CA 94560

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, THE ISSUING COMPANY WILL ENDEAVOR TO MAIL 30 DAYS WRITTEN NOTICE TO THE CERTIFICATE HOLDER NAMED TO THE LEFT, BUT FAILURE TO MAIL SUCH NOTICE SHALL IMPOSE NO OBLIGATION OR LIABILITY OF ANY KIND UPON THE COMPANY, ITS AGENTS OR REPRESENTATIVES.

AUTHORIZED REPRESENTATIVE 




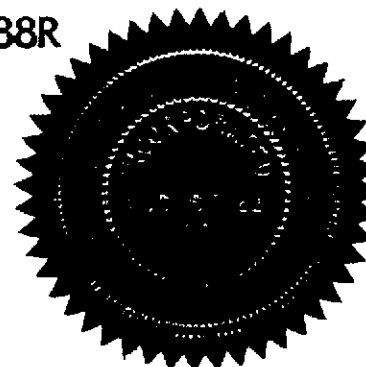
STEVE DeHOPE

SUCCESSFULLY COMPLETED THE 8 HOUR REFRESHER REQUIREMENTS FOR
HAZARDOUS WASTE OPERATIONS AND EMERGENCY RESPONSE UNDER
FED OSHA 29 CFR 1910.120 AND CAL OSHA TITLE 8 GISO 5192

ON THIS SEVENTH DAY OF FEBRUARY 1992

GEO PLEXUS, INC. CERTIFICATION #1188R


JAY JAMALI
TRAINING DIRECTOR



GeoPlexus, Inc.

C E R T I F I C A T E

This is to certify that:

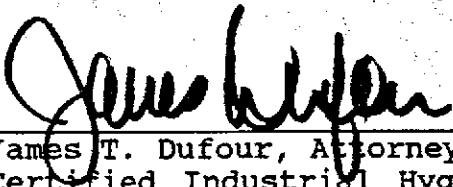
STEVE W DeHOPE

has received training as specified in the OSHA Hazardous Waste Operations and Emergency Response Standard [29 CFR 1910.120(e)] consistent with the function and responsibilities of:

Investigation and Remedial Actions at
Hazardous Waste Sites

This training level has been achieved by a combination of on-the-job training, work experience, prior safety training, and satisfactory completion of a comprehensive training program under my direction. This is the equivalent of 40 hours of initial and three days of supervised, actual field experience.

10/03/88
DATE


James T. Dufour, Attorney at Law
Certified Industrial Hygienist
American Board of Industrial
Hygiene Certificate No. 1068

Certificate

This is to certify that:

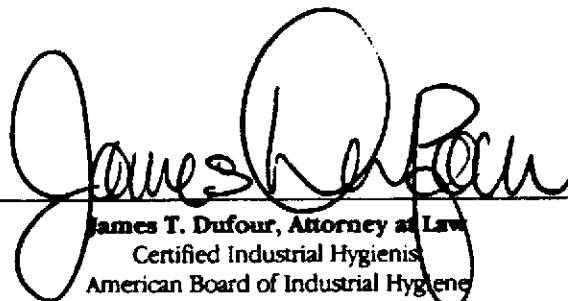
RANDY WOLFE

has received eight hours of training as specified in the OSHA Hazardous Waste Operations and Emergency Response Standard [29 CFR 1910.120(e)] consistent with the function and responsibilities of:

**Supervising Operations
at Hazardous Waste Sites**

JULY 9, 1990

Date


James T. Dufour, Attorney at Law
Certified Industrial Hygienist
American Board of Industrial Hygiene
Certificate No. 1068

Certificate of Award

THIS CERTIFIES THAT


1431R

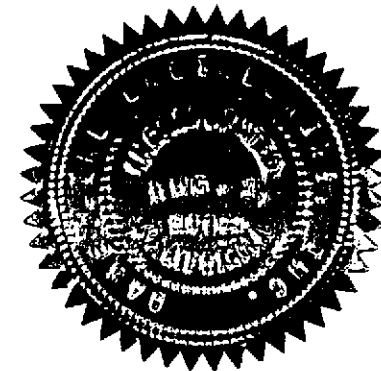
DAVE PRULL

successfully completed the **8 HOUR ANNUAL REFRESHER** requirements
listed under OSHA Regulation 29 CFR 1910.120
HAZARDOUS WASTE OPERATIONS AND EMERGENCY RESPONSE

this fifteenth day of May 1991

Provided by
Geo Line Safety Services
1940 The Alameda
San Jose, California


Richard S. Brentz, CIH
Course Leader



Geo Line
Safety
Services

ALAMEDA COUNTY HAZARDOUS MATERIALS DIVISION
Acknowledgement of Refund Recipient for Site Account

DEPOSITOR FILLS OUT PER SITE

-- REQUIRED --

The depositor will use this form to acknowledge that the property owner or his or her designee will receive any refund due at the completion of all deposit/refund projects at the site listed below.

SITE NUMBER/ADDRESS:

REFUND RECIPIENT-PROPERTY OWNER

Site Number

Aqua Science Engineers, Inc.

