

Wickham, Jerry, Env. Health

Subject: RO0479 Lim Family Property, 250 8th Street, Oakland

Status: Not Started

Percent Complete: 0%

Total Work: 0 hours

Actual Work: 0 hours

Owner: Wickham, Jerry, Env. Health

11/1/2005 Spoke with Dave Allen of ASE and requested a new copy of the January 10, 2005 DPE report.

5/18/2006. Dave Allen of Aqua Science called. Client received my letter and wants to get moving with site. Aqua Science has a small, portable DPE unit that could be used several times in place of the CalClean DPE. Told him to present proposed use of the unit in writing to make the change.

6/16/2006. Karen Stripling of Cleanup Fund 916-341-5009 called re site (claim 7669) being out of compliance. They have a claim ready for payment but cannot pay until site is brought back into compliance. Returned call on 6/21/2006 to let her know that we have not received requested plan for interim remediation; therefore, site was not in compliance. Will send copies of correspondence to her.

7/7/2006. Karen Stripling of Cleanup Fund 916-341-5009 called re site (claim 7669) being out of compliance. I confirmed that site is still out of compliance.

7/26/2006. Returned 7/17/2006 call from Dave Allen of Aqua Science. Will submit a Work Plan next week that will meet propose the portable DPE. Russ Lim delayed moving forward with his project until he got funds back from the Cleanup Fund. In the meantime; I took his site out of compliance since deadlines were being missed. Wanted to make sure that proposal to deal with free product will bring site back into compliance. No guarantees but sounds like it will meet requirement. I will then contact Cleanup Fund and cc on my letter.

3/11/97 spoke w/Rbt Kitay: they have not installed an absorbent sock. Is negotiating w/RP re remediation in general. Is doing semiannual samplg. Should be scheduled for 1st Q. He was thinking of dripping some H2O2 in that area in 8th St; would include drilling more holes. He thinks ORC has a small radius of influence; maybe 10'. Regensis (makers of ORC) told him it does same thing as the peroxide. Results of 1st QS? It was done in 1/97. Concs were higher for TPH. MW2 had no MTBE, 230,000 TPHg, 37,000 TPHd, 11,000 benzene (a decrease). Told him it is ok as long as something happens soon: a wp or inst of absorbent sock.

5/6/97 Dave Allen phoned: He is considering doing H2O2 injection. May include installing some wells in parking lot (the site), and monitor MW2 for progress. They may just want to do a pilot test (6-12 months). Have to be careful they get funding. He wants to get more info, and run it by their RG. They would not do recovery; just injection. It wd create a gradient, which is good. But how wd they get the gw from MW2 back to the site? Piping across 8th St.? They also do not want to create a gw depression, bec they do not want to draw in Vic Lum's plume.

6/5/97 6/5/97 "RAP for Remediation of HC Impacted GW" by ASE.

6/20/97 Dale spoke w/Dave Allen: Dale told him that the pilot study would be approved. However, another mon point should be included.

DALE WROTE LETTER, approving the 6/5/97 RAP (H2O2 injection). But he also required a 3rd MW near BH-C. He says this would establish gradient, but it would hardly be an equilateral triangle.

7/9/97 Reviewed Dales work. Phoned ASE: Why did Dale ask for another MW? Because they got 13,000 ppb benzene in BH-C. But ASE is afraid it may be someone elses plume. Told him the triangle wd hardly be equilateral. He said they have had worse triangles. Dave has yet to send Russ a bid document for him to send to others. There will be 5 injection points on 8th St. They are doing pilot study on N side of 8th St. If it works, and MW2 gets oxygenated, it would not be too difficult to extend piping laterally across 8th St. and put in 5 more injection pts on S side of 8th St.

7/30/97 Reviewed 1/27/97 QR by ASE. **GW sampled 1/6/97 flowed SW at 0.003 ft/ft (consistent)**. MW1 still has small concs, while MW2 still has significant concs.

