

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



SENT
8-21-06

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. 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 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

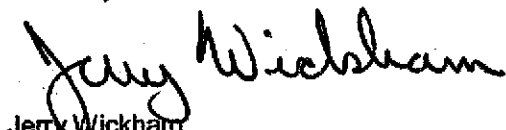
Please note that delays in investigation, later reports, or enforcement actions may result in your becoming ineligible to receive grant money from the state's Underground Storage Tank Cleanup Fund (Senate Bill 2004) to reimburse you for the cost of cleanup.

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

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DAVID J. KEARS, Agency Director



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05-15-06

ENVIRONMENTAL HEALTH SERVICES
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1131 Harbor Bay Parkway, Suite 250
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(510) 567-6700
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May 12, 2006

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 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

Alice and May Lee Lim
C/o Russell Lim
May 12, 2006
Page 2

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.

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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

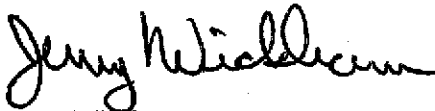
Please note that delays in investigation, later reports, or enforcement actions may result in your becoming ineligible to receive grant money from the state's Underground Storage Tank Cleanup Fund (Senate Bill 2004) to reimburse you for the cost of cleanup.

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



SOVT
11-8-05

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).

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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.

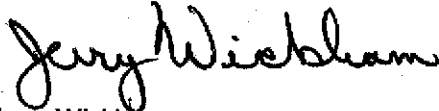
AGENCY OVERSIGHT

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



ENVIRONMENTAL HEALTH SERVICES

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

April 6, 2004

Mr. Russell Lim
250 8th St.
Oakland, CA 94607

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



ack
03-05-04

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

March 4, 2004

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

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

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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.

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



05-15-01

20479

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



02-21-01

20479

ENVIRONMENTAL HEALTH SERVICES
ENVIRONMENTAL PROTECTION
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February 20, 2001
StID # 1585

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

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



01-09-01

20479

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

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



SENT 10-4-00

RO# 479

October 2, 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

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

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



SENT 6-9-2000
Incl cc's

R0479

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

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



SNT 3-6-00
incl. cc's

20479

March 3, 2000

ENVIRONMENTAL HEALTH SERVICES

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

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

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



RO479

September 23, 1999

ENVIRONMENTAL HEALTH SERVICES

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

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

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



R0479

ENVIRONMENTAL HEALTH SERVICES

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

July 14, 1999

ST: 1585

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

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



SYD 1585

20479

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



RO#479

October 27, 1998

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

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



R0#479

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

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



RO#479

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 black ink and is positioned above the typed name and title.

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 "Pz" in a cursive style, located below the distribution list.

ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY



DAVID J. KEARS, Agency Director

RO#479

November 5, 1996
STID 1585

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

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

RO# 479

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

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



RO# 479

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



R0479

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

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



R0479

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, 2411 Old Crow Canyon
Rd. #4, San Ramon CA 94583
Ed Howell/file
Cheryl Gordon, SWRCB, UST CleanUp Fund

je 1585-A

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



R0479

September 16, 1994
STID 1585

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

ALAMEDA COUNTY HEALTH CARE SERVICES AGENCY
DEPARTMENT OF ENVIRONMENTAL HEALTH
1131 HARBOR BAY PARKWAY, 2ND FLOOR
ALAMEDA, CA 94602-6577

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. The groundwater investigation should consist of a minimum of three monitoring wells in an equilateral triangular configuration to determine groundwater flow direction and to assess groundwater quality.

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

ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY

DAVID J. KEARS, Agency Director



R0479

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 Hiett
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 Hiatt, RWQCB
Ed Howell/file

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ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



R0479

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

ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY

DAVID J. KEARS, Agency Director



R0479

RAFAT A. SHAHID, ASST. AGENCY DIRECTOR

November 6, 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 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 Hiatt, RWQCB
Ed Howell/File

je 1585-A

ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY

DAVID J. KEARS, Agency Director



R0479

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

ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY

DAVID J. KEARS, Agency Director



R0479

RAFAT A. SHAHID, ASST. AGENCY DIRECTOR

September 4, 1992

STID 1585

Alice, Edward, and May Lim
c/o Russ 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

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 Hiatt
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



R0479

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

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

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 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 Hiatt
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

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