

R02930

Ceresa Pucci

December 23, 2006

Via Facsimile *4 Pages*

Environmental Health Services
1131 Harbor Bay Parkway, Suite 250
Alameda, CA 94502

Attention: Jerry Wickham

Subject: Property at 325 Martin Luther King Way, Oakland
Local ID 000 2930
Substance: 8006619 Gasoline

This is a follow-up to my telephone message of this day to your office. Regarding the fax included with this notification, please know that I am no longer the owner of this property – having sold it to Allen Property at the end of 1998 and Pucci Enterprises having been dissolved as a partnership at that time. I believe this exonerates me from any responsibility.

I have contacted Mr. Allen this day and he tells me he is completely unaware of this communication having been sent to me. I would appreciate your contacting me, since I would like to clear up this worrisome matter of personal responsibility.

Thank you for your cooperation in resolving this matter.

Sincerely,



6369 Stone Bridge Road - Santa Rosa, California 95409
Tel. (707) 539-7728 - Fax: 539-5977 - Email: DeanPucci@stbcglobal.net

ALAMEDA COUNTY
HEALTH CARE SERVICES



AGENCY
DAVID J. KEARS, Agency Director

Certified Mail #: 7002 2030 0006 9574 1716
December 20, 2006

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

NOTICE OF RESPONSIBILITY

Site Name & Address:
ALLEN PROPERTY
325 MARTIN LUTHER KING JR WAY
OAKLAND, CA 946073560

Local ID: **RO0002930**
Related ID: **NA**
RWQCB ID:
Global ID: **T0600108713**

Responsible Party:

TERESA J. PUCCI
PUCCI ENTERPRISES
6369 STONE BRIDGE RD
SANTA ROSA CA 95409-5859

Date First Reported: **9/8/2006**
Substance: **8006619 Gasoline-Automotive (motor gasoline and additives), leaded & unleaded**
Funding for Oversight: **LOPF - LOP Funding Fund**
Multiple RPs?: **Yes**

Pursuant to sections 25297.1 and 25297.15 of the Health and Safety Code, you are hereby notified that the above site has been placed in the Local Oversight Program and the individual(s) or entity(ies) shown above, or on the attached list, has (have) been identified as the party(ies) responsible for investigation and cleanup of the above site. Section 25297.15 further requires the primary or active Responsible Party to notify all current record owners of fee title before the local agency considers cleanup or site closure proposals or issues a closure letter. For purposes of implementing section 25297.15, this agency has identified KIMBALL AND JANE ALLEN as the primary or active Responsible Party. It is the responsibility of the primary or active Responsible Party to submit a letter to this agency, within 20 calendar days of receipt of this notice that identifies all current record owners of fee title. It is also the responsibility of the primary or active Responsible Party to certify to the local agency that the required notifications have been made at the time a cleanup or site closure proposal is made or before the local agency makes a determination that no further action is required. If property ownership changes in the future, you must notify this local agency within 20 calendar days from when you are informed of the change.

Any action or inaction by this local agency associated with corrective action, including responsible party identification, is subject to petition to the State Water Resources Control Board. Petitions must be filed within 30 days from the date of the action/inaction. To obtain petition procedures, please FAX your request to the State Water Board at (916) 341-5808 or telephone (916) 341-5650.

Pursuant to section 25296.10(c)(6) of the Health and Safety Code, a responsible party may request the designation of an administering agency when required to conduct corrective action. Please contact this office for further information about the designation process.

Please contact your caseworker WICKHAM, JERRY, at this office at (510)567-6791 if you have questions regarding your site.

ARIU LEVI, Chief
Contract Project Director

Date: **12/21/06**

Action: Add
Reason: **New case**

ALAMEDA COUNTY ENVIRONMENTAL HEALTH
LUFT LOCAL OVERSIGHT PROGRAM

ATTACHMENT A - RESPONSIBLE PARTIES DATA SHEET

December 20, 2006

Site Name & Address:

ALLEN PROPERTY
325 MARTIN LUTHER KING JR WAY
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Local ID: RO0002930
Related ID: NA
RWQCB ID:
Global ID: T0600108713

