

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



Sent 11-18-99
Including cc's

PO673

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

November 18, 1999

Mr. Frank Bailey
1135 Makawao Avenue, #103-294
Makawao, HI 96768
STID 968

RE: Oakland Warehouse, 1221 3rd Street, Oakland, CA 94607

Dear Mr. Bailey:

This office and the San Francisco Regional Water Quality Control Board have reviewed the case closure summary for the above referenced site. We concur that no further action related to the underground tank release is required at this time. Before a remedial action completion letter is sent, the on-site monitoring wells must be decommissioned, if they will no longer be used for monitoring. Please notify this office upon completion of well destruction so a closure letter can be issued.

Well destruction permits may be obtained from Alameda County Public Works by contacting them at (510) 670-5248.

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 Services, 1603 Martin Luther King,
Oakland, CA 94612

Files

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



R0673

June 23, 1999

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

Mr. Frank Bailey
1135 Makawao Avenue, #103-294
Makawao, HI 96768
STID 968

INTENT TO MAKE A DETERMINATION THAT NO FURTHER ACTION IS
REQUIRED OR ISSUE A CLOSURE LETTER FOR OAKLAND WAREHOUSE,
1221-3RD STREET, OAKLAND, CA 94607

Dear Mr. Bailey:

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

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

If you have any questions about these proposed actions, please contact Larry Seto at (510) 567-6774.

Sincerely,

Thomas Peacock
Manager, LOP

cc: Chuck Headlee, RWQCB
Leroy Griffin, City of Oakland Fire Department, 505-14th Street, 7th Floor,
Oakland, CA 94612
Larry Seto, Alameda County Environmental Health
Files

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



R0673

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

Certified Mailer# P 368 729 421

May 24, 1999

Mr. Frank Bailey
1135 Makawao Avenue, #103-294
Makawao, HI 96768
STID 968

RE: Oakland Warehouse, 1221 - 3rd Street, Oakland, CA 94607

LANDOWNER NOTIFICATION AND PARTICIPATION REQUIREMENTS

Dear Mr. Bailey:

This letter is to inform you of new legislative requirements pertaining to cleanup and closure of sites where an unauthorized release of hazardous substance, including petroleum, has occurred from an underground storage tank (UST). Section 25297.15(a) of Ch. 6.7 of the Health & Safety Code requires the primary or active responsible party to notify all current record owners of fee title to the site of: 1) a site cleanup proposal, 2) a site closure proposal, 3) a local agency intention to make a determination that no further action is required, and 4) a local agency intention to issue a closure letter. Section 25297.15(b) requires the local agency to take all reasonable steps to accommodate responsible landowners' participation in the cleanup or site closure process and to consider their input and recommendations.

For purposes of implementing these sections, you have been identified as the primary or active responsible party. Please provide to this agency, within twenty (20) calendar days of receipt of this notice, a complete mailing list of all current record owners of fee title to the site. You may use the enclosed "list of landowners" form (sample letter 2) as a template to comply with this requirement. If the list of current record owners of fee title to the site changes, you must notify the local agency of the change within 20 calendar days from when you are notified of the change.

If you are the sole landowner, please indicate that on the landowner list form. The following notice requirements do not apply to responsible parties who are the sole landowner for the site.

LANDOWNER NOTIFICATION

Re: Oakland Warehouse, 1221-3rd Street, Oakland, CA 94607

May 24, 1999

Page 2 of 2

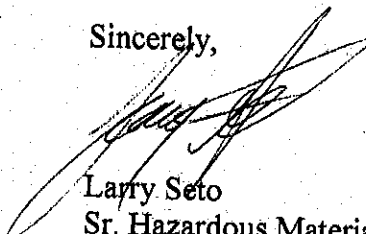
In accordance with Section 25297.15(a) of Ch. 6.7 of the Health & Safety Code, you must certify to the local agency that all current record owners of fee title to the site have been informed of the proposed action before the local agency may do any of the following:

- 1) consider a cleanup proposal (corrective action plan)
- 2) consider a site closure proposal
- 3) make a determination that no further action is required
- 4) issue a closure letter

You may use the enclosed "notice of proposed action" form (sample letter 3) as a template to comply with this requirement. Before approving a cleanup proposal or site closure proposal, determining that no further action is required, or issuing a closure letter, the local agency will take all reasonable steps necessary to accommodate responsible landowner participation in the cleanup and site closure process and will consider all input and recommendations from any responsible landowner.

