

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



SENT 7-17-2000

201053

July 14, 2000

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

Mr. Don Batz, Sr. Vice President
CommAir
1266 14th Street
Oakland, CA 94607
STID 3911

RE: Comm Air, 1266-14th Street, Oakland, CA 94607

Dear Mr. Batz:

I received a request today from Mr. Matt Gaffney with TEC Accutite to fax him a copy of my letter requesting decommission of the monitoring well at the above site. He is under the impression that the monitoring well has not been destroyed.

In the site file is a letter dated April 20, 2000 with your signature that stated "the monitoring well located at our location, 1266 14th Street (STID) has been closed out. Please have your records reflect the status of the monitoring well as closed out."

Please inform this office in writing within five days of the receipt of this letter the current status of this monitoring well. If the well has been decommissioned please sent the appropriate paperwork from the contractor that did the work with your response.

Sincerely,



Larry Seto
Sr. Hazardous Materials Specialist

Enclosure (1) Letter dated April 20, 2000 from CommAir

Cc: Matt Gaffney, TEC Accutite, 35 South Linden Avenue, South San Francisco,
CA 94080

Files

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



SENT 5-2-2000
med ec (1)

201053

May 2, 2000

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

Mr. Don Batz, Sr. Vice President
CommAir
1266 14th Street
Oakland, CA 94607
STID 3911

RE: Comm Air, 1266-14th Street, Oakland, CA 94607

Dear Mr. Batz:

I have received your letter dated April 20, 2000 that identified the monitoring well at the above site has been decommissioned. Please forward to this office documentation from the contractor that the well was decommissioned properly.

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

Sincerely,



Larry Seto
Sr. Hazardous Materials Specialist

Cc: John Lonacker, Comm Air, 1266-14th Street, Oakland, CA 94607
Files

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



SENT 4-18-2000
incl cc's

201053

April 17, 2000

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

Mr. John Lonacker
1266-14th Street
Oakland, CA 94607
STID 3911

RE: Comm Air, 1266-14th Street, Oakland, CA 94607

Dear Mr. Lonacker:

Two letters from this office dated December 28, 1998 and September 17, 1999 were sent to you requesting verification that the (1) on-site monitoring well has been decommissioned. As of this date, this office has not received this verification. This requirement must be fulfilled before a remedial action completion letter is issued.

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

Sincerely,


Larry Seto
Sr. Hazardous Materials Specialist

Enclosures(2) Letter dated December 28, 1998
Letter dated September 17, 1999

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



SNT- med calls
3-1-2005

201053

February 28, 2000

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

Mr. John Lonacker
1266-14th Street
Oakland, CA 94607
STID 3911

INTENT TO MAKE A DETERMINATION THAT NO FURTHER ACTION IS
REQUIRED OR ISSUE A CLOSURE LETTER FOR COMM AIR, 1266-14TH STREET,
OAKLAND, CA 94607

Dear Mr. Lonacker:

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, 1603 Martin Luther King,
Oakland, CA 94612
Larry Seto, Alameda County Environmental Health
Files

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



SNT 2-29-2000
med-cc's

201053

February 28, 2000

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

Mr. John Lonacker
1266-14th Street
Oakland, CA 94607
STID 3911

RE: Comm Air, 1266-14th Street, Oakland, CA 94607

LANDOWNER NOTIFICATION AND PARTICIPATION REQUIREMENTS

Dear Mr. Lonacker:

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: Comm Air, 1266-14th Street, Oakland, CA 94607
February 28, 2000
Page 2 of 2

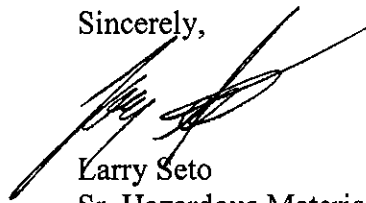
In accordance with Section 25297.15(a) of Ch. 6.7 of the Health & Safety Code, you must certify to the local agency that all current record owners of fee title to the site have been informed of the proposed action before the local agency may do any of the following:

- 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

SAMPLE LETTER (2): LIST OF LANDOWNERS FORM

Name of local agency
Street address
City

SUBJECT: CERTIFIED LIST OF RECORD FEE TITLE OWNERS FOR (*Site Name and Address*)

(Note: Fill out item 1 if there are multiple site landowners. If you are the sole site landowner, skip item 1 and fill out item 2.)