All Responsible Parties

RP has been named a Primary RP - KIMBALL AND JANE ALLEN

NA

2 LONE TREE AVE | MILL VALLEY, CA 94941-1741

RP has been named a RP - TERESA J PUCCI

PUCCI ENTERPRISES

6369 STONE BRIDGE RD | SANTA ROSA, CA 95409-5859

Responsible Party Identification Background

Alameda County Environmental Health (ACEH) names a "Responsible Party," as defined under 23 C.C.R. Sec. 2720. Section 2720 defines a responsible party 4 ways. An RP can be:

1. "Any person who owns or operates an underground storage tank used for the storage of any hazardous substance."
2. "In the case of any underground storage tank no longer in use, any person who owned or operated the underground storage tank immediately before the discontinuation of its use."
3. "Any owner of property where an unauthorized release of a hazardous substance from an underground storage tank has occurred."
4. "Any person who had or has control over an underground storage tank at the time of or following an unauthorized release of a hazardous substance."

ACEH has named the responsible parties for this site as detailed below.

Existence of Unauthorized Release

On August 29, 2006, an Underground Storage Tank Unauthorized Release/Contamination Site Report was submitted for the site at 325 Martin Luther King, Jr. Way in Oakland, CA. During a Phase II Environmental Site Assessment, total petroleum hydrocarbons (TPH) as gasoline, TPH as diesel, and benzene, toluene, ethylbenzene, and xylenes were detected in soil and groundwater in the area of a former underground storage tank (UST). TPH as gasoline and TPH as diesel were detected in groundwater at concentrations up to 100,000 and 110,000 micrograms per liter, respectively. The petroleum contamination is within and downgradient of a UST that was abandoned in place in 1986. The former UST is within a warehouse building at 325 Martin Luther King, Jr. Way in Oakland, CA.

Responsible Party Identification

Kimball and Jane Allen are responsible parties for the fuel leak because they are the current owner of the property where an unauthorized release has occurred (Definition 3). Kimball and Jane Allen are the active or primary responsible parties.

Pucci Enterprises owned the property and operated a business on the property from 1981 to 2003. Pucci Enterprises is a responsible party because Pucci Enterprises owned or operated the UST immediately before the discontinuation of its use (Definition 2), the unauthorized release occurred during the time that Pucci Enterprises was the owner of property where an unauthorized release occurred (Definition 3), and Pucci Enterprises had control of USTs at the time of or following an unauthorized release (Definition 4).

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY
<ul style="list-style-type: none"> Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired. Print your name and address on the reverse so that we can return the card to you. Attach this card to the back of the mailpiece, or on the front if space permits. 	<p>A. Signature <input checked="" type="checkbox"/> <i>Teresa J. Pucci</i> <input type="checkbox"/> Agent <input type="checkbox"/> Addressee</p>
<p>1. Article Addressed to:</p> <p><i>Teresa J. Pucci Pucci Enterprises 6369 Stone Bridge Rd. Santa Rosa, CA 95409-5859</i></p>	<p>B. Received by (Printed Name) <i>Teresa Pucci</i> C. Date of Delivery <i>12-23-06</i></p>
<p>2. Article Number (Transfer from service label) <i>7002 2030 0006 9574 1716</i></p>	<p>D. Is delivery address different from item 1? <input type="checkbox"/> Yes If YES, enter delivery address below: <input type="checkbox"/> No</p> <p>3. Service Type <input checked="" type="checkbox"/> Certified Mail <input type="checkbox"/> Express Mail <input type="checkbox"/> Registered <input type="checkbox"/> Return Receipt for Merchandise <input type="checkbox"/> Insured Mail <input type="checkbox"/> C.O.D.</p> <p>4. Restricted Delivery? (Extra Fee) <input type="checkbox"/> Yes</p>

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-1540

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



F

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ENVIRONMENTAL PROTECTION
1131 Harbor Bay Parkway, Suite 250
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(510) 567-6700
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December 22, 2006

Kimball and Jane Allen
2 Lone Tree Avenue
Mill Valley, CA 94941-1741

Teresa Pucci
Pucci Enterprises
6369 Stone Bridge Road
Santa Rosa, CA 95409-5859

Subject: Fuel Leak Case No. RO0002930 and Geotracker Global ID T0600108713, Allen Property, 325 Martin Luther King Jr Way, Oakland, CA 94607

