

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



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

December 14, 2007

Mr. Tuong Tran
526 Calero Avenue
San Jose, CA 95123

Mr. Dzuong Duy Le
C/o Timmy Nguyen
3345 Grand Avenue
Oakland, CA 94610

Subject: SLIC Case RO0002475 and Geotracker Global ID T06019761004, JB Auto, 819 E. 12th Street, Oakland, CA 94606

Dear Mr. Tran and Mr. Le:

Alameda County Environmental Health (ACEH) staff has reviewed the Spills, Leaks, Investigations, and Cleanups (SLIC) case file for the above-referenced site, including the recently submitted document entitled, "Revised Remedial Action Plan," dated November 16, 2007. The Revised Remedial Action Plan (RAP) proposes a scope of work that includes 10 direct push borings for pre-excavation sampling, remedial excavations, and future installation of three groundwater monitoring wells. The proposed scope of work is generally acceptable and may be implemented provided that the technical comment below is addressed and incorporated during the proposed field investigation. Submittal of a revised Work Plan is not required unless an alternate scope of work outside that described in the Revised Remedial Action Work Plan or technical comments below is proposed.

We request that you address the following technical comments, perform the proposed work, and send us the reports described below.

TECHNICAL COMMENTS

1. **Excavation and Confirmation Soil Sampling.** During excavation, we request that the sidewalls and/or bottom of the excavation be extended where staining, odor, or elevated PID readings are observed. Where chemical concentrations in confirmation samples exceed target levels and further excavation is not feasible due to the presence of surface structures or utilities, ACEH is to be notified and additional confirmation sampling will be required to document the extent of contamination left in place beneath the utility or structure. Please provide a minimum of 48 hours advance notification of confirmation soil sampling (e-mail preferred to jerry.wickham@acgov.org) in order for ACEH to observe conditions and direct any additional confirmation soil sampling required. Sidewall confirmation samples are to be collected from the depth interval where the highest PID readings, odor, or visual contamination was observed during excavation. ACEH may direct additional confirmation soil sampling based upon observations in the field during or following excavation. Please present the results in the Soil Excavation and Soil Boring Report requested below.

Mr. Tuong Tran
Mr. Dzuong Duy
RO0002475
December 14, 2007
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TECHNICAL REPORT REQUEST

Please submit technical reports to Alameda County Environmental Health (Attention: Mr. Jerry Wickham), according to the following schedule:

- **May 23, 2008** – Soil Excavation and Soil Boring Report

These reports are being requested pursuant to California Health and Safety Code Section 25296.10. 23 CCR Sections 2652 through 2654, and 2721 through 2728 outline the responsibilities of a responsible party in response to an unauthorized release from a petroleum UST system, and require your compliance with this request.

ELECTRONIC SUBMITTAL OF REPORTS

Alameda County Environmental Cleanup Oversight Programs (LOP and SLIC) require submission of all reports in electronic form to the county's ftp site. Paper copies of reports will no longer be accepted. The electronic copy replaces the paper copy and will be used for all public information requests, regulatory review, and compliance/enforcement activities. Instructions for submission of electronic documents to the Alameda County Environmental Cleanup Oversight Program ftp site are provided on the attached "Electronic Report Upload (ftp) Instructions." Please do not submit reports as attachments to electronic mail.

Submission of reports to the Alameda County ftp site is an addition to existing requirements for electronic submittal of information to the State Water Resources Control Board (SWRCB) Geotracker website. Submission of reports to the Geotracker website does not fulfill the requirement to submit documents to the Alameda County ftp site. In September 2004, the SWRCB adopted regulations that require electronic submittal of information for groundwater cleanup programs. For several years, responsible parties for cleanup of leaks from underground storage tanks (USTs) have been required to submit groundwater analytical data, surveyed locations of monitor wells, and other data to the Geotracker database over the Internet. Beginning July 1, 2005, electronic submittal of a complete copy of all necessary reports was required in Geotracker (in PDF format). Please visit the SWRCB website for more information on these requirements (http://www.swrcb.ca.gov/ust/cleanup/electronic_reporting).

PERJURY STATEMENT

All work plans, technical reports, or technical documents submitted to ACEH must be accompanied by a cover letter from the responsible party that states, at a minimum, the following: "I declare, under penalty of perjury, that the information and/or recommendations contained in the attached document or report is true and correct to the best of my knowledge." This letter must be signed by an officer or legally authorized representative of your company. Please include a cover letter satisfying these requirements with all future reports and technical documents submitted for this fuel leak case.

Mr. Tuong Tran
Mr. Dzuong Duy
RO0002475
December 14, 2007
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PROFESSIONAL CERTIFICATION & CONCLUSIONS/RECOMMENDATIONS

The California Business and Professions Code (Sections 6735, 6835, and 7835.1) requires that work plans and technical or implementation reports containing geologic or engineering evaluations and/or judgments be performed under the direction of an appropriately registered or certified professional. For your submittal to be considered a valid technical report, you are to present site specific data, data interpretations, and recommendations prepared by an appropriately licensed professional and include the professional registration stamp, signature, and statement of professional certification. Please ensure all that all technical reports submitted for this fuel leak case meet this requirement.

UNDERGROUND STORAGE TANK CLEANUP FUND

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

AGENCY OVERSIGHT

If it appears as though significant delays are occurring or reports are not submitted as requested, we will consider referring your case to the Regional Board or other appropriate agency, including the County District Attorney, for possible enforcement actions. California Health and Safety Code, Section 25299.76 authorizes enforcement including administrative action or monetary penalties of up to \$10,000 per day for each day of violation.

If you have any questions, please call me at (510) 567-6791 or send me an electronic mail message at jerry.wickham@acgov.org.

Sincerely,



Jerry Wickham, California PG 3766, CEG 1177, and CHG 297
Hazardous Materials Specialist

Enclosure: ACEH Electronic Report Upload (ftp) Instructions

cc: Mark Detterman, Blymyer Engineers, Inc., 1829 Clement Avenue, Alameda, CA 94501

Donna Drogos, ACEH
Jerry Wickham, ACEH
File

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



F

August 15, 2007

Mr. Tuong Tran
526 Calero Avenue
San Jose, CA 95123

Mr. Dzuong Duy Le
C/o Timmy Nguyen
3345 Grand Avenue
Oakland, CA 94610

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

Subject: SLIC Case RO0002475 and Geotracker Global ID T06019761004, JB Auto, 819 E. 12th Street, Oakland, CA 94606

Dear Mr. Tran and Mr. Le:

Alameda County Environmental Health (ACEH) staff has reviewed the Spills, Leaks, Investigations, and Cleanups (SLIC) case file for the above-referenced site, including the recently submitted document entitled, "Revised Remedial Action Plan," dated July 16, 2007. The Revised Remedial Action Plan (RAP) consists of three pages, one of which is a cover letter and one of which is a site plan. The Revised RAP clearly does not meet the minimum requirements for a stand-alone work plan since the document only describes a general scope of work for two activities. Site background, site geology and hydrogeology, previous investigations, cleanup goals, sampling rationale, sampling methods, analytical methods, etc are not addressed. The document also does not meet the requirements for an addendum to the previously submitted RAP since it is not clear whether the proposed activities are intended to supplement or replace tasks in the previously submitted RAP. A RAP dated October 8, 2002 and prepared by Blymyer Engineers was previously submitted for this site. The October 8, 2002 RAP was approved by ACEH in correspondence dated August 13, 2003. In later ACEH correspondence dated June 28, 2007, we requested a Revised RAP that included additional analyses for pre-excavation sampling.

We request that you submit a Revised RAP that meets the complete requirements for a stand-alone RAP, which includes a discussion of site background, cleanup goals, proposed areas of excavation, estimated volumes of soil for removal, proposed number of confirmation soil samples, sampling methods, analytical methods, management of soil stockpiles, soil disposal, material to be used for backfilling excavations, and other proposed tasks as necessary. For specific items or tasks for which no changes are proposed from the October 8, 2002 RAP, reference to specific sections in the October 8, 2002 RAP is acceptable. As an example, if the excavations will be backfilled as described in section 17.0 of the October 8, 2002 RAP, the Revised RAP may state, "The proposed method for backfilling all excavations is the same as that stated in section 17.0 of the previously submitted RAP dated October 8, 2002."

We request that you address the following technical comments, perform the proposed work, and send us the reports described below.

Mr. Tuong Tran
Mr. Dzuong Duy
RO0002475
August 15, 2007
Page 2

TECHNICAL COMMENTS

1. **Composite Samples.** The Revised RAP proposes collection of 3-, 4-, and 8-point composite soil samples. Please note that composite soil samples are not acceptable for characterization of chemicals of concern. Please remove proposals to collect composite soil samples from the Revised RAP.

TECHNICAL REPORT REQUEST

Please submit technical reports to Alameda County Environmental Health (Attention: Mr. Jerry Wickham), according to the following schedule:

- **October 4, 2007** – Revised Remedial Action Plan

These reports are being requested pursuant to California Health and Safety Code Section 25296.10. 23 CCR Sections 2652 through 2654, and 2721 through 2728 outline the responsibilities of a responsible party in response to an unauthorized release from a petroleum UST system, and require your compliance with this request.

ELECTRONIC SUBMITTAL OF REPORTS

Alameda County Environmental Cleanup Oversight Programs (LOP and SLIC) require submission of all reports in electronic form to the county's ftp site. Paper copies of reports will no longer be accepted. The electronic copy replaces the paper copy and will be used for all public information requests, regulatory review, and compliance/enforcement activities. Instructions for submission of electronic documents to the Alameda County Environmental Cleanup Oversight Program ftp site are provided on the attached "Electronic Report Upload (ftp) Instructions." Please do not submit reports as attachments to electronic mail.

Submission of reports to the Alameda County ftp site is an addition to existing requirements for electronic submittal of information to the State Water Resources Control Board (SWRCB) Geotracker website. Submission of reports to the Geotracker website does not fulfill the requirement to submit documents to the Alameda County ftp site. In September 2004, the SWRCB adopted regulations that require electronic submittal of information for groundwater cleanup programs. For several years, responsible parties for cleanup of leaks from underground storage tanks (USTs) have been required to submit groundwater analytical data, surveyed locations of monitor wells, and other data to the Geotracker database over the Internet. Beginning July 1, 2005, electronic submittal of a complete copy of all necessary reports was required in Geotracker (in PDF format). Please visit the SWRCB website for more information on these requirements (http://www.swrcb.ca.gov/ust/cleanup/electronic_reporting).