1. In accordance with section 25297.15(a) of Chapter 6.7 of the Health & Safety Code, I, (*name of primary responsible party*), certify that the following is a complete list of current record fee title owners and their mailing addresses for the above site:

2. In accordance with section 25297.15(a) of Chapter 6.7 of the Health & Safety Code, I, (*name of primary responsible party*), certify that I am the sole landowner for the above site.

Sincerely,

Signature of primary responsible party

Name of primary responsible party

SAMPLE LETTER 3: NOTICE OF PROPOSED ACTION SUBMITTED TO LOCAL AGENCY

Name of local agency
Street address
City

SUBJECT: NOTICE OF PROPOSED ACTION SUBMITTED TO LOCAL AGENCY
FOR *(Site Name and Address)*

In accordance with section 25297,15(a) of Chapter 6.7 of the Health & Safety Code, I, *(name of primary responsible party)*, certify that I have notified all responsible landowners of the enclosed proposed action. Check space for applicable proposed action(s):

cleanup proposal (corrective action plan)

site closure proposal

local agency intention to make a determination that no further action is required

local agency intention to issue a closure letter

Sincerely,

Signature of primary responsible party

Name of primary responsible party

cc: Names and addresses of all record fee title owners

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



R01053

ENVIRONMENTAL HEALTH SERVICES

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

September 17, 1999

Mr. John Lonacker
1266-14th Street
Oakland, CA 94607
STID 3911

RE: Comm Air, 1266-14th Street, Oakland, CA 94607

Dear Mr. Lonacker:

A letter from this office dated December 28, 1999 requested the on-site monitoring well be decommissioned, if it will no longer be used for monitoring. This requirement must be fulfilled before a remedial action completion letter is issued. As of this date, we have not received documentation that this well has been decommissioned. Please contact this office and inform us of the current status of the on-site monitoring well.

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



201053

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

September 17, 1999

Mr. John Lonacker
1266-14th Street
Oakland, CA 94607
STID 3911

RE: Comm Air, 1266-14th Street, Oakland, CA 94607.

Dear Mr. Lonacker:

A letter from this office dated December 28, 1998 requested the on-site monitoring well be decommissioned, if it will no longer be used for monitoring. This requirement must be fulfilled before a remedial action completion letter is issued. As of this date, we have not received documentation that this well has been decommissioned. Please contact this office and inform us of the current status of the on-site monitoring well.

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



201053

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

December 28, 1998

Mr. John Lonacker
1266-14th Street
Oakland, CA 94607
STID 3911

RE: Comm Air, 1266-14th Street, Oakland, CA 94607

Dear Mr. Lonacker:

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 well(s) should 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. They can be reached at (510) 670-5575 or 670-5248.

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

Sincerely,


Larry Seto
Sr. Hazardous Materials Specialist

Cc: Files

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



201053

December 28, 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. John Lonacker
1266-14th Street
Oakland, CA 94607
STID 3911

RE: Comm Air, 1266-14th Street, Oakland, CA 94607

Dear Mr. Lonacker:

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 well(s) should 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. They can be reached at (510) 670-5575 or 670-5248.

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

Sincerely,



Larry Seto
Sr. Hazardous Materials Specialist

Cc: Files

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



RO#1053

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

March 16, 1998

Mr. John Lonacker
Comm Air
1266-14th Street
Oakland, CA 94607

RE: 1266-14th Street, Oakland, CA 94607

Dear Mr. Lonacker:

I have received a fax dated March 13, 1998 from Accutite Environmental Engineering identifying three proposed boring locations downgradient from the former underground tank location. Sami Mabaeb of Accutite informed me the map was drawn to scale, but had to be shrunk down to fax. Mabaeb said borings B3 & B5 will be approximately 10 feet, and B4 will be within 40-50 feet from the former tank location. The proposed boring locations are acceptable.

