

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



RO#807

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

January 28, 1998

STID 3663

Oakland Tribune c/o Chad Schwartz
P. O. Box 418172
Sacramento, CA 94814

Re: 2300 (or 2302) Valdez, Oakland, CA 94612

Dear Mr. Schwartz:

This office received and reviewed a report of Groundwater Monitoring dated January 12, 1998 by Gribi Associates. We have also exchanged phone calls with Jim Gribi and Arthur Goldman concerning this site. The following are comments concerning this report and the telephone conversations:

1. It may be advisable to do another round of sampling immediately for MW-1, MW-4, MW-2, and MW-9 and to not purge the wells. Several purging studies have not concluded any benefit to purging. This will give additional useful data to assist in closing the case.
2. For you to have a faster case closure you would have to have a risk assessment done, to show that contamination left on site will not have any negative effects.
3. The 1,100 ppb of benzene in MW-1 is the contaminant of greatest concern.
4. You are reminded that there are many steps left before a case can be closed. Each raises the level of confidence of case closure but also takes time. They go as follows: submit risk assessment, approval (if possible), write case closure summary, staff with two others for concurrence, staff to the Regional Water Board, have monitoring wells closed, and send out the closure letter signed by our Director. Each step takes time if all goes smoothly. This needs to be understood. Some of these steps you control.

Oakland Tribune c/o Chad Schwartz

STID 3663

January 28, 1998

Page 2 of 2

If you have any questions please call this office at (510) 567-6782.

Sincerely,



Thomas F. Peacock, Manager
Division of Environmental Protection

c: Dick Pantages, Chief - File
Jim Gribi, Gribi Associates, 3425 Alder St., Eugene, OR
97405
Arthur Goldman, Ritchie Commercial, 1940 Webster St.,
Oakland, CA 94612

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



RO#807

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

May 21, 1996
STID 3663

Oakland Tribune
ATTN: Bill Gombar
1203 Preservation Parkway #103
Oakland, CA 94612

Re: 2300 (or 2302) Valdez, Oakland, CA 94612

FINAL NOTICE OF VIOLATION


Dear Bill Gombar:

This office received preliminary data concerning a groundwater monitoring event done on January 18, 1996 at the above site. It had been 5 and a half years since the last monitoring event was done. The data was submitted by Century West Engineering at a meeting in our office today.

You are reminded that the groundwater should be monitored and a report submitted quarterly. The next event should be in April 1996. If requested, you might consider omitting MW-7, 3, 5, 6, and 8 from the sampling plan. The 330 ppb of benzene exceeds the Tier 1 look-up table of the ASTM guidelines. Please contact this office at least 3 days before the field work.

You were told this in a letter from this office dated January 31, 1996. **To date we have had no response from you.** If you have any questions please call this office at (510) 567-6782.

Sincerely,


Thomas F. Peacock, Manager
Division of Environmental Protection

c: Gordon Coleman, Acting Chief - File
Gilbert Jensen, Alameda County District Attorney's Office

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



RO#807

ARNOLD PERKINS, DIRECTOR
RAFAT A. SHAHID, DEPUTY DIRECTOR

Alameda County CC4580
Environmental Health Services
1131 Harbor Bay Pkwy., #250
Alameda CA 94502-6577
(510)567-6700 FAX(510)337-9335

January 31, 1996
STID 3663

Oakland Tribune
ATTN: Bill Gombar
409 13th St.
Oakland, CA 94612

Re: 2300 (or 2302) Valdez, Oakland, CA 94612


Dear Bill Gombar:

This office has just recently received preliminary data concerning a groundwater monitoring event done on January 18, 1996 at the above site. It had been 5 and a half years since the last monitoring event was done. The data was submitted by Century West Engineering at a meeting in our office today. Also present were representatives of a church, hopeful of acquiring the property.

You are reminded that the groundwater should still be monitored and a report submitted quarterly. The next event should be in April 1996. If requested, you might consider omitting MW-7, 3, 5, 6, and 8 from the sampling plan. The 330 ppb of benzene exceeds the Tier 1 look-up table of the ASTM guidelines. Oxygenation or other action that would promote passive bioremediation may be beneficial in lowering contamination levels. Please submit a plan for your course of action prior to the next monitoring event and contact this office at least 3 days before the field work.

