

Wickham, Jerry, Env. Health

Subject: RO2567 Chung Property 2942 San Pablo Avenue, Oakland

Status: Not Started

Percent Complete: 0%

Total Work: 0 hours

Actual Work: 0 hours

Owner: Wickham, Jerry, Env. Health

10/03/2005 11:45. Rod Marshall from Redevelopment Company (loans money for contaminated property) called regarding status of Work Plan. Told him it would be a couple of weeks before I get to it.

11/08/2005 Rod Marshall called back. Told him that I got caught up in procedural issue of changing site from LOP to SLIC. Will send out a letter requesting funds next week; need to clarify the language.

Call Joel Greger 510-593-5382 to find out if we have the most recent report. Last document we have is Work Plan Addendume dated April 13, 2004 but not in file says work was done in July 2004.

11/17/2005 Rod Marshall called to check on the SLIC deposit request. Told him that letter went out earlier this week. Margo from City of Oakland says that this cost should be covered under loan/grant from Oakland which eventually gets forgiven.

1/13/2006 Jason Chung is the son of property owner. Check for \$6,000 was sent on 1/4/2006. 510-663-2345. Wants to meet but I told him to wait until he gets directive letter within 4 weeks. He will call back if he has not received letter within 4 weeks.

2/1/2006, Meet with Jason Chung and his father to discuss next steps for the site. Purchased property based on results of 1999 sampling report.

6/27/2006. Leroy Griffin of Oakland Fire called re approval of building plans. Wants to know our concerns for development of site so his inspectors can make sure they are addressed during development. RP says County oversight is holding up their construction of car wash. Meet at our office at 1:00 pm on Thursday, July 6.

7/6/2006. Met with RPs Jason Chung and James Chung, Leroy Griffin of Oakland Fire, and Donna Drogos of ACEH. Piers Environmental no longer working on project and the proposed investigation has not been conducted to date. Cuesta Environmental will be their consultant. They were waiting to see if they would be able to build the car wash without doing any remediation. James Chung does not necessarily believe the results from Piers. Told them that this was a difficult site to remediate. Need to complete the characterization before we can answer questions regarding the development. Several areas of site are and several other areas may be affected and several issues still outstanding. Cannot approve development without getting answers re how the site is to be remediated. The Chungs indicated that they will proceed with the planned characterization using Cuesta. Can discuss a schedule extension once we have some progress on case.

8/10/2006. Kay Pannell 408-559-1248 called regarding Second Quarter 2006 Monitoring Report being late. Told her to send me an email with request for extension, not an issue for groundwater monitoring report. Chungs told them to stop work in June but recently told them to continue and signed a contract.

2/22/2007. Received phone call from Jayantha Randeni of DTSC regarding complaint from neighbor. Neighbor has complained that soil is being excavated and that they were being exposed to contamination. I indicated that RP was supposed to submit a revised WP and was not aware of any planned excavation. DTSC is working on a site about 1 top 2 blocks upgradient from 2926 San Pablo. The same metal finisher moved from 2926 San Pablo to 841 31st Street. I informed Jayantha that shallow soils had elevated concentrations of metals and that we had detected solvents in soil and groundwater. OK to give the neighbor my name and number. She will send me the reports from her site and is able to review the reports from my site on Geotracker. Jayantha indicated that my site was directly downgradient from her site and could be affected by plume.

2/22/2007 3:26pm. Linda Jenkins, neighbor to 2942 San Pablo Avenue left a message 510-452-0258. She lives next door to contaminated site. She has lived next door to site for 57 years and would like to talk with me. The fumes from cleanup come into her house. She smelled the chemicals yesterday when they were doing the cleanup.

