

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



SENT
05-19-06

ENVIRONMENTAL HEALTH SERVICES
ENVIRONMENTAL PROTECTION
1131 Harbor Bay Parkway, Suite 250
Alameda, CA 94502-6577
(510) 567-6700
FAX (510) 337-9385

May 15, 2006

Mr. Phillip Kerr
The Olson Company
3130 Crow Canyon Place, Suite 210
San Ramon, CA 94583

Subject: SLIC Case RO0002906, The Olson Company, 311 2nd St., Oakland,
CA, 94607

Our records indicate that the current balance on the above-referenced SLIC oversight account is -\$1593.40. 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 \$ 6000.00. Please send your check to the attention of our Finance Department.

This 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# 0315674 on your check.

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

Sincerely,

Ariu Levi
Division Chief

cc: D. Drogos, J. Jacobs, B. Chan

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



SENT
04-25-06

April 24, 2006

Mr. Ray Weymouth
Meyer Plumbing Supply
311 2nd St.
Oakland, CA 94607

Mr. Phillip Kerr
The Olson Company
3130 Crow Canyon Place, Suite 210
San Ramon, CA 94583

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

Dear Messrs. Weymouth and Kerr:-

Re: 0000544 The Olson Company
Subject: Fuel Leak Site, ~~0000544, Meyer Plumbing Supply~~, 311 2nd St.,
Oakland, CA 94607

Alameda County Environmental Health (ACEH) has received and reviewed the April 3, 2006 Workplan to Conduct Additional Site Assessment for the subject site prepared by Secor International Incorporated (SECOR). The work plan responds to County comments in our February 16, 2006 letter. Our office has the following technical comments for you to address and request you submit the technical report requested below.

TECHNICAL COMMENTS

1. We concur with the proposed identification of leaking UST sites in the proximity of the site as part of determining if releases from nearby sites may be impacting this site. Please use this information to determine appropriate locations for the four (4) borings proposed up-gradient of the site. Please submit a figure indicating the locations of the borings for County concurrence prior to scheduling this work. It is noted that groundwater is proposed to be collected into clean 40 ml glass vials for analysis. Be aware that since TPH (C6-C40) is proposed for analysis, 1 liter samples must also be collected for TPHd analysis.
2. Lead Analysis- Our office concurs that lead in soil will not require additional characterization. We concur that that all excavated soil must be properly disposed. Reuse of soil must meet Cleanup Imported Fill Material requirements described by the Department of Toxics Substances Control (DTSC). Lead contamination identified will be characterized and its presence noted in a site map to be included in either a deed notice or deed restriction.
3. Underground Storage Tank Soil and Groundwater Contamination- We understand that the closed UST will be removed as part of the site re-development activities. Although unspecified in location and number, soil and groundwater samples will be collected at this time. We recommend sampling consistent with the Minimum Verification Analysis for Underground Tank Leaks used by Unidocs Member

Agencies. Recommended cleanup levels for soil and groundwater have been requested. Based upon the proposed construction at the site ie two floors of parking and residential above, and with the condition that no exposed soil exists on the ground floor, or if it does exist, it meets shallow soil residential standards, the cleanup levels for shallow soils, commercial setting and groundwater not a drinking water source appear appropriate ie soil: TPHd: 500 ppm and TPHg: 400 ppm. Groundwater contamination appears localized. Again, based upon the proposed site construction, concentrations of TPH in groundwater consistent with ceiling values for odor would be acceptable ie 2500 and 5000 ppb, for TPHd and TPHg, respectively. Residual TPH may also be dealt with by a risk management plan, RMP.

TECHNICAL REPORT REQUEST

Please submit the following technical report according to the following schedule:

- May 24, 2006- Figure showing proposed boring locations
- 60 days after completion of tank removal, soil excavation and soil and groundwater sampling- Soil and Groundwater Report

ELECTRONIC SUBMITTAL OF REPORTS

Effective **January 31, 2006**, the 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 monitoring 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](http://www.swrcb.ca.gov/ust/cleanup/electronic_reporting)).

In order to facilitate electronic correspondence, we request that you provide up to date electronic mail addresses for all responsible and interested parties. Please provide current electronic mail addresses and notify us of future changes to electronic mail addresses by sending an electronic mail message to me at barney.chan@acgov.org.

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.

If you have any questions, please call me at (510) 567-6765.