If you have any questions please call this office at (510) 567-6782.

Sincerely,


Thomas F. Peacock, Manager
Division of Environmental Protection

c: Gordon Coleman, Acting Chief - File
Gilbert Jensen, Alameda County District Attorney's Office
Karen Howard, Oakland Planning Dept., 1330 Broadway, 2nd
Fl., Oakland, CA 94612
James Gribi, Century West, 7950 Dublin Blvd., Suite 203,
Dublin, CA 94568



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

November 15, 1995
STID 3663

Oakland Tribune
ATTN: Bill Gombar
409 13th St.
Oakland, CA 94612

Re: 2300 (or 2302) Valdez, Oakland, CA 94612

FINAL NOTICE OF VIOLATION

Dear Bill Gombar:

This office wrote you in a letter dated September 28, 1992 that since 1990, no reports for groundwater monitoring have been received by this office. The last report was by Dames & Moore and was dated July 18, 1990. We again wrote you in a letter dated April 28, 1993 and on June 14, 1995 concerning this matter. It has been over 3 years with no sampling.

With the levels of benzene as high as 1000 ppb in groundwater it is imperative that this information be gathered in a timely fashion. This office is especially interested in results for BTEX in wells MW-1, MW-2, MW-3, MW-4, and MW-5, although up-gradient data and ND data in the downgradient direction is certainly important in defining the extent of contamination.

Please submit a required Groundwater Monitoring report for the most recent quarter. As recommended on page 7-1 of the above report, this should have been done quarterly for at least 1 year for proper evaluation.

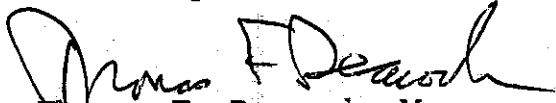
You should consider this a formal request for technical reports pursuant to the California Water Code Section 13267 (b). All workplans, analytical results or reports should be sent to our office. Be aware that failure to submit the requested documents may subject you civil liabilities.

Please respond within 30 days and provide the information requested as required by Title 23, Div. 3, Chap. 16, Art. 11, 2722 of the California Administrative code.

Oakland Tribune
STID # 3663
2300 Valdez, Oakland 94612
November 15, 1995
Page 2 of 2

This office has also had inquiries concerning sale of the property and consequences for perspective buyers. If you have any questions please call this office at (510) 567-6782.

Sincerely,



Thomas F. Peacock, Manager
Division of Environmental Protection

c: Gordon Coleman, Acting Chief - File
Gilbert Jensen, Alameda County District Attorney's Office
Karen Howard, Oakland Planning Dept., 1330 Broadway, 2nd
Fl., Oakland, CA 94612

ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY

DAVID J. KEARS, Agency Director



R0807

RAFAT A. SHAHID, DIRECTOR

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

June 14, 1995
STID 3663

Oakland Tribune
ATTN: Bill Gombar
409 13th St.
Oakland, CA 94612

Re: 2300 (or 2302) Valdez, Oakland, CA 94612

SECOND NOTICE OF VIOLATION

Dear Bill Gombar:

This office wrote you in a letter dated September 28, 1992 that since 1990, no reports for groundwater monitoring have been received by this office. The last report was by Dames & Moore and was dated July 18, 1990. We again wrote you in a letter dated April 28, 1993 concerning this matter. It has been over 3 years with no sampling.

With the levels of benzene as high as 1000 ppb in groundwater it is imperative that this information be gathered in a timely fashion. This office is especially interested in results for BTEX in wells MW-1, MW-2, MW-3, MW-4, and MW-5, although up-gradient data and ND data in the downgradient direction is certainly important in defining the extent of contamination.

Please submit a required Groundwater Monitoring report for the most recent quarter. As recommended on page 7-1 of the above report, this should have been done for at least 1 year for proper evaluation.

You should consider this a formal request for technical reports pursuant to the California Water Code Section 13267 (b). All workplans, analytical results or reports should be sent to our office. Be aware that failure to submit the requested documents may subject you civil liabilities.

Please respond within 30 days and provide the information requested as required by Title 23, Div. 3, Chap. 16, Art. 11, 2722 of the California Administrative code.