Please call me at (510) 567-6774 should you have any questions about the content of this letter.

Sincerely,



Larry Seto
Sr. Hazardous Materials Specialist

Attachments

cc: Chuck Headlee, RWQCB

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



RO#673

October 13, 1998

Mr. Frank Bailey
1135 Makawao Ave., #103-294
Makawao, HI 96768

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

RE: Oakland Warehouse, 1221-3rd Street, Oakland, CA 94607

Dear Mr. Bailey:

In my letter to you dated July 17, 1998, I inadvertently requested that groundwater samples collected downgradient from the former waste oil underground storage tank be analyzed for MTBE. I meant to request that **groundwater samples collected downgradient from the former gasoline tank and dispenser area be analyzed for MTBE.** I apologize for any inconvenience this oversight may have caused you.

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

Sincerely,



Larry Seto
Sr. Hazardous Materials Specialist

Cc: Dale A. van Dam, El Dorado Environmental, 2221 Goldorado Trail,
El Dorado, CA 95623
Peter Bailey, 226 Keller Circle, Folsom, CA 95630
Files

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



RO#673

July 17, 1998

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

Mr. Frank Bailey
1135 Makawao Ave., #103-294
Makawao, HI 96768

RE: Oakland Warehouse, 1221 3rd Street, Oakland, CA

Dear Mr. Bailey:

I have reviewed your Work Plan to Collect Ground Water Samples dated July 8, 1998, that was prepared by El Dorado Environmental, Inc. It is acceptable with the condition that the groundwater samples collected downgradient from the former waste oil underground storage tank be analyzed for MTBE>

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

Sincerely,


Larry Seto
Sr. Hazardous Materials Specialist

Cc: Dale A. van Dam, El Dorado Environmental, 2221 Goldorado Trail, El Dorado,
CA 95623

Files

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



R0#673

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

March 17, 1998

Mr. Frank Bailey
RFD Box 521
Vineyard Haven, MA 02568
STID 968

RE: Oakland Warehouse, 1221 3rd Street, Oakland, CA 94607

Dear Mr. Bailey:

I have reviewed your file and risk assessment with my office associates Madhulla Logan and Eva Chu. It appears that the monitoring wells may be placed in a more cross gradient direction than downgradient direction, in addition to being placed too close to the backfill. To fully characterize the groundwater below this site, we are requesting that two grab ground water samples be taken downgradient from the former waste oil tank. In addition, two grab groundwater samples should be taken downgradient from the former gasoline tank.

After reviewing your risk assessment, this office has the following questions and concerns:

- 1) What was the depth to groundwater that was used in the calculation? This parameter is not included in Table 1 of the risk assessment document.
- 2) The enclosed space air exchange rate that was used was 10 times that of the ASTM default value. Since this is a very sensitive parameter. It is important that any site-specific values used for this parameter be from a valid reference material.

Please send a workplan with your propose boring locations for collecting the grab water samples, and a letter clarifying our concerns with the risk assessment.

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

Sincerely,



Larry Seto
Sr. Hazardous Materials Specialist

Cc: Peter Bailey, Century Environmental, 226 Keller Circle, Folsom, CA 95630
Madhulla Logan, Environmental Health
Eva Chu, Environmental Health
Files

ALAMEDA COUNTY
HEALTH CARE SERVICES



AGENCY
DAVID J. KEARS, Agency Director

RO#673

March 4, 1997
STID 968
page 1 of 2

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

Frank and Mary Bailey
RFD Box 521
Vineyard Haven MA 02568

RE: Status Letter, Oakland Warehouse site (cka The Sutta Company), 1221-3rd St., Oakland
CA 94607

Dear Mr. and Mrs. Bailey,

Since my last letter to you, dated June 11, 1996, I have received the following documents:

- 1) "Quarterly Monitoring Report, Second Quarter 1996," prepared by Acton, Mickelson Environmental, dated 9/26/96; and
- 2) "Tier 2 Risk-Based Corrective Action (RBCA) Evaluation," prepared by Foster Wheeler Environmental Corp., dated 1/23/97.