Dear Kimball and Jane Allen and Teresa Pucci:

Alameda County Environmental Health (ACEH) staff has reviewed the case file for the above referenced site, including the work plan entitled, "Supplemental Investigation Work Plan," dated August 29, 2006, prepared on your behalf by LRM Consulting, Inc. The Work Plan proposes the installation of three monitoring wells. Verbal comments on the Work Plan were previously provided during a telephone conversation between Jerry Wickham of ACEH and Khaled Rahman of LRM Consulting, Inc. on November 16, 2006. Verbal comments were provided because Mr. Rahman indicated that monitoring well installation was scheduled for November 20, 2006 and expeditious review was requested. It is my understanding that the monitoring wells were not installed as planned.

The proposed installation of three monitoring wells is acceptable; however, monitoring well installation is limited in scope and will not complete site investigation. The horizontal and vertical extent of soil and groundwater contamination has not been defined for the site. Additional site investigation activities beyond installation of three monitoring wells will be required to complete site characterization. Recommendations for future site investigation activities will be required in the Soil and Groundwater Investigation Report requested below. We request that you address the following technical comments, perform the proposed work, and send us the reports described below.

REQUEST FOR INFORMATION

Several Phase I and Phase II reports refer to analytical data from two soil borings advanced at the site in May 2005 by AEI Consultants. However, no report by AEI Consultants has been submitted to ACEH. Please submit to ACEH, the report that presents the results from the AEI Consultants investigation.

TECHNICAL COMMENTS

1. **Previous Investigations and Reports.** It appears that three phases of field investigations have been conducted at the site by AEI Consultants in May 2005, by Terra Firma Consulting

in September 2005, and by Ceres Associates in June 2006, respectively. These investigations appear to have been conducted as part of due diligence for real estate transactions. As discussed in the previous Request for Information, the case file does not include a report for the AEI Consultants investigation. The Terra Firma Consulting report entitled, "Findings of Environmental Subsurface Investigation," dated September 16, 2005 minimally summarizes results and does not provide soil boring logs, a description of sampling methods, documentation of sample collection, handling, and analysis, or adequate discussion of encountered conditions. Due to the lack of documentation and reporting, results from the Terra Firma investigation as presented in the September 16, 2005 report, do not meet the minimum industry standards for site investigation data collection and reporting. These data should only be referred to qualitatively, at best, in future reports. The Ceres Associates report entitled "Soil and Groundwater Sampling Report," and dated June 8, 2006 does not include boring logs. Although ten borings have been advanced at the site, there are apparently no boring logs to describe subsurface conditions. Characterization of the site geology and hydrogeology at present is a significant data gap and is a requirement for the site that must be addressed during future site investigation.

2. **Well Installation.** The Ceres Associates report entitled "Soil and Groundwater Sampling Report," and dated June 8, 2006 includes a description of groundwater first being encountered 18 to 20 feet bgs but static levels following groundwater sampling were described as between 8 and 10 feet bgs. Soils are to be logged continuously in order to identify any potential confining layers and to carefully identify where groundwater is first encountered. Periodically stopping drilling to allow groundwater to enter the borehole may be necessary, depending upon encountered conditions. It is important that monitoring well filter packs and screens do not breach confining layers. Wells are NOT to be installed with filter packs extending from 5 to 20 feet bgs that allow ambient upward flow of groundwater from below a confining layer. In such a case, groundwater from below the confining layer could flow upward through the well bore to form a perched groundwater zone above the confining layer. Shallow perched groundwater could become contaminated if shallow soil contamination is present above the confining layer around the well. Water quality in groundwater samples from the shallow perched zone would not be representative of groundwater quality in the remainder of the site. If groundwater is not encountered until the lowermost interval of the well, the filter pack and well screen are to be constructed only within the lowermost interval where groundwater is encountered to avoid screening the well across a confining layer. In all cases, we request that the well screens and filter packs not exceed 10 feet in length.
3. **Soil Samples.** The Work Plan proposes the collection of soil samples at 5-foot intervals using a California modified split-spoon sampler. We request that soils be continuously logged and screened in the field. Soil samples are to be collected for laboratory analysis at significant vertical changes in soil type, the top of the capillary fringe, and from zones where visible staining, odor, or elevated PID readings are observed. If no visible soil staining, odor, or elevated PID readings are observed, a minimum of three soil samples are to be collected based on lithologic changes for laboratory analysis from each soil boring. Please present boring logs, well completion diagrams, screening results, and analytical data for soil samples in the Monitoring Well Installation Report requested below.