4/5/96 Wrote letter to RP

7/5/96 spoke w/Rbt Kitay: he wants to do Geoprobe invest on Monday 7/8. He wants to do HIS project next week, bec they have a very busy schedule for the rest of July and Aug. If Vic Lum (neighbor) waits several months to do his investigation, then how well can we compare the data? He thinks that if his MW concs are similar (stable), then the Geoprobe results should not change too much w/time. Their concs are the same order of magnitude. For Vic Lum, it will be difficult if not impossible to determine the thickness of FP w/the Geoprobe invest. So how can Vic Lum even conclude that his neighbor is the source of FP, by using this type of investigation? He thinks that if Vic just does his QM (and not Geoprobe) at the same time (7/8), they can get some conclusions.

6/17/96 spoke w/RK: RP got reimbursement \$\$ and will implement wp now.

11/5/96 Reviewed 8/1/96 "Report of Soil and GW Assessmt and Semi-Annual GW Samplg" by ASE. They drilled two borings using Geoprobe on 7/8/96. In order to "better determine the width of the HC plume, and whether it is migrating toward the Lum property. Took 2 soil samples in the cap fringe of each boring (15'bgs). Soil results were ND TPHg, BTEX, MTBE, and TPHd except 2.4 ppm TPHd in one boring. GW results were 13,000 ppb benzene in BH-C and ND benzene in BH-D. MW2 had 20,000 ppb benzene. **Very high benzene results!! Big increase from 1/96 to 7/96 in MW2!!** The GWE also increased (about 1 foot in MW2), which is strange for the 3rd Q. Also sheen on MW2. **THEY CONCLUDED THAT IT DOES NOT APPEAR THAT THEIR SITE IS CONTAMINATING THE VIC LUM SITE. ALSO, THEY DO NOT RECOMMEND FURTHER ASSESSMENT DG OR CG, DUE TO THE DIFFICULTIES OF THE PLUME GOING UNDER A LARGE CITY BLOCK FILLED W/COMMERCIAL (AND MAYBE RES) PROPERTIES.**

Phoned RK: perhaps we should do some gw remediation on MW2. Maybe pumpout? What does he suggest? Did GWES also increase at other nearby sites? Send him copy of Vic Lum report. He thinks possibly air sparging and VE. Air Board wont allow AS without VE. The pumpout wd not be great for our sandy soils. He said the sheen in MW2 is fairly thick. He will talk to his colleagues and get back to me with an action plan. Cleanup Fund needs a ltr. Request they look at remedial options for gw in MW2.

WROTE LTR TO RP, REQUESTING GW REMEDIATION.

12/4/95 Reviewed 11/2/95 QR by ASE. GW sampled on 10/17/95 had a sheen in MW2. Concs were roughly same as last Q. It's time to do something here. We should do a SWI, as per 23 CCR.

Phoned ASE: spoke w/Rbt Kitay: told him what's coming--a letter requesting more invest. . . . State Fund won't pay for 8010 or 8270 analysis, even if it is from a waste oil UST. They'll just pay for 5520 analysis, and Hcs, and probably metals. Can they stop the 8010 analysis? Must compare concs to MCLs first.

12/5/95 wrote letter requesting SWI.

2/1/96 spoke w/Rbt Kitay: Wants to know what I'm looking for in this invest. Just borings to the E and W of MW2. Can't go DG. We will get an idea of the size of the plume, as well as whether concs are decreasing or in towards the Lum site. Both ASE & AEI out on 1/12/96 to sample wells and take GWs. 1.35' in MW1, and 0.01' in MW2 on 1/12/96. They got 32,000 ppb TPHg and 10,000 ppb benzene and ND O&G on 1/12/96; used different lab--C&T. I noted how the ratio of TPHg to benzene doesn't make sense. HE WILL get QR to me right away. Does not have to get 3 bids for wp on continuing invest., just on remediation wps.

3/5/96 Reviewed 2/5/96 WP by ASE. Plans to use Geoprobe and drill 2 borings. The borings are 40' and 45' away from MW2. OK. They want to analyze for TPHg, Tphd, BTEX, and MTBE. Page 4 says "The work will be scheduled when directed by the client." The attachments have data for 1/2/96 QS: there's been a decrease in MW2: "only" 32,000 ppb Tphg, 2,600 ppb TPhd, ND O&G, and 10,000 ppb benzene!