PERJURY STATEMENT

All work plans, technical reports, or technical documents submitted to ACEH must be accompanied by a cover letter from the responsible party that states, at a minimum, the following: "I declare, under penalty of perjury, that the information and/or recommendations contained in the attached document or report is true and correct to the best of my knowledge." This letter must be

Mr. Tuong Tran
Mr. Dzuong Duy
RO0002475
August 15, 2007
Page 3

signed by an officer or legally authorized representative of your company. Please include a cover letter satisfying these requirements with all future reports and technical documents submitted for this fuel leak case.

PROFESSIONAL CERTIFICATION & CONCLUSIONS/RECOMMENDATIONS

The California Business and Professions Code (Sections 6735, 6835, and 7835.1) requires that work plans and technical or implementation reports containing geologic or engineering evaluations and/or judgments be performed under the direction of an appropriately registered or certified professional. For your submittal to be considered a valid technical report, you are to present site specific data, data interpretations, and recommendations prepared by an appropriately licensed professional and include the professional registration stamp, signature, and statement of professional certification. Please ensure all that all technical reports submitted for this fuel leak case meet this requirement.

UNDERGROUND STORAGE TANK CLEANUP FUND

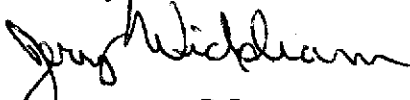
Please note that delays in investigation, later reports, or enforcement actions may result in your becoming ineligible to receive grant money from the state's Underground Storage Tank Cleanup Fund (Senate Bill 2004) to reimburse you for the cost of cleanup.

AGENCY OVERSIGHT

If it appears as though significant delays are occurring or reports are not submitted as requested, we will consider referring your case to the Regional Board or other appropriate agency, including the County District Attorney, for possible enforcement actions. California Health and Safety Code, Section 25299.76 authorizes enforcement including administrative action or monetary penalties of up to \$10,000 per day for each day of violation.

If you have any questions, please call me at (510) 567-6791.

Sincerely,



Jerry Wickham, P.G.
Hazardous Materials Specialist

Enclosure: ACEH Electronic Report Upload (ftp) Instructions

cc: Robert Mintz, 3215 Clement Street, Suite 203, San Francisco, CA 94121

Mark Detterman, Blymyer Engineers, Inc., 1829 Clement Avenue, Alameda, CA 94501

Donna Drogos, ACEH
Jerry Wickham, ACEH
File

Wickham, Jerry, Env. Health

To: tuong tran
Subject: RE: 819 e 12th street

Tuong,

The RAP was received. I have several reports and plans review prior to getting to your RAP. I expect to complete your review by 8/10.

Regards,
Jerry Wickham
Alameda County Environmental Health
1131 Harbor Bay Parkway
Alameda, CA 94502-6577
510-567-6791 phone
510-337-9335 fax
jerry.wickham@acgov.org

From: tuong tran [<mailto:tuong@tranvu.com>]
Sent: Monday, July 30, 2007 11:02 AM
To: Wickham, Jerry, Env. Health
Subject: RE: 819 e 12th street

Hi Jerry:
I wonder whether you receive my RAP that I submitted over the net?
Regards,
Tuong Tran

From: Wickham, Jerry, Env. Health [<mailto:jerry.wickham@acgov.org>]
Sent: Thursday, June 28, 2007 11:27 AM
To: tuong tran
Subject: RE: 819 e 12th street

Mr Tran,

The attached letter was sent out by first class mail today.

Regards,
Jerry Wickham
Alameda County Environmental Health
1131 Harbor Bay Parkway
Alameda, CA 94502-6577
510-567-6791 phone
510-337-9335 fax
jerry.wickham@acgov.org

From: tuong tran [<mailto:tuong@tranvu.com>]
Sent: Friday, June 15, 2007 10:29 AM
To: Wickham, Jerry, Env. Health
Cc: 'TuongTran'

8/1/2007

Subject: 819 e 12th street

Hi Jerry,

Attached is the letter that I mention to you on the phone. I also attached a development floor plan overlaid with the site plan from Blymyer Engineers, Inc. for your review and the site plan from Blymyer Engineers, Inc.

I hope to hear from you soon. Thank you for your help.

Regards,
Tuong

8/1/2007

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



F

June 28, 2007

Mr. Tuong Tran
526 Calero Avenue
San Jose, CA 95123

Mr. Dzuong Duy Le
C/o Timmy Nguyen
3345 Grand Avenue
Oakland, CA 94610

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

Subject: SLIC Case RO0002475 and Geotracker Global ID T06019761004, JB Auto, 819 E. 12th Street, Oakland, CA 94606

Dear Mr. Tran and Mr. Le:

Alameda County Environmental Health (ACEH) staff has reviewed the Spills, Leaks, Investigations, and Cleanups (SLIC) case file for the above-referenced site, including correspondence from Mr. Tran that was received by electronic mail on June 15, 2007. In the June 15, 2007 correspondence, Mr. Tran requests approval for capping the site with a concrete slab floor and foundation for a new building. A Site Plan and drawing that outlines the proposed development are included with the correspondence. The proposed concrete slab floor for the building would cover the majority of the site including the sump discovered near the center of the site.

Based on our review of your request and the case file, we do not concur with the proposal to cap the site. Shallow soils at the site are contaminated with elevated concentrations of petroleum hydrocarbons and metals over much of the site. Petroleum contamination extends to depths of 15 feet or greater within the area of a sump encountered in boring B8 near the center of the site. The lateral and vertical extent of the sump and contamination from the sump have not been defined nor have the soils and groundwater been analyzed for all potential contaminants. Benzene was detected in a grab groundwater sample collected from boring B-8 at a concentration of 1,700 micrograms per liter ($\mu\text{g/L}$). Volatile organic compounds in soil and/or groundwater beneath the proposed building pose a potential risk for indoor air vapor intrusion. In addition, off-site migration of groundwater containing elevated concentrations of VOCs in groundwater could pose potential human risks for off-site receptors. We conclude that the site may pose both short-term and long-term potential risks to human health and the environment and is not suitable for capping.

A Remedial Action Plan (RAP) dated October 8, 2002 and prepared by Blymyer Engineers was previously submitted for this site. The RAP was approved by ACEH in correspondence dated August 13, 2003. To date, no remedial activities have been conducted. We have technical comments on the proposed pre-excavation soil sampling and confirmation sampling in the RAP. We request that you prepare a revised RAP that addresses the technical comments below. Please address the following technical comments, perform the proposed work, and send us the reports described below.

TECHNICAL COMMENTS

1. **Pre-Excavation Soil Sampling.** The RAP currently proposes the collection of two soil samples for analysis of PCBs. Due to the unknown nature of disposal at the site, we request that the scope of pre-excavation sampling be expanded to include additional pre-excavation samples. The analytes for pre-excavation soil samples is to be expanded to include at a minimum, the Recommended Minimum Verification Analyses for waste, used, or unknown oil (attached).
2. **Soil Vapor and Groundwater Sampling.** Soil vapor and groundwater sampling will be required following soil removal to confirm that the excavation proposed in the RAP was effective in removing sources of soil vapor and groundwater contamination. Soil vapor and groundwater sampling may be proposed in the Revised RAP requested below or may be proposed in a Work Plan following completion of soil excavation.

TECHNICAL REPORT REQUEST

Please submit technical reports to Alameda County Environmental Health (Attention: Mr. Jerry Wickham), according to the following schedule:

- **August 28, 2007** – Revised Remedial Action Plan

These reports are being requested pursuant to California Health and Safety Code Section 25296.10. 23 CCR Sections 2652 through 2654, and 2721 through 2728 outline the responsibilities of a responsible party in response to an unauthorized release from a petroleum UST system, and require your compliance with this request.

ELECTRONIC SUBMITTAL OF REPORTS

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Mr. Tuong Tran
Mr. Dzuong Duy
RO0002475
June 28, 2007
Page 3

required in Geotracker (in PDF format). Please visit the SWRCB website for more information on these requirements (http://www.swrcb.ca.gov/ust/cleanup/electronic_reporting).

PERJURY STATEMENT

All work plans, technical reports, or technical documents submitted to ACEH must be accompanied by a cover letter from the responsible party that states, at a minimum, the following: "I declare, under penalty of perjury, that the information and/or recommendations contained in the attached document or report is true and correct to the best of my knowledge." This letter must be signed by an officer or legally authorized representative of your company. Please include a cover letter satisfying these requirements with all future reports and technical documents submitted for this fuel leak case.

PROFESSIONAL CERTIFICATION & CONCLUSIONS/RECOMMENDATIONS

The California Business and Professions Code (Sections 6735, 6835, and 7835.1) requires that work plans and technical or implementation reports containing geologic or engineering evaluations and/or judgments be performed under the direction of an appropriately registered or certified professional. For your submittal to be considered a valid technical report, you are to present site specific data, data interpretations, and recommendations prepared by an appropriately licensed professional and include the professional registration stamp, signature, and statement of professional certification. Please ensure all that all technical reports submitted for this fuel leak case meet this requirement.

UNDERGROUND STORAGE TANK CLEANUP FUND

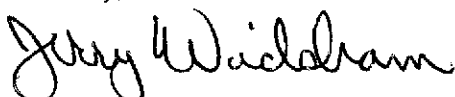
Please note that delays in investigation, later reports, or enforcement actions may result in your becoming ineligible to receive grant money from the state's Underground Storage Tank Cleanup Fund (Senate Bill 2004) to reimburse you for the cost of cleanup.

AGENCY OVERSIGHT

If it appears as though significant delays are occurring or reports are not submitted as requested, we will consider referring your case to the Regional Board or other appropriate agency, including the County District Attorney, for possible enforcement actions. California Health and Safety Code, Section 25299.76 authorizes enforcement including administrative action or monetary penalties of up to \$10,000 per day for each day of violation.