Oakland Tribune
STID # 3663
2300 Valdez, Oakland 94612
April 28, 1993
Page 2 of 2

If you have any questions please call this office at (510) 567-6782.

Sincerely,



Thomas F. Peacock, Supervising HMS
Division of Environmental Protection

c: Mee Ling Tung, Acting Chief - File
Gilbert Jensen, Alameda County District Attorney's Office

ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY

DAVID J. KEARS, Agency Director



R0807

RAFAT A. SHAHID, ASST. AGENCY DIRECTOR

DEPARTMENT OF ENVIRONMENTAL HEALTH
State Water Resources Control Board
Division of Clean Water Programs
UST Local Oversight Program
80 Swan Way, Rm 200
Oakland, CA 94621
(510) 271-4530

April 28, 1993
STID 3663

Oakland Tribune
ATTN: Bill Gombar
409 13th St.
Oakland, CA 94612

Re: 2300 (or 2302) Valdez, Oakland, CA 94612

NOTICE OF VIOLATION

Dear Bill Gombar:

This office wrote you in a letter dated September 28, 1992 that since 1990, no reports for groundwater monitoring have been received by this office. The last report was by Dames & Moore and was dated July 18, 1990. It has been over 2 years with no sampling.

With the levels of benzene as high as 1000 ppb in groundwater it is imperative that this information be gathered in a timely fashion. This office is especially interested in results for BTEX in wells MW-1, MW-2, MW-3, MW-4, and MW-5, although up-gradient data and ND data in the downgradient direction is certainly important in defining the extent of contamination.

Please submit a required Groundwater Monitoring report for the most recent quarter. As recommended on page 7-1 of the above report, this should have been done for 1 year for proper evaluation.

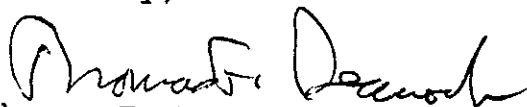
You should consider this a formal request for technical reports pursuant to the California Water Code Section 13267 (b). All workplans, analytical results or reports should be sent to our office and to that of the RWQCB to the attention of Mr. Rich Hiett. Their address is 2101 Webster St., Fourth Floor, Oakland CA 94612. Be aware that failure to submit the requested documents may subject you civil liabilities.

Please respond within 30 days and provide the information requested as required by Title 23, Div. 3, Chap. 16, Art. 11, 2722 of the California Administrative code.

Oakland Tribune
STID # 3663
2300 Valdez, Oakland 94612
April 28, 1993
Page 2 of 2

This letter is being resent as the one dated March 29, 1993 was returned due to a change of address. If you have any questions please call this office at (510) 271-4530.

Sincerely,



Thomas F. Peacock, Supervising HMS
Hazardous Material Division

cc: R. Hiett, RWQCB
Edgar Howell, Chief - File
Gilbert Jensen, Alameda County District Attorney's Office

ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY

DAVID J. KEARS, Agency Director



R0807

RAFAT A. SHAHID, ASST. AGENCY DIRECTOR

DEPARTMENT OF ENVIRONMENTAL HEALTH
State Water Resources Control Board
Division of Clean Water Programs
UST Local Oversight Program
80 Swan Way, Rm 200
Oakland, CA 94621
(510) 271-4530

March 29, 1993
STID 3663

Oakland Tribune
ATTN: Mike Johnson
P.O. Box 24304
Oakland, CA 94623

Re: 2300 (or 2302) Valdez, Oakland, CA 94612

NOTICE OF VIOLATION

Dear Mike Johnson:

This office wrote you in a letter dated September 28, 1992 that since 1990, no reports for groundwater monitoring have been received by this office. The last report was by Dames & Moore and was dated July 18, 1990. It has been over 2 years with no sampling.

With the levels of benzene as high as 1000 ppb in groundwater it is imperative that this information be gathered in a timely fashion. This office is especially interested in results for BTEX in wells MW-1, MW-2, MW-3, MW-4, and MW-5, although up-gradient data and ND data in the downgradient direction is certainly important in defining the extent of contamination.

Please submit a required Groundwater Monitoring report for the most recent quarter. As recommended on page 7-1 of the above report, this should have been done for 1 year for proper evaluation.