2/22/2007. 4:25pm. I asked Jason Chung what was going on at the site. He indicated that they were demo'ed on the site. When I asked what they were demo'ing, he indicated they were grading the entire site because they do not want to spend all their money on the site at one time. I informed him there were major problems with grading this site because he can expose the workers and neighbors to the contamination. When I asked him whether the contractor was informed that he was dealing with contaminated soil, Jason Chung indicated that the contractor had not been informed. I informed him that a neighbor had complained about their grading. I asked what was happening to the soil that was being excavated. He indicated that soil would be disposed but did not know where. I told him that there was a process and strict requirements for dealing with contaminated soil and disposal of the soil. I asked him if he had consulted a qualified environmental professional to undertake this grading. He indicated no and informed me that the consultant who has been working on the project, Piers, was not aware of the grading. I again informed him that he should not be grading and disposing of contaminated soil due to the potential to expose his neighbors and the workers to chemicals. I asked if the grading was complete and he indicated that it was not. I advised him to consult with Piers or another qualified environmental professional to figure out how to handle the grading and excavated soil now.

2/22/2007. 4:40 pm. I called Leroy Griffin 510-755-5785 that grading of contaminated soil was occurring on the Chung property and informed him that the surface soils contained elevated concentrations of metals. I informed him that contractor was apparently not aware that soil was contaminated and that soil may not be properly disposed. I also asked him to check on whether they have a permit. Leroy was driving and would stop by the site.

2/23/2007. Donna Drogos and I called Leroy Griffin. Leroy discussed the Cal Tech site which is about a block away. Leroy will check to see whether the Chungs have a permit to conduct the grading.

2/23/2007. I called Jason Chung 510-663-2345 to ask about the status of his grading. The contractor is not working due to wet weather and will not work until there are several days of dry weather. The soil will remain on site and not be hauled away. I again informed him that he is dealing with contaminated soil and there are problems with doing what he is doing. There are processes that must be followed when dealing with contaminated soil. I advised him to get advice from an environmental professional on how to proceed from here.

2/28/2007. Linda Jenkins, neighbor to 2942 San Pablo Avenue, left a message 510-452-0258, PO Box 11554, Oakland, CA 94611. Wants a letter from me with a list of chemicals found to use in her lawsuit. San Pablo Auto Body Repair owns site - he came by this morning with a box of tea and asked her not to report it to the City. She has been sick, has MS. Her residents also have been sick, nausea, diarrhea, light-headedness, and aches and pains. Wants to provide her tenants with a copy of letter with chemicals at site. She lives at 881 30th Street. Owns four units 873 and 875 30th Street and 881 30th downstairs.

3/1/2007. Returned call to Linda Jenkins. I informed her that elevated concentrations of volatile organic chemicals and metals were detected on the adjacent property. I also informed her that the "digging" she saw on the adjacent property was not cleanup but was grading and was not authorized or approved by Alameda County. I also let her know that the case could be transferred to DTSC since DTSC is working on another CalTech Metals site one block away. She requested a letter identifying all the chemicals on site for her lawsuit, which she will move forward with as soon as she finds an environmental attorney who will handle the case. I agreed to send her the previous letters that I sent and add her to the distribution for future letters. I will need to send out an additional letter regarding the unauthorized grading at the site.

3/6/2007 at 9:10 am. Received call from Linda Jenkins. Workers are on site doing grading work. I told her that it was not authorized by us and I would refer the issue to Oakland Fire Department. I left a message for Leroy Griffin of Oakland Fire on his mobile phone that grading was taking place at Chung property at 2942 San Pablo.

Drogos, Donna, Env. Health

Subject: RO2567 - 2942-2922 San Pablo
Entry Type: Phone call
Start: Thu 3/1/2007 9:21 AM
End: Thu 3/1/2007 9:21 AM
Duration: 0 hours

Karen Toth, dtsc, 540-3834,
Left msg to talk to her abot CalTech Metals site
Appears we have a sister site to Cal Tech, couple blocks away.
Realized last week that the site was owned by the same RP as their site.
Appears that site should be included with DTSC site & want to transfer over.

03/02/07, 230p, she lft msg

03/02/07, 235p, discuss site
Discussed transferring this site to her. It is related to their Cal-Tech Metals site & contamination present appears similar.

Cal-Tech site has PA, Preliminary Assessment order
Using state superfund \$\$ for work, RP recalcitrant
Lein on property.

She agreed to take site,
I will send her a case transfer letter & the reports on CD next week.