If you have any questions, please call me at (510) 567-6791.

Sincerely,



Jerry Wickham, P.G.
Hazardous Materials Specialist

Mr. Tuong Tran
Mr. Dzuong Duy
RO0002475
June 28, 2007
Page 4

Attachment: Correspondence from Mr. Tuong Tran received by email on June 15, 2007 (4 pp.)
Recommended Minimum Verification Analyses for Underground Tank Leaks (1 p.)

Enclosure: ACEH Electronic Report Upload (ftp) Instructions

cc: Robert Mintz, 3215 Clement Street, Suite 203, San Francisco, CA 94121

Mark Detterman, Blymyer Engineers, Inc., 1829 Clement Avenue, Alameda, CA 94501

Donna Drogos, ACEH
Jerry Wickham, ACEH
File

Tuong Tran
526 Calero Ave
San Jose, CA 95123
06/15/07

Jerry Wickham
Environmental Health Services
1131 Harbor Bay Parkway, Suite 250
Alameda, CA 94502-6567

Subject: SLIC Case RO0002475, JB Auto, 819 E. 12th Street, Oakland, CA

Dear Mr. Wickham:

My name is Tuong Tran and I am the current owner of the property located at 819-823 East 12th Street in Oakland. The property is currently vacant but was occupied by J & R Automobile Dismantlers. I would like to request your approval for capping the site with a concrete slab floor and foundation for a new building. Most of the surface area of the land will be covered with the concrete slab of the building. The rest of the surface area will be covered the concrete driveway, concrete paving parking and concrete walk path.

I have obtained and reviewed existing information from your office about the underground contamination of this site. The information indicated that, generally, shallow soil to a depth of 3 feet below ground surface (bgs) contained less than 600 mg/kg of TRPH, with the exception of Borings B2, B3, and B8. Soil samples from B2 contained 4,400 mg/kg of TRPH at 1 foot and 5,300 mg/kg of TRPH at 3 feet bgs. Soil sample from B3 contained 19,000 mg/kg of TRPH at 0.5 foot bgs. Soil sample from B8b contained 54, mg/kg of TRPH at 0.5 foot bgs.

The reported TRPH concentrations appeared to be consistent with the previous use of the automobile dismantling business at the site. Shallow soil from isolated spots where old cars used to be stored might have leaked small quantify of automobile petroleum fluids and would give a higher TRPH reading than soil samples collected from the rest of the site.

The data also indicated that there was a former sump near the location of Borings B8a and B8b. Soils samples from B8b contained 54,000 mg/kg (at 0.5 foot bgs), 1,100 mg/kg (at 5.5 feet bgs), 600 mg/kg (at 10 feet bgs), and 7,900 mg/kg of TRPH (at 15 feet bgs). The reported higher concentrations of TRPH at B8b appeared to be consistent with the previous use of the site where spilled automotive fluid might have been washed by storm runoff into this former sump.

Since the automotive dismantler business has been vacated from the site, there is no longer a source of automotive fluids that would increase the TRPH concentrations in the underlying soil at the site. Additionally, the reported TRPH concentrations at the site do not appear to present a threat to public health, I believe that capping the site with a concrete surface for the entire lot per attached plot plan of the land development would be an effective way to control the potential for TRPH to percolate further into the underlying soil.

Attached for your review is a sketch of the site showing the location of previous soil borings where soil samples were collected for chemical analysis. Chemical data for those soil samples

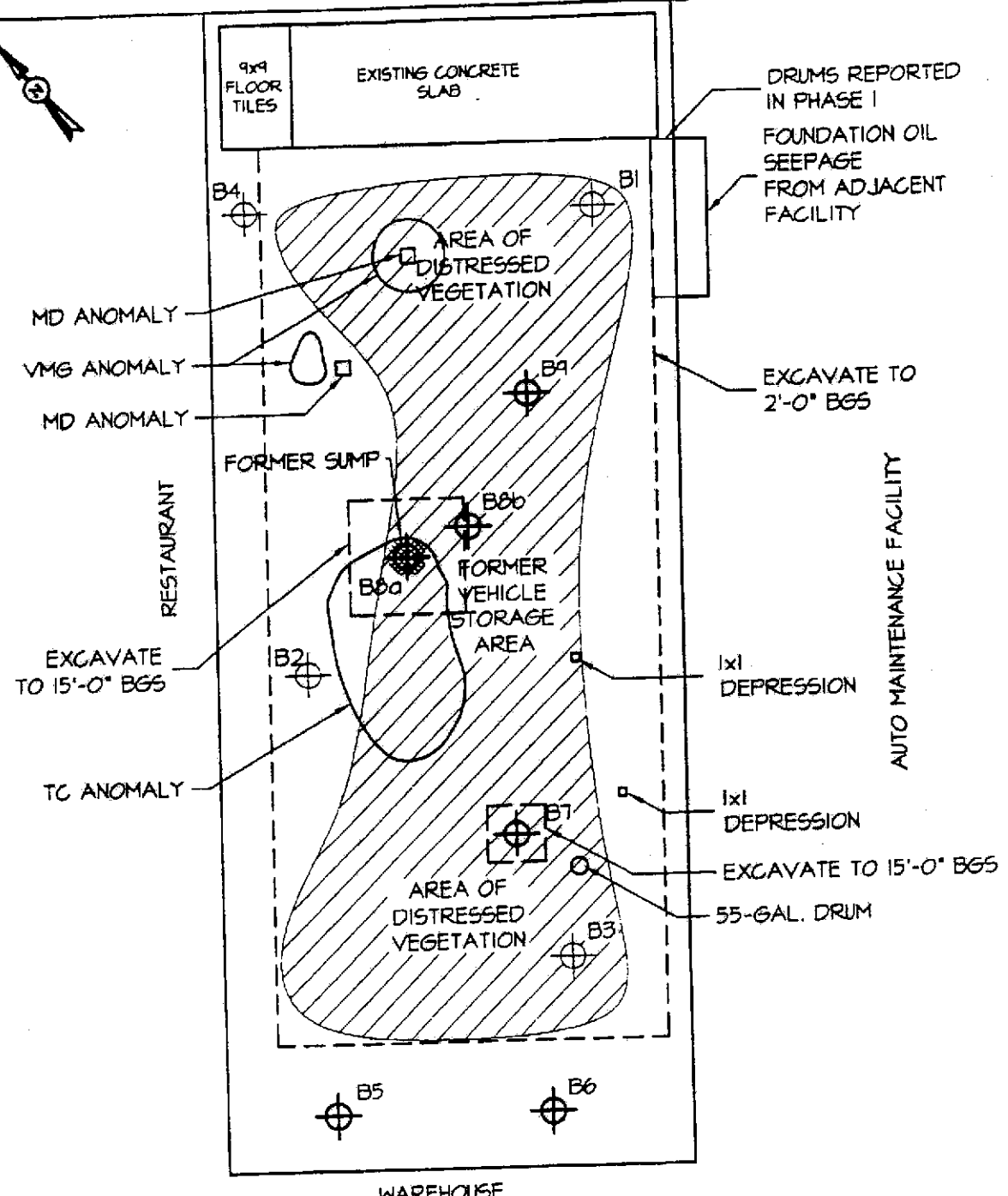
were reported to your office by the previous owner. I have included the plot plan that includes approximate footprint of the concrete slab floor for a new building, driveway, parking, and pathway that I am planning to construct at the site. The proposed concrete slab floor for the building covers the majority of the site. The locations of the former sump and Borings B8a and B8a would be covered entirely by the proposed concrete slab floor.

Please advise if the proposed capping of the site with a concrete slab flooring would be acceptable to prevent further contamination of the site. I am looking forward to receiving your feedback.

Best regards,

Tuong Tran
408-425-4523

EAST 12TH STREET



THE USE OF THESE DRAWINGS AND SPECIFICATIONS SHALL BE RESTRICTED TO THE ORIGINAL USE FOR WHICH THEY WERE PREPARED. REUSE, REPRODUCTION, OR PUBLICATION, IN WHOLE OR IN PART, IS PROHIBITED WITHOUT THE WRITTEN CONSENT OF BLYMYER ENGINEERS, INC.

SCALE: 1"=20'-0"

		LEGEND ◆ BLYMYER ENGINEERS BORES ⊕ PREVIOUS BASICS ENVIRONMENTAL BORES BGS BELOW SURFACE GRADE MD METAL DETECTOR TC TERRAIN CONDUCTIVITY VMG VERTICAL MAGNETIC GRADIENT		SITE PLAN FORMER J & R AUTOMOBILE DISMANTLERS 819-823 12th ST. OAKLAND, CA	FIGURE 2
		BEI JOB NO. 202041	DATE 10-3-02		

PROJECT DATA

APN: 019-00340-002
 ZONING: C-40 HOUSE & BUSINESS MIX
 TYPE OF CONSTRUCTION: MIXED USE BUILDING
 HEIGHT LIMIT: 30.00 SF
 LOT SIZE: 1,089 = 7.35 UNITS ALLOWED
 PROPOSED: 7 RESIDENTIAL UNITS & 3,000 SF COMMERCIAL SPACE
 MAXIMUM HEIGHT: 3 STORY, 39'-0" (REF CBC TABLE 5B)

819 E 12th STREET NEW HOUSING & BUSINESS MIX

ALLOWABLE FLOOR AREA

A. ALLOWABLE FLOOR AREA FROM TABLE S-C

1. BASIC ALLOWANCE	R-1	S-3	B
	10,500 SF	14,000 SF	14,000 SF
2. WITH MULTI-STORY ALLOWANCE		N/A	N/A

B. ACTUAL FLOOR AREA

MIXED USE BUILDING	R-1	S-3	B
	8,228 SF	571 SF	3,000 SF

C. ALLOWABLE FLOOR AREA OF MIXED OCCUPANCIES: (REF CBC SEC 504.5)

(R-1/ALLOWABLE R-1) + (S-3/ALLOWABLE S-3) + (B/ALLOWABLE B) ≤ 1.0

(8,228 SF / 21,000 SF) + (571 SF / 14,000 SF) + (3,000 SF / 14,000 SF) = .392 + .041 + .214 = .647 ≤ 1.0

DRAWING INDEX

A1	PLOT PLAN
A2,A3	BOUND. & TOPO. SURV.
A4	FLOOR PLAN
A5	ELEVATIONS
	SECTION & DOOR/WINDOW SCHED.
S1,S2,S3,S4	STRUCTURAL FRAMING
SD0,SD1,SD2,SD3,SD4,SW1,SW2	STRUCTURAL SPEC. & DETAILS
E1,E2	ELECTRICAL PLAN
P1,P2	PLUMBING PLAN
EC1,EC2,ENV,MEP,LTG	TITLE 24

DESIGNER'S STATEMENT

This plot plan correctly represents a plot made by me or under my direction. I hereby STATE that to the best of my knowledge all provisions of applicable State laws and local ordinances have complied with.