The RBCA report evaluated the risk to human health from residual **soil** contamination left onsite. Since the maximum residual soil concentrations used in the assessment resulted in an acceptable risk to onsite workers, there was no need to average the various soil concentrations detected. **This risk assessment is acceptable.**

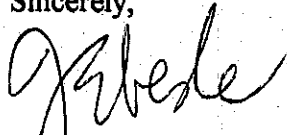
However, the risk to human health from residual groundwater contamination was not assessed. There have only been three rounds of groundwater sampling conducted at this site. Standard protocol for assessing groundwater risks are based on a minimum of four (consecutive) quarters of groundwater sampling. **Therefore, you are required to continue groundwater sampling and monitoring for one more quarter.** The first quarter (January through March) is the most important quarter, due to the potentially high water table. **Therefore, you are required to conduct groundwater sampling and monitoring this quarter, or by March 31, 1997.** If the results of future groundwater sampling are consistent with previous results (ND BTEX and relatively low concentrations of TPH), there will be no risk to human health; therefore, a groundwater risk assessment will not be necessary, and the case can be evaluated for closure.

Lastly, please submit any documentation you may have regarding groundwater sampling and monitoring conducted since the last event (3/7/96).

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

March 4, 1997
STID 968
page 2 of 2
Frank and Mary Bailey

Sincerely,



Jennifer Eberle
Hazardous Materials Specialist

cc: Peter Bailey, 226 Keller Circle, Folsom CA 95630
Mark Jones, Foster Wheeler Environmental Corp., 2525 Natomas Park Dr., Suite 250,
Sacramento CA 95833-2900
J. Eberle/file

je.968-D

ALAMEDA COUNTY
HEALTH CARE SERVICES



AGENCY
DAVID J. KEARS, Agency Director

RO#673

Alameda County CC4580
Environmental Protection Services
1131 Harbor Bay Parkway, Room 250
Alameda CA 94502-6577

June 11, 1996
STID 968

Frank and Mary Bailey
RFD Box 521
Vineyard Haven MA 02568

RE: Status Letter, Oakland Warehouse site (cka The Sutta Company), 1221-3rd St., Oakland
CA 94607

Dear Mr. and Mrs. Bailey,

Since my last letter to you, dated 5/12/95, I have received the following documents:

- 1) "Limited Subsurface Investigation Report," prepared by Acton Mickelson Environmental (AME), dated 8/22/95, as well as copies of nonhazardous manifest forms for soil removed on 12/20/94;
- 2) letter from Heidi Timken of Miller, Starr and Regalia (lawyers for The Sutta Company), dated 9/25/95, requesting a file review;
- 3) letter from AME dated 11/17/95, regarding "recent findings" (MW1 was paved over);
- 4) letter from The Sutta Company, dated 12/8/95, regarding removal of stockpiled soil; and
- 5) "Quarterly Monitoring Report," prepared by AME, dated 5/13/96.

The 5/13/96 quarterly report represents the second groundwater monitoring and sampling event. It has been noted that the gradient has changed by an order of magnitude, from 0.006 ft/ft on 6/7/95 to 0.02 ft/ft on 3/7/96. The flow direction has been consistent during these two events, as West-Northwest.

Upon my review of the file documents, the following is the current status of the site. **The first issue is groundwater flow direction.** It appears that the wells may not be properly emplaced in order to detect groundwater contaminants downgradient of the former USTs and pump island. You may resolve this issue in one of two ways. You may conduct an investigation to the W-NW of the former USTs and pump island, using rapid site assessment techniques (ie Geoprobe, Hydropunch) which yield a snapshot of water (and soil) conditions. Or you may present a detailed discussion and analysis for our review for the use of MW1 and MW2 as legitimate wells. More data on groundwater flow direction and gradient would be useful. Monthly GWE data was previously requested by letter from this office (10/17/95 signed by Dale Klettke), as well as recommended by your consultant in their 8/22/95 report (page 6) and their 5/13/96 report (page 2).