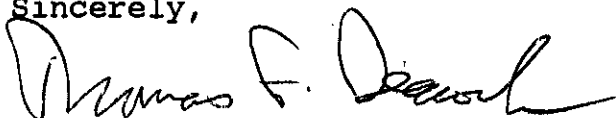
You should consider this a formal request for technical reports pursuant to the California Water Code Section 13267 (b). All workplans, analytical results or reports should be sent to our office and to that of the RWQCB to the attention of Mr. Rich Hiett. Their address is 2101 Webster St., Fourth Floor, Oakland CA 94612. Be aware that failure to submit the requested documents may subject you civil liabilities.

Please respond within 30 days and provide the information requested as required by Title 23, Div. 3, Chap. 16, Art. 11, 2722 of the California Administrative code.

Oakland Tribune
STID # 3663
2300 Valdez, Oakland 94612
March 29, 1993
Page 2 of 2

If you have any questions please call this office at (510) 271-4530.

Sincerely,



Thomas F. Peacock, Supervising HMS
Hazardous Material Division

cc: R. Hiatt, RWQCB
Edgar Howell, Chief - File
Gilbert Jensen, Alameda County District Attorney's Office

ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY

DAVID J. KEARS, Agency Director



R0807

RAFAT A. SHAHID, ASST. AGENCY DIRECTOR

DEPARTMENT OF ENVIRONMENTAL HEALTH
State Water Resources Control Board
Division of Clean Water Programs
UST Local Oversight Program
80 Swan Way, Rm 200
Oakland, CA 94621
(510) 271-4530

September 28, 1992
STID 3663

Oakland Tribune
ATTN: Mike Johnson
P.O. Box 24304
Oakland, CA 94623

Re: 2300 (or 2302) Valdez, Oakland, CA 94612

Dear Mike Johnson:

This office has reviewed the report dated July 18, 1990 by Dames and Moore. The analytical data mention is from sampling done May 14, 1990 at the above site. The recommendation for quarterly monitoring is accepted. However, since then, no reports for groundwater monitoring have been received by this office. It has been over 2 years with no sampling.

With the levels of benzene as high as 1000 ppb in groundwater it is imperative that this information be gathered in a timely fashion. This office is especially interested in results for BTEX in wells MW-1, MW-2, MW-3, MW-4, and MW-5, although up-gradient data and ND data in the downgradient direction is certainly important in defining the extent of contamination.

Please submit a required Groundwater Monitoring reports for the most recent quarter. As recommended on page 7-1 of the above report, this should have been done for 1 year for proper evaluation.

You should consider this a formal request for technical reports pursuant to the California Water Code Section 13267 (b). All workplans, analytical results or reports should be sent to our office and to that of the RWQCB to the attention of Mr. Rich Hiatt. Their address is 2101 Webster St., Fourth Floor, Oakland CA 94612. Be aware that failure to submit the requested documents may subject you civil liabilities.

Also enclosed is a format for site closure, which should be followed to meet the requirements of the Regional Water Quality Control Board.

Oakland Tribune
STID # 3663
2300 Valdez, Oakland 94612
Page 2 of 2

If you have any questions please call this office at (510) 271-4530.

Sincerely,



Thomas F. Peacock, Supervising HMS
Hazardous Material Division

cc: R. Hiett, RWQCB
Edgar Howell, Chief - File
enclosures

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



R0807

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

March 26, 1991

Mr. Bob Nylander
Oakland Tribune
P.O. Box 24304
Oakland, CA 94623

Dear Mr. Nylander:

As we discussed over the phone last week, the Alameda County Department of Environmental Health, Hazardous Materials Division has exhausted its deposit for the oversight of remediation at the former Tribune garage at 23rd & Valdez Sts. in Oakland. Please submit an additional deposit of \$336, made payable to Alameda County, for our continued oversight of this case. We will draw upon these funds at an hourly rate of \$67 whenever a Hazardous Materials Specialist works on the case. As you're aware, our active oversight is necessary to help move this site towards remediation and eventual signoff by the Regional Water Quality Control Board.

If you have any questions about the Division's deposit/refund system, please contact the undersigned at 271-4320.