I hereby further State that all proposed grades, elevations, and contours delineated upon this plot plan are based upon a survey by Tranvu, LLC, dated 04-08-07 that was indicated thereon by the surveyors there as being based upon City of Oakland datum.



TRANVU, LLC
 LICENSE EXPIRES DECEMBER 31, 2008

TRANVU, LLC
 surveyors - engineers - architects

526 Calero Ave, San Jose, CA 95123
 Tel: (408) 423-4523
 Fax: (408) 226-3475
 Email: info@tranvu.com

DATE: 04/08/07

DESIGNED BY: NAL	ENGINEER BY: V.T.
CHECKED BY:	DATE:
DATE:	DATE:

819 E12TH STREET NEW BUILDING
 APN. 019-0034-002-00

PLOT PLAN

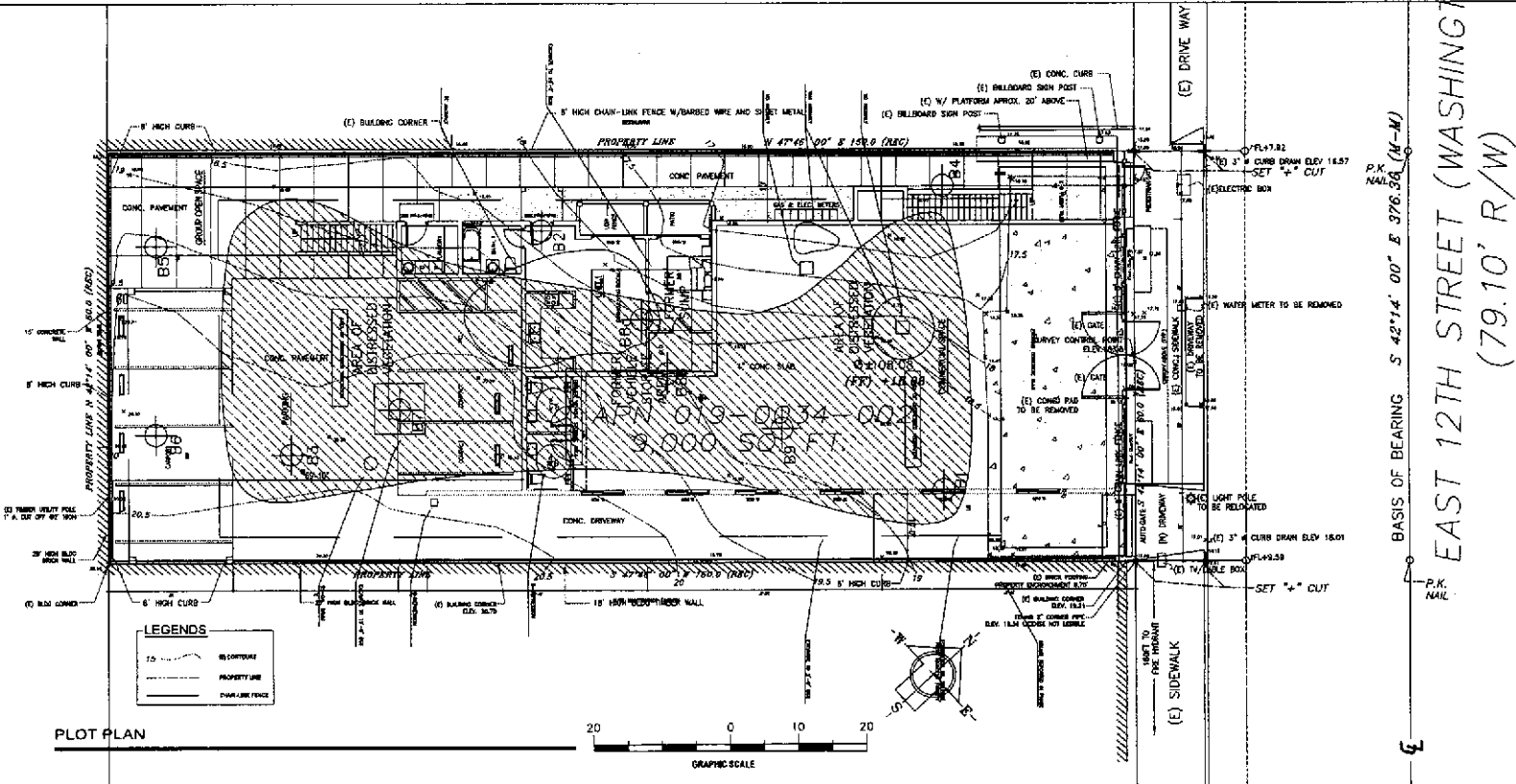
819 E 12TH STREET
 OAKLAND, CA 94606

OWNER
 PHAT VO
 Phone: 510-410-8461

526 CALERO AVE
 SAN JOSE, CA 95123

SCALE: 1" = 10'

PROJECT NO.	SHEET:
	A1



PROJECT NO. SHEET: A1

RECOMMENDED MINIMUM VERIFICATION ANALYSES FOR UNDERGROUND STORAGE TANK LEAKS

For use by Unidocs Member Agencies or where approved by your Local Jurisdiction

TABLE #2
Revised March 1, 1999

<u>HYDROCARBON LEAK</u>	<u>SOIL ANALYSIS</u> (SW-846 Method)		<u>WATER ANALYSIS</u> (Water/Waste Water Method)	
Gasoline (Leaded and Unleaded)	TPHG	8015M or 8260	TPHG	8015M or 524.2/624 (8260)
	BTEX	8260	BTEX	524.2/624 (8260)
	EDB and EDC	8260	EDB and EDC	524.2/624 (8260)
	MTBE, TAME, ETBE, DIPE, and TBA by 8260 for soil and 524.2/624 (8260) for water			
	Total Lead	AA	Total Lead	AA
	Organic Lead	--Optional-- DHS-LUFT	Organic Lead	DHS-LUFT
Unknown Fuel	TPHG	8015M or 8260	TPHG	8015M or 524.2/624 (8260)
	TPHD	8015M or 8260	TPHD	8015M or 524.2/624 (8260)
	BTEX	8260	BTEX	524.2/624 (8260)
	EDB and EDC	8260	EDB and EDC	524.2/624 (8260)
	MTBE, TAME, ETBE, DIPE, and TBA by 8260 for soil and 524.2/624 (8260) for water			
	Total Lead	AA	Total Lead	AA
Diesel, Jet Fuel, Kerosene, and Fuel/Heating Oil	TPHD	8015M or 8260	TPHD	8015M or 524.2/624 (8260)
	BTEX	8260	BTEX	524.2/624 (8260)
	EDB and EDC	8260	EDB and EDC	524.2/624 (8260)
	MTBE, TAME, ETBE, DIPE, and TBA by 8260 for soil and 524.2/624 (8260) for water			
	Total Lead	AA	Total Lead	AA
	Organic Lead	--Optional-- DHS-LUFT	Organic Lead	DHS-LUFT
Chlorinated Solvents	CL HC	8260	CL HC	524.2/624 (8260)
	BTEX	8260 or 8021	BTEX	524.2/624 (8260) or 502.2/602 (8021)
Nonchlorinated Solvents	TPHD	8015M or 8260	TPHD	8015M or 524.2/624 (8260)
	BTEX	8260 or 8021	BTEX	524.2/624 (8260) or 502.2/602 (8021)
Waste, Used, or Unknown Oil	TPHG	8015M or 8260	TPHG	8015M or 524.2/624 (8260)
	TPHD	8015M or 8260	TPHD	8015M or 524.2/624 (8260)
	O&G	9070	O&G	418.1
	BTEX	8260	BTEX	524.2/624 (8260)
	CL HC	8260	CL HC	524.2/624 (8260)
	EDB and EDC	8260	EDB and EDC	524.2/624 (8260)
	MTBE, TAME, ETBE, DIPE, and TBA by 8260 for soil and 524.2/624 (8260) for water			
	Metals (Cd, Cr, Pb, Ni, Zn) by ICAP or AA for soil water			
PCB, [†] PCP, [†] PNA, CREOSOTE by 8270 for soil and 524/625 (8270) for water				

NOTES:

1. 8021 replaces old methods 8020 and 8010.
2. 8260 replaces old method 8240.
3. Reference: Table B-1 in Appendix B of "Expedited Site Assessment Tools for Underground Storage Tank Sites: A Guide for Regulators" (EPA 510-B-97-001).

* Optional per Regional Water Quality Control Board (Board), but local agency that regulates UST system may require analysis for Organic Lead. Check with your local agency regarding their requirements.

† If found, analyze for dibenzofurans (PCBs) or dioxins (PCP).

Tuong Tran
526 Calero Ave
San Jose, CA 95123
06/15/07

Jerry Wickham
Environmental Health Services
1131 Harbor Bay Parkway, Suite 250
Alameda, CA 94502-6567

Subject: SLIC Case R0002475, JB Auto, 819 E. 12th Street, Oakland, CA

Dear Mr. Wickham:

My name is Tuong Tran and I am the current owner of the property located at 819-823 East 12th Street in Oakland. The property is currently vacant but was occupied by J & R Automobile Dismantlers. I would like to request your approval for capping the site with a concrete slab floor and foundation for a new building. Most of the surface area of the land will be covered with the concrete slab of the building. The rest of the surface area will be covered the concrete driveway, concrete paving parking and concrete walk path.