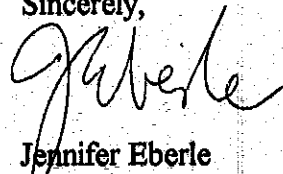
June 11, 1996
STID 968
Frank and Mary Bailey
page 2 of 2

The second issue is the soil contamination left in place. Analytical results indicate that residual benzene concentrations left in place are 4.90 ppm (sample P6) in the pump island area, 0.080 ppm (sample TK18A) in the waste oil tank basin, and 0.010 ppm (sample TK3A) and 0.094 ppm (sample TK15A) in the 10,000-gallon tank basin. The maximum benzene soil concentration of 4.90 ppm was compared to the Tier 1 look up table from the American Society of Testing and Materials' Standard Guide for Risk-Based Corrective Action Applied at Petroleum Release Sites (E 1739-95). The concentration of 4.90 ppm benzene is less than the Risk Based Screening Level (RBSL) for the soil to outdoor air pathway (commercial, 10^{-4}). However, 4.90 ppm is greater than the RBSL for the soil to indoor air pathway (commercial, 10^{-4}).

This indicates a concern for human health from the residual soil contaminants. I understand that these contaminants were left in place due to site restrictions (ie the building and sidewalk). However, this issue needs to be addressed. One possibility is to conduct a Tier 2 analysis. Another possibility is to collect soil samples from inside the building; BTEX would be the minimum analysis. This could be done along with the site assessment to the West of the former USTs. Although benzene is the major contaminant of concern, toluene, ethylbenzene, and xylenes should also be evaluated via ASTM's guidance.

I hope this letter aids you in your decision making. It is my understanding that groundwater will again be sampled in June 1996. If you have any questions, please contact me directly at 510-567-6761.

Sincerely,



Jennifer Eberle
Hazardous Materials Specialist

cc: Peter Bailey, Acton, Mickelson Environmental, 4511 Golden Foothill Pky, Suite 1, El
Dorado Hills CA 95762
Acting Chief/file

je.968-C

ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY

DAVID J. KEARS, Agency Director



120673

RAFAT A. SHAHID, DIRECTOR

November 28, 1995
STID 968

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

Attn: Steve Sutta, President
The Sutta Co.
1221-3rd St.
Oakland CA 94607

RE: Oakland Warehouse, 1221-3rd St., Oakland CA 94607

Dear Mr. Sutta,

It has come to the attention of this agency that a soil stockpile exists on this property. This stockpile was generated from the removal of backfilled soil which was contaminated when a 55-gallon drum of oil or waste oil was accidentally knocked over into the freshly backfilled area. This area is the location of the former waste oil tank, southwest of and adjacent to the warehouse. This area was not yet paved over when the accident occurred in December 1994. I was present onsite during the removal of this soil in December 1994.

I understand that it was Sutta's equipment (backhoe) that knocked the drum over while Sutta was moving in to the site. **Therefore, you are requested to properly dispose of the soil stockpile within 45 days, or by January 21, 1996.** You are referred to contact local landfills. They will ask you where the soil came from, and request laboratory analyses for the appropriate constituents. **Lastly, you are requested to submit proper documentation for disposal of the soil stockpile within 60 days, or by February 6, 1996.** This documentation should include laboratory analytical reports, and disposal receipts from the landfill, as well as a signed cover letter from Sutta. Everything should be legible.