Wrote acceptance letter.

4/2/96 Reviewed 1/31/96 QR by ASE. GW sampled on 1/12/96 flowed South at 0.008 ft/ft (consistent). They may stop analyzing TOG in MW1. They've had 5 Qs ND. Plume MAY be degrading; MW2 concs have decreased (but maybe they just removed the sheen before sampling?). Maybe they could even drop to biannual (twice per year) sampling. Saves \$\$, and then can spend that \$\$ on the HP investigation, si? Phoned ASE re this (lm)

4/5/96 spoke w/Rbt Kitay: HP invest will cost approx \$4,000, and one round QS costs approx \$1,500. RP is waiting for reimbursement from Fund before doing HP. The overex and offhaul was initially rejected by Fund. He thinks they are Category B.

- 2/16/95 Mtg w/Rbt Kitay and Dave Allen of ASE. Discussed how difficult it would be to remediate this plume, bec we'd have to trench in 8th St. if we want to do SVE (along w/GWE). The City doesn't like to give permits for such work. Also hard to define plume, due to adjacent bldgs along 8th St. They don't want to be required to do remediation when and if other sites are not. Looked at Unocal file: wondered if their plume is heading down 8th St. via utilities. But gw is approx 20'bgs, and utilities are likely above that. Looked at Vic Lum's file: his wells should be going in soon. We'll Probably have to meet w/RWOCB (and City?) re this. Let's wait til wells are in for Vic Lum, then evaluate the area as a whole.
- 3/6/95 Reviewed 2/17/95 "Report of Soil and GW Assessment," by ASE. Two borings installed and converted to MWS, as per wp. Soil results: MW1 was ND, but MW2 had 4,200 ppm TPHg, 200 ppm TPHd, 25 ppm benzene, and 600 ppm HC O&G at 16'bgs. GW results: MW1 had low hits of HCs and VOCs, but MW2 had 88,000 ppb TPHg, 800 ppb TPHd, 19,000 ppb benzene, and 17,000 ppb HC O&G. They conclude that "some sort of env. remediation will be required." I must talk w/RWOCB re the practical difficulty of doing this. Let's wait first for the results from Vic Lum's site.
- 5/24/95 spoke w/Rbt Kitay: doesn't think RP got reimbursed yet. Is ready to get bids for remediation, but what should they do? What can they do? Recall our conversation on 2/16/95. Who is pushing for remediation? He thought I was. I'm not. I never sent a letter. AEI still has not installed their wells at Vic Lum (across the street). Must talk w/RWOCB re remediation for this area.
- 5/24/95 Reviewed 5/1/95 QR by ASE. GW sampled on 4/12/95 had approx the same concs of contaminants, although MW2 had slightly increased concs. This may be due to the fact that the DTW decreased (theoretically the GWE increased). MW2 had a sheen, and 110,000 ppb TPHg, 21,000 ppb benzene, 22,000 ppb O&G, 0.9 ppb PCE, 43 ppb 1,2-DCA, and 990 ppb TPHd.
- 5/26/95 discussed w/SOS. Let's wait and see. Survey the wells to same benchmark as Vic Lum's wells, or survey all wells to msl.
- 8/9/95 Received and reviewed 8/7/95 QR by ASE. GW sampled on 7/14/95 had a sheen in MW2. Concs were roughly the same as last quarter, except an order of magnitude increase in TPHd in MW2.