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

Sincerely,



Larry Seto
Sr. Hazardous Materials Specialist

Cc: Sami Mabaeb, Accutite, 35 So. Linden Avenue,
South San Francisco, CA 94080-6407
Files

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



RO# 1053

January 5, 1998

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

Mr. John Lonacker
Comm Air
1266-14th Street
Oakland, CA 94607

RE: 1266-14th Street, Oakland, CA 94607

Dear Mr. Lonacker:

I have reviewed your "Workplan to Conduct a Subsurface Investigation at CommAir", dated December 17, 1997, that was prepared by Accutite Environmental. It is acceptable. As mentioned in your workplan, please submit your groundwater elevation data, and groundwater flow direction when it becomes available.

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

Sincerely,


Larry Seto
Sr. Hazardous Materials Specialist

Cc: Sami Malaeb, Accutite
Files

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



RO# 1053

October 6, 1997

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

Mr. John Lonacker
CommAir
1266-14th Street
Oakland, CA 94607

RE: 1266-14th Street, Oakland, CA 94607

Dear Mr. Lonacker:

I would like to introduce myself as the new case worker for the above site, and the person responsible for preparing the case closure summary. After reviewing your file for closure with Madhulla Logan, our office Risk Assessor, this department decided that the more data is needed to verify the extent of contamination. There is only one monitoring well on-site, and the levels of MTBE has increased since quarterly monitoring commenced in June 1996. A minimum of two hydropunch grab water samples must be taken in the verified downgradient direction, and tested for TPH(G), Benzene, Toluene, ethylbenzene, Xylenes and MTBE. Please submit your workplan within 30 days of the receipt of this letter.

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

Sincerely,



Larry Seto
Sr. Hazardous Materials Specialist

cc: Madhulla Logan, LOP
Files

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



STID # 3911
Comm AIR
1266 14th ST, OAKLAND

RO# 1053

September 11, 1997

John Lonacker
Comm Air
1266 - 14th St.
Oakland, CA 94607

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

STID 3911

Dear John Lonacker:

This office has received and reviewed a Quarterly Groundwater Monitoring Report dated April 24, 1997 by Accutite Environmental Engineering. The following are comments concerning this report:

This office agrees with the recommendations on page 3. This site appears to qualify as a low risk groundwater case. The closure summary will be written by Larry Seto of this office and may take 2 months.

Please contact Larry Seto at (510) 567-6700 if you have any questions regarding this letter.

Sincerely,

Thomas Peacock, Manager

c: Sami Malaeb, Accutite Environmental Engineering, 35 So. Linden Ave., South San Francisco, CA 94080-6407
Gordon Coleman - Files

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



Ro#1053

May 28, 1996
STID 3911

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

Attn: John Lonacker
Comm Air
1266-14th St.
Oakland CA 94607

RE: Comm Air, 1266-14th St., Oakland CA 94607

Dear Mr. Lonacker,

I am in receipt of the May 13, 1996 "Soil Aeration, Backfilling, and Resurfacing at CommAir," prepared by Accutite, and the May 21, 1996 "Work Plan for the Drilling of One Monitoring Well at CommAir," also prepared by Accutite. **The workplan is acceptable on the condition that the well be screened five feet above and ten feet below the water table, and that soil be sampled from the capillary fringe.**

If you have any further questions, please contact me at 510-567-6700, ext 6761; our fax number is 510-337-9335. **Please notify me by telephone at least 2 business days prior to well installation.**