Drogos, Donna, Env. Health

Subject: RO2567 - 2942 San Pablo
Entry Type: Phone call

Start: Thu 3/1/2007 9:15 AM
End: Thu 3/1/2007 9:15 AM
Duration: 0 hours

Call Leroy Griffin

Were grading permits issued by City? He has not received response.
Any info on site in his files? Its part of CalTech

I am going to transfer over to DTSC. He agrees.

Drogos, Donna, Env. Health

Subject: RO2567 - 2926-2942 San Pablo
Entry Type: Phone call

Start: Thu 9/22/2005 12:50 PM
End: Thu 9/22/2005 12:50 PM
Duration: 0 hours

RO2567 - 2926-2942 San Pablo
07/18/05, 837a, joel greiger, piers, 2942 San Pablo, assign new fiscal year, 593-5382

09/22/05, 1245a, Jerry just assigned to case, will be converting over this LOP to SLIC program & req deposit. He agrees site should be SLIC based on latest data. Okay, RP ready to submit deposite, he will let RP know I called.

Drogos, Donna, Env. Health

Subject: RO2567 - 2926-2942 San Pablo, Oakland
Entry Type: Phone call

Start: Tue 6/14/2005 9:10 AM
End: Tue 6/14/2005 9:10 AM
Duration: 0 hours

RO2567 - 2926-2942 San Pablo
06/06/05, 238p, jason, 663-3345, san pablo auto body & paint
06/13/05, 915a, lft msg

RO2567 - 2926-2942 San Pablo
06/07/05, 138p, lenard lee, montgomery worchester capitol, 415-240-1344, working with client at san pablo auto body
06/10/05, 201p, lenard lee, san pablo auto body, 415-240-1344
06/13/05, 915a, lft msg

RO2567 - 2926-2942 San Pablo, Oakland
Joel Grieger, Piers, 510-593-5382
Bob never returned calls
City EPA grant, Phase 1 & Phase 2
Fairly contaminated with solvents, TCE, Plating Works formerly located on the site.
SWI submitted 08/04, MIP program, recommendations are to excavate, plume is off-site.
Water at 15' bgs, 2' well screens at water table.

--> appears should be SLIC now, SWI indicated solvents are the problem
Appears this work identified this should be a SLIC site not an LOP.
Will review & decide change over to SLIC in July & need to assign to CW to review, do not have someone assigned to case right now

Drogos, Donna, Env. Health

Subject: RO2567 - 2926-2942 San Pablo, Oakland
Entry Type: Phone call

Start: Mon 6/13/2005 9:10 AM
End: Mon 6/13/2005 9:10 AM
Duration: 0 hours

RO2567 - 2926-2942 San Pablo
06/06/05, 238p, jason, 663-3345, san pablo auto body & paint
06/13/05, 915a, lft msg

RO2567 - 2926-2942 San Pablo
06/07/05, 138p, lenard lee, montgomery worchester capitol, 415-240-1344, working with client at san pablo auto body
06/10/05, 201p, lenard lee, san pablo auto body, 415-240-1344
06/13/05, 915a, lft msg

RO2567 - 2926-2942 San Pablo, Oakland
Joel Grieger, Piers, 510-593-5382
Bob never returned calls
City EPA grant, Phase 1 & Phase 2
Fairly contaminated with solvents, TCE, Plating Works formerly located on the site.
SWI submitted 08/04, MIP program, recommendations are to excavate, plume is off-site.
Water at 15' bgs, 2' well screens at water table.

--> appears should be SLIC now, SWI indicated solvents are the problem
Appears this work identified this should be a SLIC site not an LOP.
Will review & decide change over to SLIC in July & need to assign to CW to review, do not have someone assigned to case right now

Drogos, Donna, Env. Health

Subject: RO2567, 2926-2942 san pablo ave, oakland
Entry Type: Phone call
Start: Wed 6/1/2005 3:11 PM
End: Wed 6/1/2005 3:11 PM
Duration: 0 hours

RO2567, 2926-2942 san pablo ave, oakland
06/01/05, 245p, RO2967, 2926-2942 san pablo ave
Jason Chung, son

Father & Mother walked in, father calls son on cell phone & gives me phone to talk to son, Jason
Jason frustrated that CW did not call him back, did not write letter, other issues

Set time for Jason to call me at 2p, when I am at my computer & can ID site.