4. **Proposed Laboratory Analyses.** In addition to the proposed laboratory analyses of soil and groundwater samples for TPH as gasoline, TPH as diesel, and BTEX, we request that the soil samples be analyzed for total lead by EPA Method 6010B and for ethylene dibromide (EDB) and 1,2-dichloroethane (EDC) by EPA Method 8260. Groundwater samples are also to be analyzed for EDB and EDC by EPA Method 8260B. Analytical results are to be presented in the Monitoring Well Installation Report requested below.
5. **Preferential Pathways.** Please show on a site plan the subsurface utilities in the area of the former UST that potentially could act as preferential pathways for contaminant migration. The type, depth, and diameter of the utilities are to be included. The utilities site plan and discussion of the potential for the utilities to act as preferential pathways is to be presented in the Monitoring Well Installation Report requested below.
6. **Horizontal Extent of Contamination.** The horizontal extent of contamination has not been defined. Additional investigation will be required beyond the proposed monitoring wells to define the horizontal extent of contamination. Please present recommendations for additional investigation in the Monitoring Well Installation Report requested below.
7. **Vertical Delineation.** Please present recommendations for additional future investigation to define the vertical extent of contamination in the Monitoring Well Installation Report requested below.
8. **Other Potential Sources.** Please present recommendations for future investigation of other potential sources of contamination such as product lines and dispensers in addition to the closed in place UST. Such investigation may include a geophysical survey to look for product lines or unknown USTs.
9. **Well Survey.** We request that you locate all water supply wells (monitoring and production wells: active, inactive, standby, decommissioned, abandoned and dewatering, drainage and cathodic protection wells) within 2,000 ft of the subject site. We recommend that you obtain well information from both the Alameda County Public Works Agency and the State of California Department of Water Resources, at a minimum. Submittal of maps showing the location of all wells identified in your study, and the use of tables to report the data, including well construction details, collected as part of your survey are required. Well construction details are to include the well diameter, screen slot size, total depth of the boring, depths of the screened interval, depths of the filter pack, year of installation, and other construction details that may be relevant. The status of the water supply well, whether active, decommissioned, or unknown is to be included where known. Please present your results in the Monitoring Well Installation Report requested below.
10. **Geotracker Submittals.** A review of the SWRCB Geotracker website indicates that no data or reports have been submitted to Geotracker for your site. Pursuant to CCR Sections 2729 and 2729.1, beginning September 1, 2001, all analytical data, including monitoring well samples, submitted in a report to a regulatory agency as part of the LUFT program, must be transmitted electronically to the SWRCB Geotracker website via the internet. Additionally, beginning January 1, 2002, all permanent monitoring points utilized to collect groundwater samples (i.e. monitoring wells) and submitted in a report to a regulatory agency, must be surveyed (top of casing) to mean sea level and latitude and longitude accurate to within 1-

meter accuracy, using NAD 83, and transmitted electronically to the SWRCB Geotracker website. Beginning July 1, 2005, electronic submittal of a complete copy of all reports is required in Geotracker (in PDF format). Please upload all analytical data (collected on or after September 1, 2001) and a copy, in PDF format, of all reports prepared after July 1, 2005.

TECHNICAL REPORT REQUEST

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

- **May 8, 2007** – Monitoring Well Installation 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.

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 be aware that you may be eligible for reimbursement of the costs of investigation from the California Underground Storage Tank Cleanup Fund (Fund). In some cases, a deductible amount may apply. If you believe you meet the eligibility requirements, I strongly encourage you to call the Fund for an application.