- 8/24/94 Spoke w/C. Hertz of AEI. Told him the State UST CleanUp Fund is here today, reviewing this case, and determined it's not in compliance. The State will request for me to issue a 90-day letter to RP, requesting the wp. So Russ has another chance to come into compliance. He will not be taken off the priority list, even though he's not in compliance. That's the good news. He's claiming \$223,000, and is in the B list (so far).
- 9/14/94 wrote letter to RP
- 10/6/94 Russ Lim phoned. How many wells? Craig told him 2 ok. My letter says 3. They got \$ from leasing site. OK to do 2 wells.
- 10/14/94 messages fm and to Rbt Kitay of ASE. 2 MWS ok.
- 10/19/94 spke w/Rbt Kitay. They got the contract for wp.
- 10/24/94 mtg w/Rbt Kitay 9:25 to 10:10
- 11/9/94 Reviewed 10/31/94 WP by Aqua Science Engineers (ASE). Includes 2 MWS. Wrote letter to RP
- 12/12/94 Phoned ASE re status of wp. Were the MWS installed? spoke w/Rbt Kitay: they're waiting for encroachmt permit. Need proof of insurance, but Russ doesn't have it; renter does, but City won't accept it. Phoned Russ Lim: he gave ASE \$4,500. Lessee Gilbert Gin had no insurance, but is supposed to get it. He phoned Wendell Smith of Farmer's Insurance, who said he'll issue Certificate of Insur. by 12/8.
- 1/25/95 Received LOC for \$280,000. (different address) Annerly Rd is Russ' Mom's home.
- 1/26/95 Phoned ASE re status of MW installation. They went in on 1/24. The well across 8th St. seems to be the hottest; had a sheen. Analytical results not in yet; will be here in 7 working days (soil); gw sampling next week. Probably nothing in the vadose zone. Russ' business is a parts house (601 Brush St.) right next to Francis Plating.

- 6/17/93 Reviewed this report. Excavation pit II was all ND. Some contamination was left in Excavation pit I along 8th St. (up to 1800 ppm TPH-g, 120 ppm TPH-d, .830 ppm benzene, and 11.0 ppm lead) Cannot dig under 8th St.! Water in pits was pumped out and disposed properly. Stockpiled soil (1,764 yd³) was disposed at Vasco Rd. Landfill (non-haz manifest). **Where is the documentation of disposal?**
- Spoke w/Craig. He'll send copies of non-haz manifests.
- 6/29/93 T. Lindemuth of Mark Group called. What do we need? GW invest.
- Unocal: 7 Qs similar flow: SSW. . . SW or SSW on 4/28/93, and SSW on 12/21/92. . .Unocal MWS are about 100 feet from Lim property line. Therefore, I allowed only 2 MWS for Lim.
- 7/7/93 Spoke w/R. Fears of Env. Solutions re remediation requirements.
- Spoke w/Craig: says they overexed w.o. pit laterally and vertically (there was dark staining). Soil in wo pit may be an issue for closure. Craig said they'd be willing to do HBs around the pit. He'll write me one page documenting wo pit overex.
- Agreed that 2 MWS would be adequate, but to analyze TOG, soluble Pb, and 601 (Cl HCs) for 1 year minimo, even if it is ND, to be assured that w.o. contam. did not migrate.
- 7/30/93 spoke w/R. Lim. Close to selecting a contractor. Will be in Hawaii from 8/10 to 8/24.
- 8/26/93 Spoke w/R. Lim briefly. will call me back.
- 8/31/93 Spoke w/R. Lim. He's gonna have that site leased by 9/15 (for auto repair and parking). Needs to generate \$ for next phase. But City hasn't okayed it because it's zoned residential. . .big mess. . .AEI got his ok to start on wp. Got bid from Env. Sol, but not Mark Group. Got claim # from State; they're class B.
- 11/16/93 spoke w/R. Lim. He got a letter fm City dated 11/17/93 (why?). Site hasn't been leased yet. Will fax me the letter.
- 11/17/93 Reviewed fax fm Russ. It's a City Planning Dept. Zoning Report.

- 12/7/92 JE made aware of written complaint from church, addressed to Rafat, dated 11/30/92. JE spoke w/Craig Hertz of All Environmental, the current consultant. He said the RP also got a copy of the 11/30 letter. The church has wanted to buy the adjacent Lim site for a long time, but Lim doesn't want to sell. The church wall facing the Lim site has no windows or doors. JE thinks the other side of the church is adjacent to (or just a few doors away) a Unocal station (800 Harrison St., STID 918). This Unocal installed 3 more wells on 10/1/92 to define extent of gw plume (gasoline). Soil under one dispenser has 1,200 ppm TPH-g; it was not removed because the canopy would probably collapse. Anyway, C. Hertz began over-excavation on 12/1/92 (after the 11/30 complaint). On that day, they used a TraceTechter instrument to monitor total hydrocarbons in air. Their highest reading was 20 ppm, in the vicinity of the large pit adjacent to 8th St., where the highest levels of gasoline were originally detected. They also monitored air levels near the church door, and found nothing. Since then, they proceeded over-excavating on 12/4/92. The rains have hampered the project since.