I have obtained and reviewed existing information from your office about the underground contamination of this site. The information indicated that, generally, shallow soil to a depth of 3 feet below ground surface (bgs) contained less than 600 mg/kg of TRPH, with the exception of Borings B2, B3, and B8. Soil samples from B2 contained 4,400 mg/kg of TRPH at 1 foot and 5,300 mg/kg of TRPH at 3 feet bgs. Soil sample from B3 contained 19,000 mg/kg of TRPH at 0.5 foot bgs. Soil sample from B8b contained 54, mg/kg of TRPH at 0.5 foot bgs.

The reported TRPH concentrations appeared to be consistent with the previous use of the automobile dismantling business at the site. Shallow soil from isolated spots where old cars used to be stored might have leaked small quantify of automobile petroleum fluids and would give a higher TRPH reading than soil samples collected from the rest of the site.

The data also indicated that there was a former sump near the location of Borings B8a and B8b. Soils samples from B8b contained 54,000 mg/kg (at 0.5 foot bgs), 1,100 mg/kg (at 5.5 feet bgs), 600 mg/kg (at 10 feet bgs), and 7,900 mg/kg of TRPH (at 15 feet bgs). The reported higher concentrations of TRPH at B8b appeared to be consistent with the previous use of the site where spilled automotive fluid might have been washed by storm runoff into this former sump.

Since the automotive dismantler business has been vacated from the site, there is no longer a source of automotive fluids that would increase the TRPH concentrations in the underlying soil at the site. Additionally, the reported TRPH concentrations at the site do not appear to present a threat to public health, I believe that capping the site with a concrete surface for the entire lot per attached plot plan of the land development would be an effective way to control the potential for TRPH to percolate further into the underlying soil.

Attached for your review is a sketch of the site showing the location of previous soil borings where soil samples were collected for chemical analysis. Chemical data for those soil samples

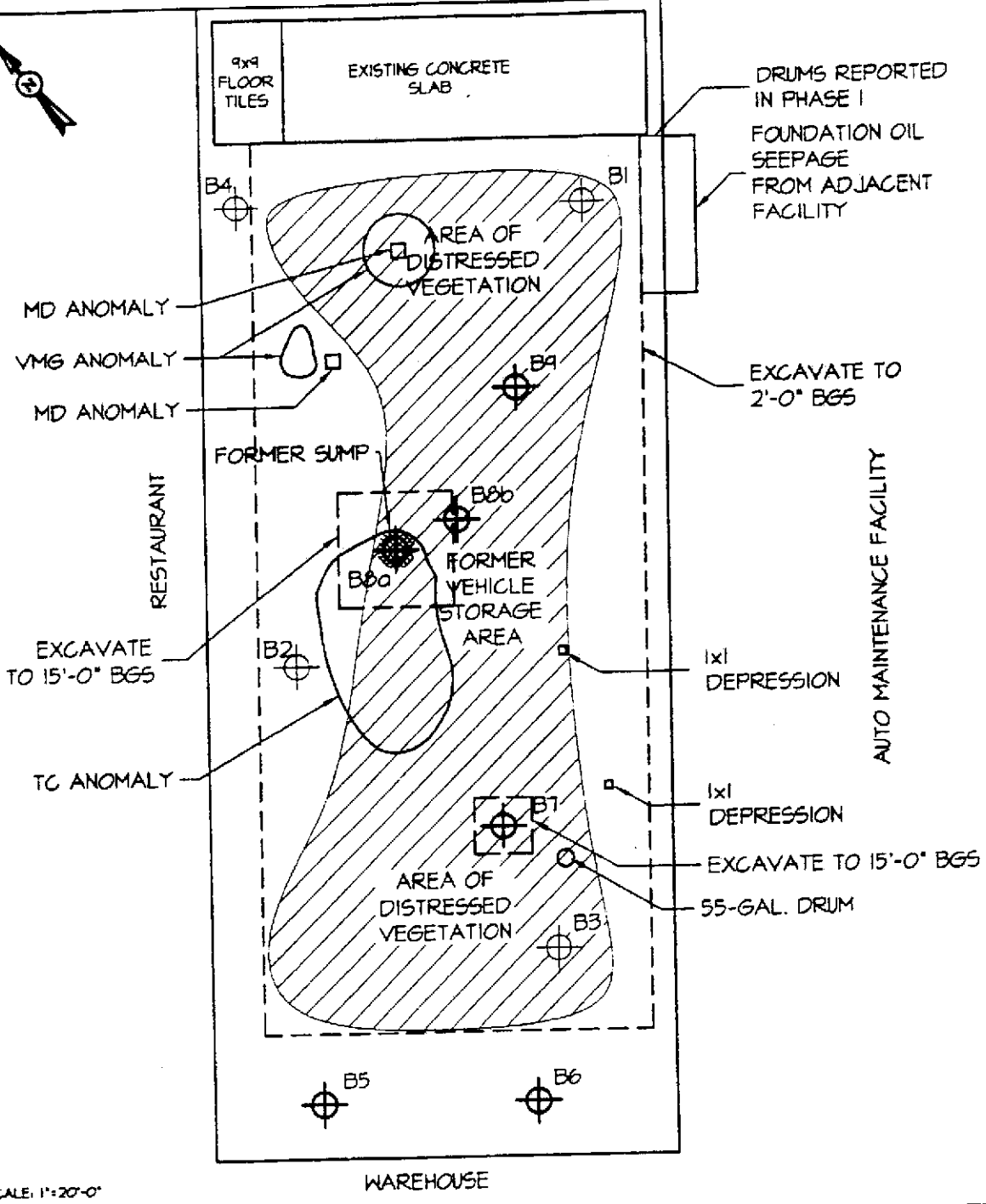
were reported to your office by the previous owner. I have included the plot plan that includes approximate footprint of the concrete slab floor for a new building, driveway, parking, and pathway that I am planning to construct at the site. The proposed concrete slab floor for the building covers the majority of the site. The locations of the former sump and Borings B8a and B8a would be covered entirely by the proposed concrete slab floor.

Please advise if the proposed capping of the site with a concrete slab flooring would be acceptable to prevent further contamination of the site. I am looking forward to receiving your feedback.

Best regards,

Tuong Tran
408-425-4523

EAST 12TH STREET



THE USE OF THESE DRAWINGS AND SPECIFICATIONS SHALL BE RESTRICTED TO THE ORIGINAL USE FOR WHICH THEY WERE PREPARED. REUSE, REPRODUCTION, OR PUBLICATION, IN WHOLE OR IN PART, IS PROHIBITED WITHOUT THE WRITTEN CONSENT OF BLYMYER ENGINEERS, INC.

SCALE: 1"=20'-0"

		LEGEND ◆ BLYMYER ENGINEERS BORES ⊕ PREVIOUS BASICS ENVIRONMENTAL BORES BGS BELOW SURFACE GRADE MD METAL DETECTOR TC TERRAIN CONDUCTIVITY VMG VERTICAL MAGNETIC GRADIENT		SITE PLAN FORMER J & R AUTOMOBILE DISMANTLERS 819-823 12th ST. OAKLAND, CA	FIGURE 2
		BEI JOB NO. 202041	DATE 10-3-02		

PROJECT DATA

APN: 019-00340-002
 ZONING: C-40
 - GENERAL PLAN: HOUSE & BUSINESS MIX
 TYPE OF CONSTRUCTION: TYPE V, 1-HR
 - MIXED USE BUILDING: TYPE V, 1
 - CARPORT: 9,000 SF
 LOT SIZE: N/A
 HEIGHT LIMIT: N/A
 UNIT ALLOWED WITH 3,000 SF OF COMMERCIAL SPACE:
 (5,000 - (2,000/2.0)) / 1,000 = 1.5
 LOT SF - RES. SF PARK SF/UNIT UNITS ALLOWED
 PROPOSED: 7 RESIDENTIAL UNITS & 3,000 SF COMMERCIAL SPACE
 PARKING: 7 SPACES
 OPEN SPACE: 1,050 SF REQUIRED
 1,688 SF EQUIVALENT PROVIDED
 OCCUPANCY USE GROUPS:
 - APARTMENTS R-1
 - WITH ACCESSORY PARKING S-3
 - COMMERCIAL SPACE B
 MAXIMUM HEIGHT: ACTUAL HEIGHT 3 STORY, 38'-6"
 MIXED USE BUILDING: 3 STORY, 50'-0"
 (R-1, B, S-3) ALLOWED HEIGHT (REF CSC TABLE 9B)

819 E 12th STREET NEW HOUSING & BUSINESS MIX

ALLOWABLE FLOOR AREA

A. ALLOWABLE FLOOR AREA FROM TABLE S-C

	R-1	S-3	B
1. BASIC	10,500 SF	14,000 SF	14,000 SF
2. WITH MULTI-STORY ALLOWANCE	21,000 SF	N/A	N/A

B. ACTUAL FLOOR AREA

	R-1	S-3	B
MIXED USE BUILDING:	8,228 SF	571 SF	5,000 SF

C. ALLOWABLE FLOOR AREA OF MIXED OCCUPANCIES: (REF CSC SEC 504.3)
 (R-1/ALLOWABLE R-1) + (S-3/ALLOWABLE S-3) + (B/ALLOWABLE B) ≤ 1.0
 (8,228 SF / 21,000 SF) + (571 SF / 14,000 SF) + (5,000 SF / 14,000 SF) = 0.392 + 0.041 + 0.357 = 0.790 ≤ 1.0

DRAWING INDEX	
A1	PLOT PLAN
A2,A3	BOUND. & TOPO. SURV.
A4	FLOOR PLAN
A5	ELEVATIONS
S1,S2,S3,S4	SECTION & DOOR/WINDOW SCHED.
SD0,SD1,SD2,SD3,SD4,SW1,SW2	STRUCTURAL FRAMING
E1,E2	STRUCTURAL SPEC. & DETAILS
P1,P2	ELECTRICAL PLAN
EC1,EC2,ENV,MEP,LTG	PLUMBING PLAN
	TITLE 24

DESIGNER'S STATEMENT

This plot plan correctly represents a plot plan made by me or under my direction. I hereby STATE that to the best of my knowledge all provisions of applicable State laws and local ordinances have complied with.
 I hereby further State that all proposed grades, elevations, and contours delineated upon this plot plan are based upon a survey by Tranvu, LLC, dated 04-06-07 that was indicated thereon by the surveyors there as being based upon City of Oakland datum.