Sincerely,

Gil Wistar
Hazardous Materials Specialist

cc: Rafat A. Shahid, Asst. Agency Director, Environmental Health files

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



SITE: 2302 Valdez

R0807

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

November 26, 1990

The Tribune
23rd and Valdez
Oakland, CA 94612
Attn: Property Owner

Dear Property Owner:

Our records indicate that your project has depleted the deposit submitted to Alameda County Hazardous Materials Division for the site located at 23rd and Valdez, Oakland. Prior to any further activity at this site, an additional deposit must be received by this office in the amount of \$375.00.

If you have any questions, please contact Gil Wistar at (415) 271-4320.

Sincerely,

Edgar B. Howell III, Chief
Hazardous Materials Division

EH:mam

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Director



SITE: 2302 Valdez St.
Department of Environmental Health
Hazardous Materials Division
80 Swan Way, Room 200
Oakland, CA 94621

R0807

Telephone Number: (415) 271-4320

August 11, 1988

Ms. Cherie D'Andrea
Clayton Environmental Consultants, Inc.
P. O. Box 9019
Pleasanton, CA 94566

SUBJECT: OLD TRIBUNE GARAGE, 23RD & VALDEZ ST., OAKLAND

Dear Ms. D'Andrea:

Your proposed site assessment characterization study dated July 6, 1988 has been reviewed and is accepted. Please proceed with the project and submit \$450.00 as a deposit.

Should you have any questions regarding this letter, please contact Lowell Miller, Senior Hazardous Materials Specialist at 271-4320.

Sincerely,

R.A. Shahid
Rafat A. Shahid, Chief
Hazardous Materials Division

RAS:mam

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Director



SITE: 2309 Valdez St.

R0807

Telephone Number: (415) 271-4320

June 22, 1988

The Tribune
P.O. Box 24304
Oakland, CA 94623

SUBJECT: UNDERGROUND TANK REMOVAL, 23RD & VALDEZ STS., OAKLAND

Dear Mr. Sirs:

We have received the report of analytical results from the sampling that was performed at your facility during the removal of several tanks in February 1988. The sample was analyzed for petroleum hydrocarbons and was found to contain up to 5500 parts per million.

- A. Please complete and submit the form titled "Underground Storage Tank Unauthorized Release (Leak)/Contamination Site Report." This report must be filed with the Health Agency immediately. A copy is enclosed for your convenience.

According to the California Regional Water Quality Control Board, San Francisco Region "Guidelines for Addressing Fuel Leaks," any soil containing greater than 100 parts per million is considered a "confirmed release." Any soil containing greater than 1,000 parts per million must be excavated. The excavated soil may be aerated on site to remove the contamination and then put back in the pit. The Bay Area Quality Management District (771-6000) must be consulted prior to any soil aeration activities. The soil may alternatively be removed and disposed of properly at an approved Class I disposal site.

- B. You will need to obtain professional services from a reputable engineering/consulting firm.

The responsibility of your consultant will be to establish the extent of contamination and provide professional judgment/recommendations, based on scientific data of the necessary remedial actions needed. A plan and time schedule for investigation should be submitted to the agency within 30 days.

The Tribune
P. O. Box 24304
Oakland, CA 94623
June 22, 1988
Page 2 of 2

The following is a summary of the steps your consultant should take to evaluate the problem.

1. Preliminary Assessment
 - site history
 - results of initial work done
 - proposal for the delineation of the site's contamination
2. Site Investigation
 - site geology and hydrogeology
 - definition of lateral & vertical extent of contamination, including soil and groundwater
 - evaluation of mitigation alternatives
3. Final Remedial Plan
 - plans for the removal of soil contaminants and recovery of fuel product & removal of dissolved constituents from the groundwater
 - details & time frame for implementing the various remedial phases

In addition, you must submit \$450.00 as a deposit for Health Agency's costs.

Should you have any questions regarding your responsibilities in this matter, please contact Storm Goranson, Hazardous Materials Specialist at 271-4320.

Sincerely,

Rafat A. Shahid
Rafat A. Shahid, Chief
Hazardous Materials Division

RAS:SG:mam

cc: C. D'Andrea, Clayton Environmental Consultants, Inc.

Enclosure