Company Name

Owner's Name

1041 Shary Circle

Street Address

Owner's Address

Concord 94518

City

Zip Code

Owner's City

State

Zip

I have read the description of the project Deposit/Refund Procedure, and have had an opportunity to ask questions about it. I understand that regardless of who deposits money into the site account, any deposit money remaining at the completion of all projects being conducted at this site will be refunded solely to the property owner or his or her designee.

Craig Hertz

Signature of Depositor

4/1/92

Date

Aqua Science Engineers, Inc.

Depositor Name

Company Name

1041 Shary Circle

Street Address

Concord, Ca 94518

City / Zip

**ALAMEDA COUNTY HAZARDOUS MATERIALS DIVISION
Declaration of Site Account Refund Recipient**

SITE OWNER FILLS OUT PER SITE
-- OPTIONAL --

The property owner will use this form to designate someone other than him- or her- self to receive any refund due at the completion of all deposit/refund projects at the site listed below. In the absence of this form, the property owner will receive any refund. Only one person at any one time may be designated to receive any refund.

SITE NUMBER/ADDRESS:

PROPERTY OWNER

Site Number

Company Name

Owner's Name

Street Address

Owner's Address

City

Zip Code

Owner's City

State

Zip

I designate the following person to receive any refund due at the completion of all deposit/refund projects:

Name

Street Address

City / Zip

Property Owner Signature

Date

Property Owner Name

RETURN FORM TO: Alameda County, Hazardous Materials Div.
80 Swan Way, Rm 200
Oakland, CA 94621-1439
Phone: (510) 271-4320

Post-It™ brand fax transmittal memo 7671		# of pages ▶ 1
To <i>617 Jen</i>	From <i>Tom Pearce</i>	
Co.	Co.	
Dept.	Phone #	
Fax # <i>569-0505</i>	Fax # <i>569-4757</i>	

92 JAN 29 1992

MEMORANDUM

To: Mark Thomson DDA
 From: Gilbert A Jensen, Senior Deputy District Attorney
 Subject: LOP Billing
 Date: January 29, 1992

The following are the time which I have put in regarding the planning and implementation of the LOP program:

7/17/1991	planning discussions with staff	.5
7/25/1991	"	.5
8/5/1991	planning discussion and review of summary memo	2.0
<i>GS</i> 1/24/1992	planning and implementation meeting w/ Howell, Rafat & Peacock	.5

add.

437.34

Please assure that these hours as well as those submitted by Britt Johnson with regards to his time are billed as management hours to the LOP program.

mt/Tom. Pearce.

*DID ANY OF THIS GET BILLED IF NOT
 COULD IT HAVE?*

*This did get in 1/24/92
 Tom*

LOP RECORD CHANGE REQUEST FORM

printed:
02/24/98

Mark Out What Needs Changing and Hand to LOP Data Entry
(Name/Address changes go to Annual Programs Data Entry)

Insp: LS

AGENCY # : 10000 SOURCE OF FUNDS: F SUBSTANCE: 8006619
 StID : 1585 LOC: 12/01/94
 SITE NAME: Former Exxon Station DATE REPORTED : 05/07/92
 ADDRESS : 250 -0 8th St DATE CONFIRMED: 06/01/92
 CITY/ZIP : Oakland 94607 MULTIPLE RPs : N

SITE STATUS

CASE TYPE: S CONTRACT STATUS: 4 PRIOR CODE:2A4 EMERGENCY RESP: -0-
 RP SEARCH: S DATE COMPLETED: 06/08/92
 PRELIMINARY ASMNT: - DATE UNDERWAY: -0- DATE COMPLETED: -0-
 REM INVESTIGATION: - DATE UNDERWAY: -0- DATE COMPLETED: -0-
 REMEDIAL ACTION: U DATE UNDERWAY: 11/01/92 DATE COMPLETED: -0-
 POST REMED ACT MON:- DATE UNDERWAY: -0- DATE COMPLETED: -0-

ENFORCEMENT ACTION TYPE: 1 DATE ENFORCEMENT ACTION TAKEN: 06/08/92
 LUFT FIELD MANUAL CONSID: 2SCA
 CASE CLOSED: - DATE CASE CLOSED: -0-
 DATE EXCAVATION STARTED : 05/07/92 REMEDIAL ACTIONS TAKEN: ED

RESPONSIBLE PARTY INFORMATION

RP#1-CONTACT NAME: Alice, May, & Ed Lim
 COMPANY NAME: -0-
 ADDRESS: 601 Brush St.
 CITY/STATE: Oakland C A 94607

INSPECTOR VERIFICATION:

NAME _____ SIGNATURE _____ DATE _____

DATA ENTRY INPUT:

Name/Address Changes Only Case Progress Changes

ANNPGMS _____ LOP _____ DATE _____ || LOP _____ DATE _____

*Carry - Can you take over this case?
 There may be another file - I have
 not located it - Thanks,*

*Don
 Use VM system to ask for it*