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
Hazardous Materials Specialist

Enclosure: ACEH Electronic Report Upload (ftp) Instructions

cc: Ramkishore Rao, LRM Consulting, Inc., 1534 Plaza Lane #145, Burlingame, CA 94010

Sunil Ramdass, SWRCB Cleanup Fund, 1001 I Street, 17th floor, Sacramento, CA 95814-2828

Donna Drogos, ACEH
Jerry Wickham, ACEH
File

ALAMEDA COUNTY
HEALTH CARE SERVICES



AGENCY

DAVID J. KEARS, Agency Director

F

Certified Mail #: 7002 2030 0006 9574 1716

December 20, 2006

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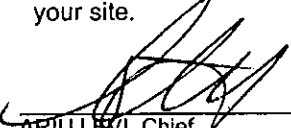
Multiple RPs?: Yes

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ARIU LEVI, Chief
Contract Project Director

Date: 12/21/06

Action: Add
Reason: New case

Attachment A: Responsible Parties Data Sheet

cc: Jenniffer Jordan, SWRCB, D. Drogos, J Wickham

NOR1.rpt - NOR 2006 Revision

ALAMEDA COUNTY ENVIRONMENTAL HEALTH
LUFT LOCAL OVERSIGHT PROGRAM

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Postage	\$
Certified Fee	
Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$
Postmark Here	
Sent To	
Pucci Enterprises	
Street, Apt. No., or PO Box No. 6369 Stone Bridge Rd	
City, State, ZIP+4 Santa Rosa, CA 95409-5859	
PS Form 3800, June 2002	
See Reverse for Instructions	

ALAMEDA COUNTY
HEALTH CARE SERVICES



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AGENCY

DAVID J. KEARS, Agency Director

Certified Mail #: 7002 2030 0006 9574 1709

December 20, 2006

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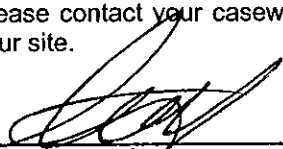
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December 20, 2006

Site Name & Address:

ALLEN PROPERTY
325 MARTIN LUTHER KING JR WAY
OAKLAND, CA 946073560

Local ID: RO0002930

Related ID: NA

RWQCB ID:

Global ID: T0600108713

All Responsible Parties

RP has been named a Primary RP - KIMBALL AND JANE ALLEN

NA

2 LONE TREE AVE | MILL VALLEY, CA 94941-1741

RP has been named a RP - TERESA J PUCCI

PUCCI ENTERPRISES

6369 STONE BRIDGE RD | SANTA ROSA, CA 95409-5859

Responsible Party Identification Background

Alameda County Environmental Health (ACEH) names a "Responsible Party," as defined under 23 C.C.R Sec. 2720. Section 2720 defines a responsible party 4 ways. An RP can be:

1. "Any person who owns or operates an underground storage tank used for the storage of any hazardous substance."
2. "In the case of any underground storage tank no longer in use, any person who owned or operated the underground storage tank immediately before the discontinuation of its use."
3. "Any owner of property where an unauthorized release of a hazardous substance from an underground storage tank has occurred."
4. "Any person who had or has control over an underground storage tank at the time of or following an unauthorized release of a hazardous substance."

ACEH has named the responsible parties for this site as detailed below.

Existence of Unauthorized Release

On August 29, 2006, an Underground Storage Tank Unauthorized Release/Contamination Site Report was submitted for the site at 325 Martin Luther King, Jr. Way in Oakland, CA. During a Phase II Environmental Site Assessment, total petroleum hydrocarbons (TPH) as gasoline, TPH as diesel, and benzene, toluene, ethylbenzene, and xylenes were detected in soil and groundwater in the area of a former underground storage tank (UST). TPH as gasoline and TPH as diesel were detected in groundwater at concentrations up to 100,000 and 110,000 micrograms per liter, respectively. The petroleum contamination is within and downgradient of a UST that was abandoned in place in 1986. The former UST is within a warehouse building at 325 Martin Luther King, Jr. Way in Oakland, CA.

Responsible Party Identification

Kimball and Jane Allen are responsible parties for the fuel leak because they are the current owner of the property where an unauthorized release has occurred (Definition 3). Kimball and Jane Allen are the active or primary responsible parties.

Pucci Enterprises owned the property and operated a business on the property from 1981 to 2003. Pucci Enterprises is a responsible party because Pucci Enterprises owned or operated the UST immediately before the discontinuation of its use (Definition 2), the unauthorized release occurred during the time that Pucci Enterprises was the owner of property where an unauthorized release occurred (Definition 3), and Pucci Enterprises had control of USTs at the time of or following an unauthorized release (Definition 4).