PLUMBING TRAN, P.E. DATE
 LICENSE EXPIRES DECEMBER 31, 2008

TRANVU, LLC
 surveyors - engineers - architects

526 Calero Ave, San Jose, CA 95123
 Tel: (408) 425-4523
 Fax: (408) 1236-3475
 Email: info@tranvu.com

SEAL: [Professional Engineer Seal]

DATE: 04/06/07

DRAWN BY: V.A.	CHECKED BY: T.T.
DATE:	DATE:

819 E 12TH STREET
 NEW BUILDING
 APN. 019-0034-002

PLOT PLAN

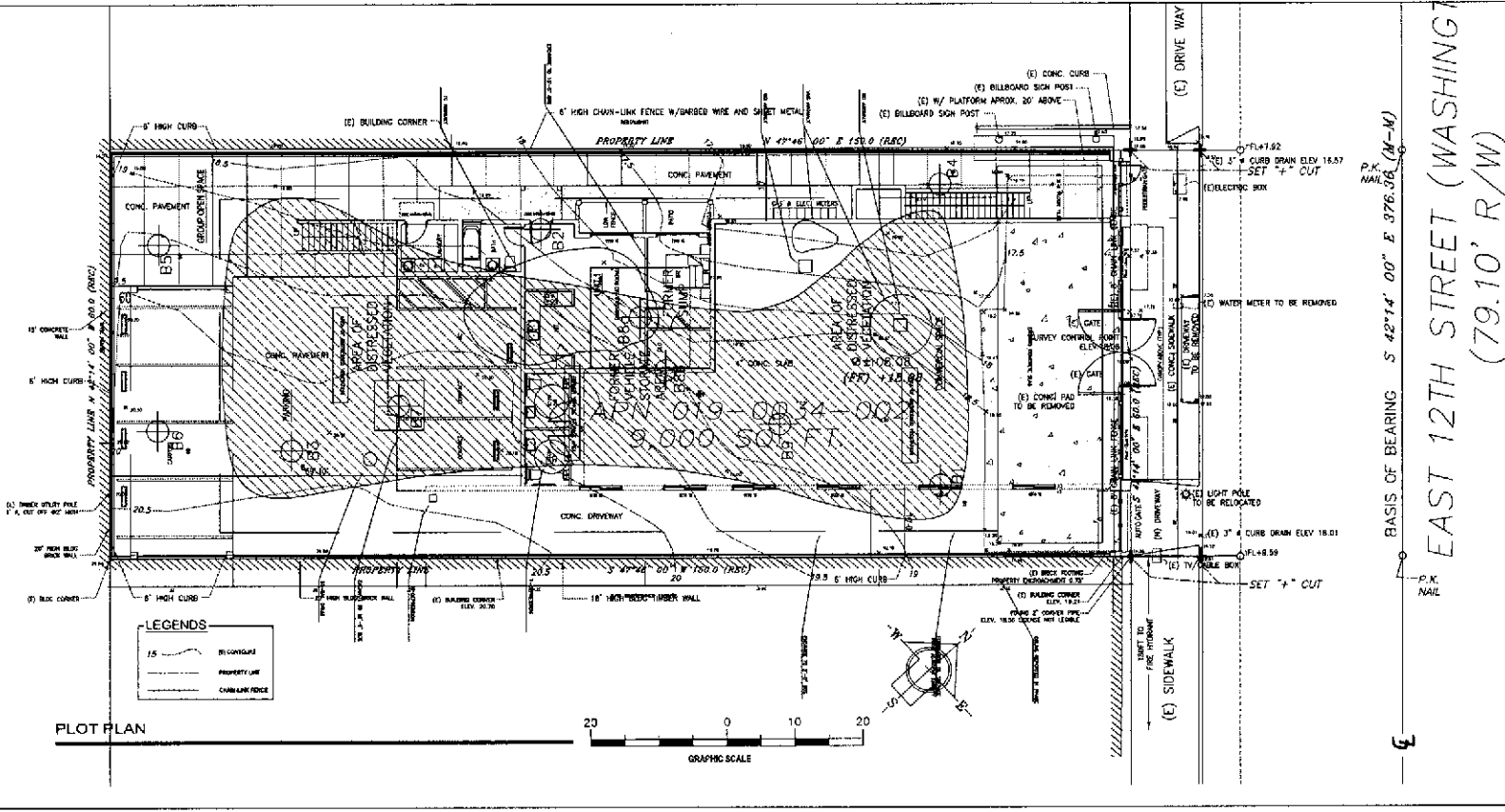
819 E 12TH STREET
 OAKLAND, CA 94606

OWNER
 PHAT VO
 Phone: 510-410-8481

526 CALERO AVE
 SAN JOSE, CA 95123

SCALE: 1" = 10'

PROJECT NO.	SHEET:
	A1



ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



7

February 10, 2006

Mr. Dzuong Duy Le
C/o Timmy Nguyen
3345 Grand Avenue
Oakland, CA 94610

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

Subject: SLIC Case [REDACTED], OB Auto, 819 E. 12th Street, Oakland, CA

Dear Mr. Le and Mr. Nguyen:

Our records indicate that the current balance on the above-referenced SLIC oversight account is a negative \$2,909.00. In order to continue to provide regulatory oversight, we are requesting the submittal of a check made payable to Alameda County Environmental Health in the amount of \$6,000.00. Please send your check to the attention of our Finance Department.

This initial deposit may or may not be sufficient to provide all necessary regulatory oversight. ACEH will deduct actual costs incurred based upon the hourly rate specified below. If these funds are insufficient, additional deposit will be requested. Otherwise, any unused monies will be refunded to you or your designee.

The deposit is authorized in Section 6.92.040L of the Alameda County Ordinance Code. Work on this project is being debited at the Ordinance specified rate, currently \$166.00 per hour.

Please write "SLIC" (the type of project), the site address, and the AR# 0305998 on your check.

If you have any questions, please contact Jerry Wickham at (510) 567-6791.

Sincerely,



Ariu Levi
Division Chief

cc: Robert Mintz, 3215 Clement Street, Suite 203, San Francisco, CA 94121

Mark Detterman, Blymyer Engineers, Inc., 1829 Clement Avenue, Alameda, CA 94501

D. Drogos, J. Jacobs, Jerry Wickham

RO2475

ALAMEDA COUNTY
HEALTH CARE SERVICES



AGENCY
DAVID J. KEARS, Agency Director

February 10, 2006

Mr. Dzuong Duy Le
C/o Timmy Nguyen
3345 Grand Avenue
Oakland, CA 94610

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

Subject: SLIC Case RO0002475, JB Auto, 819 E. 12th Street, Oakland, CA

Dear Mr. Le and Mr. Nguyen:

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pd
D4

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If you have any questions, please contact Jerry Wickham at (510) 567-6791.

Sincerely,

Ariu Levi
Division Chief

PAID
ALAMEDA COUNTY
ENVIRONMENTAL HEALTH
MAY 01 2007

BY: Check - D6

- cc: Robert Mintz, 3215 Clement Street, Suite 203, San Francisco, CA 94121
- Mark Dettnerman, Blymyer Engineers, Inc., 1829 Clement Avenue, Alameda, CA 94501
- D. Drogos, J. Jacobs, Jerry Wickham

Post-it* Fax Note	7671	Date	2/16/06	# of pages	1
To	Robert Mintz	From	Jerry Wickham		
Co./Dept		Co.	Alco Env Health		
Phone #	415-831-6161	Phone #			
Fax #	415-831-6162	Fax #			

ENVIRONMENTAL HEALTH
FINANCE
2007 MAY - 1 PM

ALAMEDA COUNTY
HEALTH CARE SERVICES



AGENCY
DAVID J. KEARS, Agency Director

R02475

February 10, 2006

Owner Info Change
↓

Mr. Dzuong Duy Le
C/o Timmy Nguyen
3345 Grand Avenue
Oakland, CA 94610

TUONG TRAN
526 CALERO AVE
SAN JOSE, CA 95123
(408) 425-4523

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

Subject: SLIC Case R00002475, JB Auto, 819 E. 12th Street, Oakland, CA

Dear Mr. Le and Mr. Nguyen:

Our records indicate that the current balance on the above-referenced SLIC oversight account is a negative \$2,909.00. In order to continue to provide regulatory oversight, we are requesting the submittal of a check made payable to Alameda County Environmental Health in the amount of \$6,000.00. Please send your check to the attention of our Finance Department.

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The deposit is authorized in Section 8.92.040L of the Alameda County Ordinance Code. Work on this project is being debited at the Ordinance specified rate, currently \$166.00 per hour.

Please write "SLIC" (the type of project), the site address, and the AR# 0305998 on your check.

If you have any questions, please contact Jerry Wickham at (510) 567-6791.

Sincerely,

Ariu Levi
Division Chief

ENVIRONMENTAL HEALTH
FINANCE
2007 MAY - 1 PM 1:54

- cc: Robert Mintz, 3215 Clement Street, Suite 203, San Francisco, CA 94121
- Mark Detterman, Blymyer Engineers, Inc., 1829 Clement Avenue, Alameda, CA 94501
- D. Drogos, J. Jacobs, Jerry Wickham

Post-it® Fax Note	7871	Date	2/16/06	# of pages	1
To	Robert Mintz	From	Jerry Wickham		
Co./Dept.		Co.	Alco Env Health		
Phone #	415-831-6161	Phone #			
Fax #	415-831-6162	Fax #			

TUONG X. TRAN
TRAM VU
526 CALERO AVE
SAN JOSE, CA 95123-3303

166

DATE 5/1/07

90-7182/3222
440627996727

PAY TO THE ORDER OF Alameda County EHS

\$ 6000⁰⁰

Six thousand

DOLLARS



Washington Mutual

Washington Mutual Bank, PA
Line of Credit
P.O. Box 6868
Lake Worth, FL 33466

1-888-900-8738
Customer Service

MEMO AR# 0305998

Tuong X. Tran

⑆322271627⑆440627998727⑆ 0166

Wickham, Jerry, Env. Health

From: Mark Detterman [MDetterman@blymyer.com]
Sent: Friday, February 10, 2006 2:33 PM
To: Wickham, Jerry, Env. Health
Subject: Contact Info for J&R Dismantlers on 12th Street, Oakland

Jerry,

I ended up not including you on my earlier email to Robert Mintz as I also ended up discussing an additional scope of work and wanted to give Robert a chance to mull it over first. However the contact name and address you have is correct. Technically Mr. Le is Timmy Nguyen's brother-in-law, but the address is Mr. Nguyen's. Apparently Mr. Nguyen owns the 12th Street property with his sister, and she and her husband, Mr. Le, live in Los Angeles. There are also apparently signed papers allowing Mr. Nguyen to act on behalf of his sister, thus the effort to include Mr. Le.