Sincerely,



Barney M. Chan
Hazardous Materials Specialist

Enclosure: ACEH Electronic Report Upload (ftp) Instructions

cc: files, D. Drogos
Mr. Kyle Emerson, Secor International, 25864-F Business Center Drive, Redlands,
CA, 92374

ALAMEDA COUNTY
HEALTH CARE SERVICES



AGENCY

DAVID J. KEARS, Agency Director

SENT
02-17-06

February 16, 2006

Mr. Ray Weymouth
Meyer Plumbing Supply
311 2nd St.
Oakland, CA 94607

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

Mr. Phillip Kerr
The Olson Company
3130 Crow Canyon Place, Suite 210
San Ramon, CA 94583

Dear Messrs. Weymouth and Kerr:

Subject: Fuel Leak Site, RO0000544, ^{2906 The Olson Company} ~~Meyer Plumbing Supply~~, 311 2nd St.,
Oakland, CA 94607

Alameda County Environmental Health (ACEH) has been requested to provide oversight of the subject site, formerly closed by our agency on June 18, 1996. The initial closure was based upon the existing data at that time and with the condition that site use remain the same ie commercial/industrial. Since this time, additional subsurface investigation has occurred and future site usage has been proposed as residential, thus requiring a need for further site evaluation.

Our office has reviewed the case file for the subject site including the September 27, 2005 Request for Case Oversight letter and the May 18, 2005 Phase II Environmental Site Assessment prepared by Secor. The Secor investigation consisted of additional borings and soil and groundwater sampling to further define the residual contamination from the underground tank closed-in -place and to investigate up-gradient of the UST area. We request that you address the following technical comments and submit the technical report requested below.

TECHNICAL COMMENTS

1. Residual Soil and Groundwater Contamination from Underground Storage Tank- Our office has reviewed both the pre and post closure data and evaluated the potential risk based upon the proposed residential exposure scenario. We have identified the following contaminants of concern:

Soil- (1993) SB-2 @7-7.5'- 15,000 ppm TPHd
(2005) B-3 @7'- 4.5 ppm naphthalene
(2005) B-3 @7'- 160 ppm TPHg
(1993) B-4 @4.5- 310 ppm lead
(2005) B-4 @ 5'- 1200 ppm lead, B-10 @10'- 320 ppm lead

Groundwater- (1993) SB-2- 5500 ppb TPHd
(2005) B1- 11,000 ppb TPHd, B-3- 5,300 ppb TPHg, B-6- 8100 ppb TPHd

These contaminants are at levels of potential concern. They may be addressed by remediation, risk management measures, etc. In the event that the closed-in-place tank is removed some of the soil and groundwater impacts noted can be addressed at this time.

2. Characterization of Groundwater Impacts- Residual TPHd exists in groundwater immediately adjacent and southwest of the former underground tank but appears to diminish as you reach the railroad tracks, approximately 20' from the closed tank. The 2005 results indicate a gasoline release to the east of the tank, which is undefined in that direction. It is uncertain if this release is associated with the tank or another release. Groundwater contamination detected in B-6 indicates a diesel release from another, unidentified source, which must be defined and addressed.
3. Observations- HVOCs detected in soil and groundwater are at levels that do not indicate a release occurred from this site and do not require additional investigation. Lead concentrations found exceed EPA PRG however do not appear to have come from the underground tank. This contaminant is at levels of potential concern and must be addressed.

TECHNICAL REPORT REQUEST

Please submit the following technical report according to the following schedule:

- March 20, 2006- Work plan to address the above technical comments

ELECTRONIC SUBMITTAL OF REPORTS

Effective **January 31, 2006**, the 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 monitoring 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).

Messrs. Weymouth and Kerr
February 16, 2006
Page 3 of 3

In order to facilitate electronic correspondence, we request that you provide up to date electronic mail addresses for all responsible and interested parties. Please provide current electronic mail addresses and notify us of future changes to electronic mail addresses by sending an electronic mail message to me at barney.chan@acgov.org.

PERJURY STATEMENT

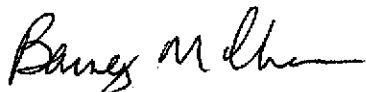
All work plans, technical reports, or technical documents submitted to ACEH must be accompanied by a cover letter from the responsible party that states, at a minimum, the following: "I declare, under penalty of perjury, that the information and/or recommendations contained in the attached document or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

If you have any questions, please call me at (510) 567-6765.

Sincerely,



Barney M. Chan
Hazardous Materials Specialist

Enclosure: ACEH Electronic Report Upload (ftp) Instructions

cc: files, D. Drogos

Mr. Kyle Emerson, Secor International, 25864-F Business Center Drive, Redlands,
CA, 92374

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



SOVT
02-0726

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

February 2, 2006

Mr. Philip Kerr
The Olson Company
3130 Crow Canyon Place #210
San Ramon, CA 94583

Dear Mr. Kerr:

Subject: Toxics Case RO0002906, Meyer Plumbing Supply, 311 2nd St., Oakland,
CA 94607

In order for ACEH to review reports for your site, we would require an oversight account for the above-referenced site. To set up your account, please send a check in the amount of \$6000.00 payable to Alameda County Environmental Health. 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# 0315674 on your check.

If you have any questions, please contact your case-worker, Mr. Barney Chan, at (510) 567-6765.

Sincerely,



Ariu Levi
Division Chief DEH

C: files, D. Drogos, J. Jacobs