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: Peter Bailey, Acton, Mickelson Environmental, 4511 Golden Foothill Parkway, Suite 1, El
Dorado Hills CA 95762
Bill Raynolds/file

968-b



STID 968

DEPARTMENT OF ENVIRONMENTAL HEALTH
1131 Harbor Bay Parkway
Alameda, CA 94502-6577
(510) 567-6777

October 17, 1995

Frank & Mary Bailey
RFD Box 521
Vineyard Haven, MA 02568

RE: OAKLAND WAREHOUSE, 1221 3RD STREET, OAKLAND, CA 94607

Dear Mr. and Mrs. Bailey,

We are in receipt of the August 22, 1995-Acton-Mickelson Environmental, Inc. (AME), "Limited Subsurface Investigation Report". This report documents the advancement of eleven (11) soil borings, with three of these borings being subsequently converted to 2-inch diameter ground water monitoring wells. Enclosed with the report were copies of the completed nonhazardous manifest forms related to the soil removal on December 20, 1994, which were requested in a letter dated May 12, 1995 from this office.

The rationale for the location of the three monitoring wells (MW-1, MW-2 and MW-3) was based on a south-southwesterly groundwater flow direction. However, the ground water flow direction at the site was inferred to be toward the west-northwest based on the June 7, 1995 water level measurements. Your consultant, AME recommends that ground water level measurements be taken for two consecutive months in the summer or fall to confirm the "inferred" west-northwesterly ground water flow direction.

This office agrees that additional ground water level measurements are needed to confirm the "inferred" west-northwesterly ground water flow direction.

Therefore, this office requests that ground water level measurements be taken on a monthly basis for the next three (3) months (October, November and December, 1995) in order to confirm the groundwater flow direction and gradient.

In addition, at this time please adhere to a **quarterly** schedule of well sampling, monitoring, and report submittal as referenced in Title 23, California Code of Regulations (CCR) section 2652(d). Sample analytes shall continue to be total petroleum hydrocarbons as gasoline, diesel and motor oil (TPHg, TPHd and TPHmo) and the aromatic hydrocarbons benzene, toluene, ethyl benzene and total xylene isomers (BTEX). **Quarterly ground water sampling events should next commence sometime during the fourth quarter 1995.**

Sampling of ground water monitoring wells MW-1, MW-2 and MW-3 should continue until four consecutive sampling events have documented low or non-detectable levels of chemicals in

Frank & Mary Bailey
October 17, 1995
RE: Oakland Warehouse, 1221 3rd Street, Oakland
Page 2 of 2

groundwater samples collected from these three wells. After the documentation of four consecutive quarters of groundwater reporting, ACHCSA will re-evaluate the site for possible Regional Water Quality Control Board (RWQCB) case closure. At that time AME may recommend that the client request site closure from ACHCSA.

Please be advised that in the event the requested water level measurements indicate a consistent west-northwest ground water flow direction, additional monitoring wells may be warranted.

I am temporary covering for Jennifer Eberle in her absence. Please feel free to call me directly at (510)567-6880, should you have any questions or comments.

Sincerely,



Dale Klettke, CHHM
Hazardous Materials Specialist

c: Peter Bailey, Acton, Mickelson Environmental, 4511 Golden Foothill Parkway, Suite 1, El Dorado Hills, CA 95762
Gordon Coleman, Acting Chief, Division of Environmental Health--files
Jennifer Eberle-file

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ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY

DAVID J. KEARS, Agency Director



R0673

RAFAT A. SHAHID, DIRECTOR

May 12, 1995
STID 968

Frank & Mary Bailey
RFD Box 521
Vineyard Haven MA 02568

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

RE: Oakland Warehouse, 1221-3rd St., Oakland CA 94607

Dear Mr. and Mrs. Bailey,

We are in receipt of the "Work Plan to Conduct a Soil and Ground Water Investigation," dated 12/22/94, prepared by Acton, Mickelson and van Dam, Inc. (AMV). This work plan involves the advancement of 11 soil borings and 3 groundwater monitoring wells.

We are also in receipt of the "Revised Work Plan to Conduct a Soil and Ground Water Investigation," dated 3/13/95, prepared by Acton, Mickelson and van Dam, Inc. (AMV). This work plan also involves 11 soil borings and 3 groundwater monitoring wells. The work plan was revised in order to address various issues which arose during review of the initial work plan.