Robert requested you send the letter soon, so that he could inform Timmy Nguyen to fund your request quickly, so you could come up to speed, and so you could review the intended workplan Blymyer will be generating (upon receipt of signed work order). Thanks for offering to include Blymyer Engineers as a cc. Mr. Mintz also requested to be cc'd, so that he would get your letter, probably quicker, and to bring it up in his discussions with Mr. Nguyen. His address is as follows:

Mr. Timmy Nguyen
c/o Robert Mintz Design Studio
3215 Clement Street, Suite 203
San Francisco, CA 94121

The proposed work and workplan is currently expected to cover installation of 3 wells, a contingency for 2 additional wells, and the installation of quite a number of Geoprobe bores onsite. The intent is to isolate or join known areas of contamination, to isolate the site from an adjacent site, which may have a contributing problem, and to generate an adequate amount of information to help generate remedial costs. Hopefully my estimate will go out on Monday, but of course I'm not sure of the timing of acceptance. Let me know if you have any questions. Oh, is there a site / case number we could use as a reference?

Best,

Mark Detterman
Senior Geologist, PG, CEG
mdetterman@blymyer.com
Blymyer Engineers, Inc.
1829 Clement Ave.
Alameda, CA 94501
P: 510.521.3773
800.753.3773
F: 510.865.2594

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



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

August 18, 2004

Mr. Dzuong Duy Le
3345 Grand Ave.
Oakland, CA 94610

Dear Mr. Le:

Subject: TOXICS Case RO0002475, 819 E. 12th St., Oakland, CA, 94606

Our records indicate that the current balance on the above-referenced TOXICS oversight account is -\$2681.00. In order to continue to provide regulatory oversight we are requesting the submittal of a check made payable to Alameda County Environmental Health in the amount of \$5200.00. Please send your check to the attention of our Finance Department.

This initial deposit may or may not be sufficient to provide all necessary regulatory oversight. ACEH will deduct actual costs incurred based upon the hourly rate specified below. If these funds are insufficient, additional deposit will be requested. Otherwise, any unused monies will be refunded to you or your designee.

The deposit is authorized in Section 6.92.040L of the Alameda County Ordinance Code. Work on this project is being debited at the Ordinance specified rate, currently \$160.00 per hour.

Please write "TOXICS" (the type of project), the site address and the AR# 0305998 on your check.

If you have any questions, please contact me at (510) 567-6862.

Sincerely,

Ariu Ley
Division Chief

cc: D. Drogos, B. Chan
Mr. Robert Mintz, 3215 Clement St., #203, San Francisco, CA 94121

ROBERT MINTZ DESIGN STUDIO

3215 Chestnut Street, No. 203, San Francisco, CA 94121
Tel (415) 831-6161 Fax (415) 831-6162 Email r_mintz@pacbell.net

20-2475

October 10, 2003

Ms. Eva Chu, Hazardous Material Specialist
Alameda County Health Care Services
1131 Harbor Bay Parkway, Suite 250
Alameda, CA 94502

**SUBJECT: 819-823 East 12th Street, Oakland, California
Request for Extension of Time for Implementation of RAP**

Dear Eva:

I would like to request an extension of time for the implementation of the Remedial Action Plan for 819 East 12th Street. The 8/13/03 RAP approval letter notes the RAP should be implemented by October 20, 2003. The reasons for the request are summarized as follows:

Project Financing:

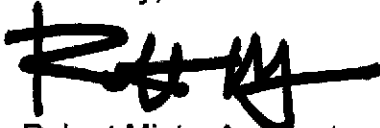
We are still in the design approval process with the City of Oakland for the Project. We are also seeking project financing which will not be finalized until the City Approval process is concluded. We plan to implement the RAP as part of the financed construction project.

Pending Rainy Season:

The rainy season will be upon us shortly. Wet soils at excavated pits could potentially undermine the foundations of structures on adjacent properties. Heavy equipment moving across wet or saturated soils could make for difficult construction conditions. It is also my understanding there would likely be additional costs to bear to dispose of standing water at excavated pits.

We would like to plan our activities to start after the financing is concluded and after the rainy season. I am therefore requesting a six month extension of time for implementation of the RAP, with a start date planned for mid April 2004. Please feel free to call me at (415) 831-6161 if you have any questions.

Sincerely,



Robert Mintz, Architect

Copy: Donna Drogos, Alameda County Health Care Services
Dzuong Duy Le c/o Timmy Nguyen, Project Owner
Mark Detterman, Blymyer Engineers, Inc.

ALAMEDA COUNTY
HEALTH CARE SERVICES



AGENCY
DAVID J. KEARS, Agency Director

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

RO0002475

August 13, 2003

Mr. Dzuong Duy Le
3345 Grand Ave
Oakland, CA 94610

RE: **RAP Approval at 819-823 East 12th Street, Oakland, CA**

Dear Mr. Le:

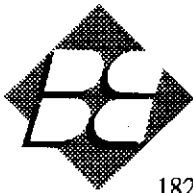
I have completed review of Blymer Engineers, Inc.'s October 2002 *Remedial Action Plan (RAP)* report prepared for the above referenced site. The proposal to excavate hydrocarbon-impacted soil in the vicinity of the known sump area and by boring B7 to approximately 15 feet below ground surface (bgs) is acceptable. Further, shallow soil (to approximately 2 feet bgs) will be excavated to remove lead-impacted soil. Confirmation soil samples will be collected from the sidewalls and pit bottom to verify that TRPH, BTEX, and lead were removed to appropriate site specific target levels.

The RAP should be implemented within 60 days of the date of this letter, or by **October 20, 2003**. A final summary report is due 90 days upon completion of field activities. Please provide at least 72 hours advance notice of field work. If you have any questions, I can be reached at (510) 567-6762.

eva chu
Hazardous Materials Specialist

c: Robert Mintz, 3215 Clement St., #203, San Francisco, CA 94121
Donna Drogos

email: Mark Detterman, Blymer



BLYMYER
ENGINEERS, INC.

1829 Clement Avenue

Alameda, California 94501-1396

(510) 521-3773 FAX: (510) 865-2594

Alameda County Health Care Services Agency

1131 Harbor Bay Parkway, 2nd Floor

Alameda, CA 94502-6577

LETTER OF TRANSMITTAL

DATE	January 18, 2002	BEI Job No.	201064
ATTENTION:	Ms. Eva Chu *		
SUBJECT:	819 - 823 East 12 th Street		
	Oakland, CA		
	STID 6139		

JAN 24 2002

We are sending you

- Invoice
- Copy of letter

- Report
- Prints
- Plans

- Work Order
- Change Order

- Specifications

Copies	Date	Number	Description
1	1/11/02		Report; <i>Subsurface Investigation and ASTM RBCA Health Risk Assessment</i>

These are transmitted as checked below:

- For signature
- For payment
- As requested
- For approval
- FOR BIDS DUE
- Approved as submitted
- Approved as noted
- Returned for Corrections
- For review and comment
- For your use
- Resubmit ___ copies for approval
- Submit ___ copies for distribution
- Return ___ corrected prints

REMARKS: Please call to discuss the report.

COPY TO: File
Mr. Robert Mintz, Robert Mintz Design Studio (2 copies)

SIGNED: Mark Detterman

If enclosures are not as noted, kindly notify Blymyer Engineers, Inc. at once.

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



ENVIRONMENTAL HEALTH SERVICES

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

CO0000096

July 2, 2001

Mr. Robert Mintz
Robert Mintz Design Studio
3215 Clement Street, No. 203
San Francisco, CA 94121

RE: Work Plan Approval for 819-823 East 12th Street, Oakland, CA

Dear Mr. Mintz:

I have completed review of Blymyer Engineers, Inc.'s June 2001 *Phase II Subsurface Investigation Workplan* prepared for the above referenced site. The proposal to advance soil borings to collect soil and grab groundwater samples for TRPH, LUFT Metals, VOCs and SVOCs analyses is acceptable with the following additions/changes:

- An additional soil boring should be advanced through or near the former sump. Soil and groundwater samples should be collected for analysis as outline in the workplan.
- Grab groundwater samples for metal analysis should be collect in non-preserved bottles.

Please submit a revised site plan to include the proposed location of the fifth boring. And, please provide at least 72 hours advance notice of field activities. If you have any questions, I can be reached at (510) 567-6762.

A handwritten signature in black ink, appearing to read 'eva chu'.

eva chu
Hazardous Materials Specialist

c: Tim Nguyen, 3345 Grand Ave., Oakland, CA 94610
Mark Detterman, Blymyer, 1829 Clement Ave., Alameda, CA 94501-1395

ROBERT MINTZ DESIGN STUDIO

3215 Clement Street, No. 203, San Francisco, CA 94121
Tel (415) 831-6161 Fax (415) 831-6162 Email r_mintz@pacbell.net

June 14, 2001

JUN 18 2001

Ms. Eva Chu, Hazardous Materials Specialist
Alameda County Health Care Services Agency
1131 Harbor Bay Parkway, Suite 250
Alameda, CA 94502

VIA : Mail

SUBJECT: 819-823 East 12th Street, Oakland, California
RE: Technical Work Plan & Execution of Work Plan

Dear Ms. Chu:

Attached for your review are copies of:

1. RFP for the above noted project.
2. Responses to the RFP.

I look forward to meeting with you on Wednesday, June 20th at 9:30 AM to evaluate them.