Sincerely,

Jennifer Eberle
Hazardous Materials Specialist

cc: Sami Maleab, Accutite, 35 So. Linden Ave., South San Francisco CA 94080-6407
Acting Chief/file

je.3911-A

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



RO#1053

RAFAT A. SHAHID, DIRECTOR

January 9, 1996
STID 3911

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

Attn: John Lonacker
Comm Air
1266-14th St.
Oakland CA 94607

RE: Comm Air, 1266-14th St., Oakland CA 94607

Dear Mr. Lonacker,

As you know, two 3,000-gallon and one 4,000-gallon gasoline Underground Storage Tanks (USTs) were removed from this site on 12/20/95. Soils sampled from the excavation indicated concentrations as high as 1,600 ppm Total Petroleum Hydrocarbons as gasoline (TPH-g), and 4 ppm benzene. The tank pit was overexcavated on 12/29/95, and resampled. Sample results indicated maximum concentrations of 400 ppm TPH-g and 3.1 ppm benzene.

Much discussion has ensued between us, and most recently via conference call with Comm Air's attorney, Carl Bailey, on 1/9/96. This letter will hopefully clarify these discussions.

At this point, you have an open excavation. You may choose to 1) continue to overexcavate the tank pit, and resample the two "hotspots," or 2) stop overexcavating the tank pit, backfill with either a) clean, imported fill OR b) aerated stockpiled soil (from the stockpile(s) designated Comp 1,A,B,C,D and Comp 2,A,B,C,D) that has been resampled at a rate of 1 discrete sample per 20 yd³, and found to contain no benzene. The TPH concentrations should be <10 ppm when benzene is ND. Toluene, ethylbenzene, and xylene concentrations should also be less than the MCL drinking water standards (100 ppb (action level), 680 ppb, 1,750 ppb, respectively) when benzene is ND. Please note that soil from the stockpiles designated STN-1, STN-2, and ST-M is acceptable for reuse at this time without aeration. Please contact the Air Quality Management District (AQMD) at 415-749-4900 or 4990 for permission and/or permits to aerate the soil.

You are also requested to perform a Soil and Water Investigation (SWI), as per Sect. 2724 of Chapter 16, Division 3, Title 23, California Code of Regulations. As discussed on the phone, you may install one monitoring well instead of the standard three. The rationale for this is data from a neighboring site, known as the former Carnation site, located at 1310-14th St. This site has numerous wells which have been sampled and monitored for a number of years, indicating a consistent N-NW groundwater flow direction at a rather flat gradient. Therefore, your well should be located within 10' in the N-NW direction from your tank excavation, to monitor any releases from the contaminated soil left in place in your tank excavation. Installation of another well is strongly recommended in the presumed upgradient direction (S-SE from the tank pit) in order to determine if there are any releases from the upgradient direction. Please note that if your downgradient well exhibits significant groundwater contamination, and you attribute it to an

January 9, 1996
STID 3911
Attn: John Lonacker
Comm Air
page 2 of 2

upgradient source other than your tank excavation, then you may be requested to install an upgradient well(s) to demonstrate this is the case. **Please submit a workplan for a SWI within 45 days, or by February 24, 1996.**

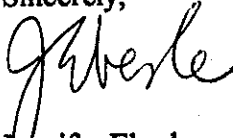
I believe our mutual goal is the closure of this case, at which point a closure letter will be issued from this office, and signed by the Director of this Department. As you probably know, the closure letter is usually paramount in importance when doing a property transfer or refinancing a property loan.

The "Notice of Requirement to Reimburse," dated 12/26/95, addressed to John Lonacker should serve to answer your attorney's inquiry of our status as the lead agency.

I have attached a three page Fact Sheet which I just received today, which includes questions and answers regarding the **interim** guidance letter signed by Walt Pettit of the SWRCB. It refers to the ASTM standard for RBCA, and also states that "most fuel cleanup sites in the Bay Area are regulated by local agencies."

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

Sincerely,



Jennifer Eberle
Hazardous Materials Specialist

cc: Sami Maleab, Accutite, 35 So. Linden Ave., South San Francisco CA 94080
Acting Chief/file

Be

je.3911
enclosure