The 3/13/95 Revised Work Plan is acceptable for implementation, with the understanding that soil and groundwater samples will be analyzed via Method 5520 for Oil and Grease, for MW1, MW2, and MW3. However, soil in SB9, SB10, and SB11 will be analyzed via Method 418.1.

Additionally, we are in receipt of disposal documentation for the USTs, and for "hazardous waste liquids." **Please specify what each manifest corresponds to (i.e. liquids removed from the USTs, water purged from the excavations).** This documentation was sent under cover letter from AMV, dated 11/21/94. We are also in receipt of disposal documentation for approximately 110 gallons of waste oil. This waste oil was apparently removed by Waste Oil Recovery on 12/28/94, and the service was apparently paid for by the (now former) tenant, Kamal Trucking Corp.

Lastly, you are requested to submit proper documentation for disposal of the soil stockpile.

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 precious trees.**

May 12, 1995
STID 968
Frank & Mary Bailey
page 2 of 2

Sincerely,



Jennifer Eberle
Hazardous Materials Specialist

cc: Peter Bailey, Acton, Mickelson Environmental, 4511 Golden Foothill Parkway, Suite 1, El
Dorado Hills CA 95762
Bill Reynolds/file

je.968-A

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



R0673

October 27, 1994
STID 968

Frank & Mary Bailey
RFD Box 521
Vineyard Haven MA 02568

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

RE: Oakland Warehouse, 1221-3rd St., Oakland CA 94607

Dear Mr. and Mrs. Bailey,

We are in receipt of the Report of Remedial Activities and Underground Storage Tank Closure, dated 9/19/94, prepared by Acton, Mickelson and van Dam, Inc. (AMV). As you know, this report documents activities associated with the removal of one 10,000-gallon gasoline Underground Storage Tank (UST), its pump island, one 550-gallon waste oil UST, six hydraulic hoists, one clarifier, and one wash rack.

We are in agreement with AMV's recommendations for further work:

- 1) The installation of ground water monitoring wells downgradient of the soil contamination left in place in the vicinity of the pump island, hoists, and waste oil UST. One well would be located upgradient of the other wells, to provide information on "background" water quality.
- 2) Collecting soil samples from the vicinity of each wall in the former waste oil UST area; analyze for PCBs.
- 3) Collecting soil samples from the vicinity of each wall in the former clarifier area; analyze for TPH-diesel.

In addition, AMV recommended collecting soil samples at soil boring locations 5, 6, and 7, to verify contamination previously detected by Uribe during a previous Phase II investigation. A copy of this report has not yet been submitted; **please submit a copy of the Uribe report to this office within 30 days, or by November 27, 1994.**

In addition, we request a workplan or proposal for a groundwater investigation, as outlined above, submitted under cover letter from yourself, and prepared by a recognized professional as outlined below, within 30 days, or by November 27, 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.

October 27, 1994
STID 968
Frank & Mary Bailey
page 2 of 2

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.

Lastly, we request that you submit documentation of disposal for the following: USTs, liquids removed from therein, and water purged from the excavations. Please submit this documentation along with the workplan, or by 11/27/94.

The above mentioned items were discussed at length via telephone between myself and Peter Bailey of AMV on 10/26/94. He informed me that the stockpiled soil was still onsite, contingent on the sale of the property. Please be advised that in order to receive a closure letter from this office, this soil must be properly disposed; proper documentation must be submitted to this office.

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 precious trees.**

Sincerely,



Jennifer Eberle
Hazardous Materials Specialist

cc: Peter Bailey, Acton, Mickelson & van Dam, 4511 Golden
Foothill Parkway, Suite 1, El Dorado Hills CA 95762
Ed Howell/file