Sincerely,



Robert Mintz, Architect

ROBERT MINTZ DESIGN STUDIO

3215 Clement Street, No. 203, San Francisco, CA 94121
Tel (415) 831-6161 Fax (415) 831-6162 Email r_mintz@pacbell.net

May 24, 2001

Ms. Eva Chu, Hazardous Materials Specialist
Alameda County Health Care Services Agency
1131 Harbor Bay Parkway, Suite 250
Alameda, CA 94502

VIA: FAX @ (510) 337-9335
& Mail. Two (2) pages

SUBJECT: 819-823 East 12th Street, Oakland, California
RE: Procurement of Technical Work Plan

Dear Ms. Chu:

Follow-up to our meeting discussing the the requirements to obtain the services of a reputable environmental consultant to prepare a Work Plan that responds to your letter dated March 21, 2001 (Attached), I am preparing an RFP for professional services to have the Work Plan prepared.

Following is a list of environmental consultants I plan to forward the RFP to:

ACC Environmental Consultants 7977 Capwell Drive, Suite 100, Oakland, CA 94621

Blymyer Engineers Inc. 1829 Clement Avenue , Alameda, CA 94501

Eckland Consulting 222 Kearny Street, Suite 306, San Francisco, CA 94108

FOSS Environmental & Infrastructure 1610 Ferry Point Alameda, CA 94501

Geomatrix Consultants 2101 Webster, Oakland, CA 94612

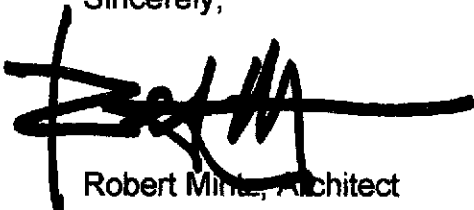
The IT Group 4005 Port Chicago Highway, Concord, CA 94520

OGISO 1504 Franklin Street, Suite 304, Oakland, CA 94612

PSI Professional Service Industries, Inc. 4703 Tidewater Ave, Oakland, CA 94601

I will be contacting you shortly for assistance in procuring an appropriate environmental consultant.

Sincerely,



Robert Mintz, Architect

ALAMEDA COUNTY
HEALTH CARE SERVICESAGENCY
DAVID J. KEARS, Agency DirectorENVIRONMENTAL HEALTH SERVICES
ENVIRONMENTAL PROTECTION
1131 Harbor Bay Parkway, Suite 250
Alameda, CA 94502-6577
(510) 567-6700
FAX (510) 337-9935

StID 6139

March 21, 2001

Mr. Dzuong Duy Le
3345 Grand Avenue
Oakland, CA 94610**SECOND NOTICE OF VIOLATION**

Dear Mr. Le:

On December 8, 2000, the Alameda County Department of Environmental Health, Hazardous Materials Division, sent you a letter requesting a technical workplan detailing the work intended to determine the extent of soil and water contamination at **819-823 East 12th Street, Oakland, CA**. As of the date of this letter, however, we have not received any communication from you on this matter. Therefore, this letter constitutes a **Second Notice** that you are in violation of specific laws and that the technical report is due.

Be advised that failure to furnish technical reports regarding documented or potential groundwater contamination violates Section 13267(b) of the California Water Code.

In order to proceed with this site investigation, you should obtain the professional services of a reputable environmental consultant. Your responsibility is to have the consultant submit for review a proposal that outlines planned activities for the delineation of the lateral and vertical extent of petroleum hydrocarbons in soil and groundwater. The workplan is due by **April 23, 2001**.

If you have any questions, I can be reached at (510) 567-6762.

eva chu
Hazardous Materials Specialist



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

StID 6139

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Mr. Dzuong Duy Le
3345 Grand Avenue
Oakland, CA 94610

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eva chu
Hazardous Materials Specialist

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



ENVIRONMENTAL HEALTH SERVICES

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

StID 6139

December 8, 2000

Mr. Dzuong Duy Le
3345 Grand Avenue
Oakland, CA 94610

RE: Additional Subsurface Investigation at 819-823 East 12th Street, Oakland, CA

Dear Mr. Le:

In September 1996, a subsurface investigation was conducted at the above referenced site. Four soil borings were advanced in the area of the former sump, former vehicle storage area, and in areas of distressed vegetation. Soil and groundwater samples were collected from the borings and analyzed for total recoverable petroleum hydrocarbons (TRPH) and metals (cadmium, chromium, lead, nickel, and zinc).

Elevated TRPH concentrations were identified in shallow soil. Elevated TRPH concentrations were detected in groundwater from Boring B-2. Low to non-detect levels of metals was identified in the unfiltered water samples.

At this time, additional investigations are required to delineate the lateral and vertical extent of petroleum hydrocarbons in soil and groundwater. A work plan for the required investigation is due within 90 days of the date of this letter, **or by March 12, 2001.**

If you have any questions, I can be reached at (510) 567-6762.

A handwritten signature in black ink, appearing to read 'Eva Chu'.

eva chu
Hazardous Materials Specialist

Printed: *Dec 6, 2000* *****

***** Alameda County Department of Environmental Health *****
BILLING's WORKLOG: Total Deposit/Refund History for All Accounts at Site
~~~~~

\*\* SITE INFORMATION \*\*

Site#: 4788 -- StID: 6139 LE DUX  
Date Open: \*\*\*\*\* 823 E --12TH STREET  
Date Closed: OAKLAND CA 94606

\*\* PAYOR INFORMATION \*\*

> Project # --4788A for Payor # 985 MONG MO CAFE  
617 E --12TH STREET  
OAKLAND CA 94606

\*\* DEPOSIT HISTORY \*\*

| Proj#   | Deposit Date | Receipt# | Amount Received |
|---------|--------------|----------|-----------------|
| --4788A | *****        | 778988   | \$ 2,000.00     |
|         |              |          | =====           |
|         |              |          | \$ 2,000.00     |

\*\* WORKLOG HISTORY \*\*

| Proj#   | Work Date               | Activity Description    | Insp | Time (hrs) | Amount Charged    |
|---------|-------------------------|-------------------------|------|------------|-------------------|
| --4788a | <i>8/11/96</i><br>***** | meet w/Mr.Donovan       | ml   | 1. ✓       | \$94.00           |
| --4788a | <i>8/29/96</i><br>***** | call w/Varney           | ml   | 1.5 ✓      | \$141.00          |
| --4788A | <i>8/29/96</i><br>***** | Meetings, Consultations | PS   | 1. ✓       | \$94.00           |
| --4788A | <i>8/29/96</i><br>***** | Meetings, Consultations | PE   | 0.4 ✓      | \$37.60           |
| --4788a | <i>8/30/96</i><br>***** | questions from owner    | ml   | 0.1 ✓      | \$9.40            |
| --4788a | <i>9/25/96</i><br>***** | administrative charge   | adm  | 1. ✓       | \$94.00           |
| --4788A | <i>10/1/96</i><br>***** | Meetings, Consultations | ML   | 1. ✓       | \$94.00           |
|         |                         |                         |      |            | -----<br>\$564.00 |

Balance: *1,436.00* Amount Refunded:

ALAMEDA COUNTY ENVIRONMENTAL HEALTH - HAZARDOUS MATERIALS PROGRAM  
INFORMATION PER SITE ON ALL DEPOSITS FROM ALL PAYORS

as of 12/06/2000

DATABASE: DEPREF  
~~~~~

===== SITE INFORMATION from DepRef DB =====

Former J B Auto
823 E 12th St
Oakland CA 94606

StID: 6139 Site#: 4788
Site Complete?

===== ALL PAYORS ON SITE =====

> Project# 4788A for Payor# 985 Mong Mo Cafe
617 E 12th St
Oakland CA 94606

DR: WkShtPay

===== DEPOSIT INFORMATION =====

Project#	Rcpt#	DepDate	DepAmount	Proj Type	Deposit Complete	Insp Init	Collect Fees?
4788A	<-----						
		778988 09/25/1996	\$2,000.00	M		ML	
		Total Deposit for Project:		\$2,000.00			
		Total Deps for all Sites :		\$2,000.00			

Report WkShtDep Complete: 6/99

LAST WORK DATE FROM BILLING ON THIS SITE:

6139 --4788?

Listing of HAZMAT - FULL SITE HISTORY since 1987 for StID # 6139
as of 12/06/2000 all Activity Codes

SITE NAME & ADDRESS:

Former J B Auto -- 823 E 12th St , Oakland CA 94606

InspDat	Insp Act	InspT	StID	Proj#	COMMENTS	DailBDat
Archived Dailies:						
InspDat	Insp Act	InspT	StID	DRPro	Comment	DailBDat
04/06/1992	DH	74	4.1 6139	4788A	<FailLkUp> J&R Auto Parts, 823 E. 12th St, Oak.	-0-
04/09/1992	DH	74	0.4 6139	4788A	<FailLkUp> J&R Used Auto Parts, 823 E. 12th St., 94606	-0-
04/10/1992	DH	74	0.7 6139	4788A	<FailLkUp> J&R Used Auto Parts, 823 E. 12th St, Oakl.	-0-
04/13/1992	DH	74	1. 6139	4788A	<FailLkUp> J&R Used Auto Parts, 823 E. 12th St, 94611	-0-
04/16/1992	DH	74	0.6 6139	4788A	<FailLkUp> 823 E12thSt, 94606	-0-

Current Dailies:

InspDat	Insp Act	InspT	StID	DRPro	Comment	DailBDat
08/01/1996	PE	77	1. 6139	4788A	MEET W/MR. DONOVAN	*****
08/29/1996	PE	77	0.4 6139	4788A	call from Varney, discuss with PS, BC, ML re: this SLIC site	*****
08/29/1996	PE	77	1.5 6139	4788A	CALL W/VARNEY	*****
08/29/1996	PS	77	1. 6139	4788A	telcons Mark Varney, Khai Huynh, obtained stid # from connie 6139, note to file, spoke w/ Madhulla	*****
08/30/1996	PE	77	0.1 6139	4788A	question from owner's rep	*****
09/25/1996	ADM	71	1. 6139	4788A	ADMINISTRATIVE CHARGE	*****
10/01/1996	ML	77	1. 6139	4788A	MEETING	*****

Complete