245p,
Oakland won't give permit until site cleaned up & bank won't lend until site is cleaned up.
We discussed permitting, site use intended to be commercial, same use why wont city give permit? Its same
land use. If building residential would understand permitting issue may be a ?. He said he can get permit, had
one it expired.

Issue is bank, he expects letter from ACEH to bank to assist with loan.
Explained our role of reviewing tech data & reports, not involved in assisting with securing loans.
He needs to discuss with lenders, up to leander if loan on property or not & pollution not necessarily preclude
dev.

He said Bob did not do anything on the site, no review, no ltrs. I see meetings w/RP, consultant, viewing site
work, etc, ACEH did have activity. He is not sure of site history with us.

Asked him wha the is asking for. Asked him for specifics about case, what pollution was found & what is
consultant recc re: site. He said there are solvents but he does not know what the results of the work are.

He needs to look into his file & get back to me.

Site Visit

7/20/04

PO 2567

2642 San Pablo

Oakland

Chung Prop. SLIC site

11:00 AM travel to site

11:30 AM meeting w/ Joel Greger (RP consultant) of Piers Env. and w/ Mr. Chung (RP). Mr. Chung did not speak English so his son translated.

Present

Mr. Chung (son)

Joel Greger

Bob Schutte

Banney Chan

Don Howard

Roseana Cardia LaGrille

Vironex Drillers

Briefly discussed case; specified to RP that closure at this point did not seem to be appropriate starting point. RP needs letter for bank to approve loan. Currently gw contains 240,000 ppb TCE, source has not been identified, very little definition. NFR is approp. goal, may require ~~Piers~~ source removal in addition to definition of soil + gw impact(s).

12:30 PM Piers is advancing borings using MIP on geoprobe rig (Vironex). Logs show PID spike @ 25' w/ trail off to 50'. MIP not working in dg area as detection limit is \approx 500 ppm. Examined site in context of regional geology (Sand Figures) and emphasized to consultant the need for hydro-geologic characterization. Site may be on top of Yerba Buena Muds (Old Bay Mud).

1:30 PM left site, travel to office

Drogos, Donna, Env. Health

Subject: RO2567 - 2926-42 San Pablo, Oakland
Entry Type: Phone call

Start: Fri 3/12/2004 1:43 PM
End: Fri 3/12/2004 1:43 PM
Duration: 0 hours

Joel Gregor
Piers, phase 1
510-593-5382

RWQCB declined oversight, it is an ACEH LOP case
Going for EPA funding w/City of Oakland to cleanup site.

Have TPH but solvents from metal stripping facility on site appear to be problem
260,000 ppb TCE,
submit results to barney, we have as case see if stays LOP or becomes TOXICS,

He does not have depth discrete gw results, he is unsure wha that is
He wants to do membrane interface sampler
& establish lateral extent

recc transect of multilevel monitoring pts perpendicular to plume to char site, identify vertical location of plume
Can get mass flux estimates & better size treatment system if needed
Talked about invensigation, make sure he discusses proposal wih Barney

Chan, Barney, Env. Health

Po 2567

From: Cage2USA@aol.com
Sent: Friday, July 18, 2003 11:00 AM
To: bchan@co.alameda.ca.us
Cc: Cage2USA@aol.com
Subject: 2926-2942 San Pablo Ave., Oakland

Barney - To follow up on our phone conversation yesterday, I checked and the report produced by PIERS for this site was sent to Donna Droga at your office, as well as an Unauthorized Release Report. The previous report consist of a May 2003 Phase I which also summarizes the soil and groundwater sampling done at that time. The report was also sent to DTSC, and we have established that the caseworker there is Nina Antonio. She is supposed to be producing a letter regarding the site but we haven't seen it yet. Her phone number is 510 540 3844. You may want to talk to her to establish if it should remain in the LOP.

Sincerely,

Joel Greger, PIERS Environmental
510 5935382

D. Tsuji
510-540-3824

7/21/2003