je 968

ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY

DAVID J. KEARS, Agency Director



R0673

RAFAT A. SHAHID, ASST. AGENCY DIRECTOR

January 4, 1994
STID 968

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

Frank & Mary Bailey
RFD Box 521
Vineyard Haven MA 02568

RE: Oakland Warehouse site
1221-3rd St.
Oakland CA 94607

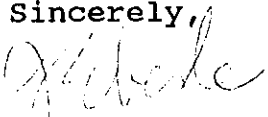
Dear Mr. and Mrs. Bailey,

Your environmental consultant, Acton, Mickelson, and VanDam, Inc. (AMV), has requested permission to backfill the former fuel tank and the former waste oil tank excavations with clean fill. Both excavations were extended to the most practicable limit in order to remove as much contaminated soil as possible. However, up to 0.220 ppm benzene, 26 ppm TPHd, remain in place (sample TK16-A) in the former fuel tank area. The proximity of 3rd St. prevented further excavation. Likewise, up to 0.080 ppm benzene, 140 ppm TPHg, 1800 ppm TPHd, 6500 ppm TOG remain in place (sample TK18-A) in the former waste oil tank area. The proximity of the building prevented further excavation. The request for backfilling with clean fill is approved. Please submit documentation of disposal for the contaminated soil, as well as documentation for the clean fill brought onsite.

As was discussed by telephone with Peter Bailey of AMV, the remaining concentrations of contaminants need to be addressed. A groundwater investigation will be required at this site. You will be required to submit a workplan for a groundwater investigation to determine the impact to groundwater. In the meantime, please submit a tank closure report summarizing the activities associated with tank removal.

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

Sincerely,


Jennifer Eberle
Hazardous Materials Specialist

cc: Peter Bailey, Acton, Mickelson, and VanDam, Inc., 5090
Robert J. Mathews Parkway, #4, El Dorado Hills CA 95762
Ed Howell/file

je

ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY

DAVID J. KEARS, Agency Director



R0673

RAFAT A. SHAHID, ASST. AGENCY DIRECTOR

January 7, 1994
STID 968

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

Frank & Mary Bailey
RFD Box 521
Vineyard Haven MA 02568

RE: Oakland Warehouse site
1221-3rd St.
Oakland CA 94607

Dear Mr. and Mrs. Bailey,

Your environmental consultant, Acton, Mickelson, and VanDam, Inc. (AMV), has requested permission to backfill the wash rack and clarifier excavations with clean fill. Soil was excavated to non-detectable (ND) concentrations of Oil & Grease in both the clarifier and wash rack areas.

The request for backfilling with clean fill is approved. Please submit documentation of disposal for the contaminated soil, as well as documentation for the clean fill brought onsite.

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

Sincerely,

Jennifer Eberle
Hazardous Materials Specialist

cc: Peter Bailey, Acton, Mickelson, and VanDam, Inc., 5090
Robert J. Mathews Parkway, #4, El Dorado Hills CA 95762
Ed Howell/file

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ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



R0673

September 19, 1990

Duncan Fiddes
Oakland Tribune Garage
1221 - 3rd St.
Oakland, CA 94607

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

Re: Waste Minimization Assessment

Dear Duncan Fiddes:

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

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

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

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

Sincerely,

A handwritten signature in cursive script that reads "Edgar B. Howell".

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

EBH:kac

cc: Fire Department
Files

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



R0673

June 26, 1990

Oakland Tribune Garage
1221 - 3rd St.
Oakland, CA 94607

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

RE: 1221 - 3rd St.

SECOND NOTICE OF VIOLATION

Dear owner/operator:

Our records indicate that there are underground tank(s) at your site at the above facility. You have not responded to two previous notices regarding these tanks.

In accordance with the California Code of Regulations, Title 23, Chapter 3, Subchapter 16 Underground Tank Regulations you must perform one of the following actions:

1. Submit a tank closure plan to this Department as required by Article 7, 2670, or
2. Apply for a permit as required by Article 10, 2710.

You are directed to notify this Department within 10 days of your intentions and to obtain the necessary instructions and forms.

Please note that section 25299 of the California Health and Safety Code states that any operator or owner of an underground storage tank is liable for a civil penalty of not less than five hundred dollars or more than five thousand dollars per day for failure to obtain a permit, or failing to properly close an underground storage tank, as required by section 25298.

If you have any questions concerning this matter, please contact this office at 271-4320.

Sincerely,


Thomas F. Peacock, Senior HMS
Hazardous Materials Division

TFP:tfp

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