- 2/11/93 Homer Wong phoned in complaint of headaches of church workers. They moved their employees offsite; had to rent other office space. When will site be restored?

- 2/24/93 JE did site visit. The pits are being backfilled; it's almost complete.

- 3/19/93 JE did site visit.

- 4/29/93 JE wrote letter to RP requesting 1) report of field activities (overex and resampling), and 2) workplan for 3 MWS

- 5/5/93 JE spoke w/Homer Wong. Gave him an update.

- 6/2/93 JE spoke w/Russ Lim. He wants a 30-day extension on workplan. I asked for this in writing. He's going on vacation 6/13 for 1 week.

- 6/16/93 Received "Environmental Remediation/Excavation & Disposal/Final Report" by All Environmental, Inc., dated 6/8/93.

IMPORTANT MESSAGE

FOR JE.
 DATE 6/8 TIME 3:10 AM
P.M.
 M. Craig Fletcher
 OF Subsurface
 PHONE 268-0461
AREA CODE NUMBER EXTENSION

TELEPHONED	<input checked="" type="checkbox"/>	PLEASE CALL	<input type="checkbox"/>
CAME TO SEE YOU	<input type="checkbox"/>	WILL CALL AGAIN	<input type="checkbox"/>
WANTS TO SEE YOU	<input type="checkbox"/>	RUSH	<input type="checkbox"/>
RETURNED YOUR CALL	<input type="checkbox"/>	SPECIAL ATTENTION	<input type="checkbox"/>

MESSAGE His friends are sick in church. Subsurface is 3 blocks away from site. Their IH took air sample in church (today). Hes a friend of Steven Inn

SIGNED
 LITHO IN U.S.A.

TOPS FORM 3002S

IMPORTANT MESSAGE

FOR JE.
 DATE 8/24 TIME 3:13 AM
P.M.
 M. Craig Hertz
 OF _____
 PHONE 820-3224
AREA CODE NUMBER EXTENSION

TELEPHONED	<input checked="" type="checkbox"/>	PLEASE CALL	<input type="checkbox"/>
CAME TO SEE YOU	<input type="checkbox"/>	WILL CALL AGAIN	<input type="checkbox"/>
WANTS TO SEE YOU	<input type="checkbox"/>	RUSH	<input type="checkbox"/>
RETURNED YOUR CALL	<input type="checkbox"/>	SPECIAL ATTENTION	<input type="checkbox"/>

MESSAGE He proposes Overexcavation OK Phase II, which includes 8 SBs and 1 MW w/in 10' of ABCD 3 MWs at firehouse across Alice South gradient - Subsurface

SIGNED 22' bgs to gwr
 LITHO IN U.S.A. Andreas Godfrey at

TOPS FORM 3002S Al. Co. Flood Control

IMPORTANT MESSAGE

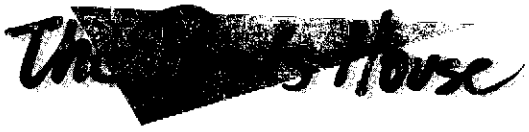
FOR Jennifer
DATE 8-17-92 TIME 9:35 A.M.
M Craig Hertz
OF All Environmental
PHONE 820-3224
AREA CODE NUMBER EXTENSION

TELEPHONED	<input checked="" type="checkbox"/>	PLEASE CALL	<input checked="" type="checkbox"/>
CAME TO SEE YOU	<input type="checkbox"/>	WILL CALL AGAIN	<input type="checkbox"/>
WANTS TO SEE YOU	<input type="checkbox"/>	RUSH	<input type="checkbox"/>
RETURNED YOUR CALL	<input type="checkbox"/>	SPECIAL ATTENTION	<input type="checkbox"/>

MESSAGE 250-8th St. Lim

SIGNED [Signature]
LITHO IN U.S.A.

Russell Lim (415) 452-3456
Fax: (415) 452-3870



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