7002 2030 0006 9574 3709

U.S. Postal Service™	
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<i>(Domestic Mail Only; No Insurance Coverage Provided)</i>	
For delivery information visit our website at www.usps.com ®	
OFFICIAL USE	
Postage	\$
Certified Fee	
Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$
Postmark Here	
Sent To	
Kimball and Jane Allen	
Street, Apt. No., or PO Box No. 2 Lane Tree Ave.	
City, State, ZIP+4 Mill Valley, CA 94941-1741	
PS Form 3800, June 2002	
See Reverse for Instructions	

Wickham, Jerry, Env. Health

Subject: RO2930
Status: Not Started
Percent Complete: 0%
Total Work: 0 hours
Actual Work: 0 hours
Owner: Wickham, Jerry, Env. Health

11/13/2006 Khaled Rahman of LRM called re WP submitted in August 510-387-9552. Allen Property with old gas tank. Has scheduled installation of 3 wells for Monday, wants to know if he needs to cancel. I will review the WP on Thursday and get back to him. krahman@lrm-consulting.com. Drilling is to be inside the building. Considering spot excavation but limited by footings or in-situ remediation.

11/16/2007. Left message for Khaled Rahman. Discussed the WP for three monitoring wells at site. No boring logs for site; has never seen an AEI report with results from first two borings. I told him that the Terra Firma and Ceres Associates reports would be rejected if submitted to this agency due to lack of sufficient documentation of activities. Due to lack of documentation, results can only be used qualitatively to assess extent. My primary concern from WP review was groundwater rising up to 8 feet after first encountered water was at 17 to 20 feet bgs as indicated in Ceres report and the potential for ambient upward vertical flow in well to form a perched zone. Requested that well be installed to total depth of 15 feet bgs with 10 foot screen if groundwater enters well at 15 feet bgs. Must avoid the situation where well is installed across confining layer and ambient flow forms a local perched zone above confining layer in the area of the well. They will advance boring by direct push first to collect soil samples and establish soil conditions. They will look for groundwater to enter boring above 17 feet bgs.

Wickham, Jerry, Env. Health

From: Khaled Rahman [krahman@lrm-consulting.com]
Sent: Monday, November 13, 2006 4:34 PM
To: Wickham, Jerry, Env. Health
Subject: 325 Martin Luther King - Oakland

Jerry,

In followup to our discussion of earlier today, LRM understands that you will review and comment on the Work Plan for the referenced site on Thursday this week. As I mentioned, we have the drilling scheduled for Monday, 11/20 and need to receive analytical results before the end of the month. Please let me know if you have any questions or comments on the planned scope of work as soon as possible so we can maintain this drilling schedule.

Your assistance is greatly appreciated. Please do not hesitate to call me at 510-387-9552.

Thanks,

Khaled Rahman
LRM Consulting, Inc.
Tel: 510-387-9552
Fax: 510-530-2857
Email: krahman@lrm-consulting.com

Drogos, Donna, Env. Health

Subject: RO2930 - 325 MLK - Case Plopping Notes
Entry Type: Note
Start: Tue 11/7/2006 3:35 PM
End: Tue 11/7/2006 3:35 PM
Duration: 0 hours

CASE PLOPPING NOTES

DOCUMENTS MISSING

AEI Site Assessment Report 5/11/05 – not in case file
9/8/05 Terra Firma consulting, LLC SA – included as appendix to 5/31/06 report, lab reports, boring logs not part of report

RP IDENTIFICATION NOTES FOR NOR

Joe Pucci & Sons occupied site from 1977 to xxx.
UST abandoned in place for dates listed in report → Pucci = TO, OP, FFT
in 1991 during JP&S ownership
11/1984 UST grouted in place
1986 grouted in place (appears this is correct dates based on permits)

Pucci (Teresa Pucci) owned property & business
Sold business to Chris Lam, Pucci Seafood now in Hayward
Pucci (Teresa Pucci) sold land to Allen's 12/23/03

UST closed in place in 1986, by Pucci (UST owner & Op & FFT)
Business sold to Lam, however Lam did not own nor operate the UST, nor own the property so he is not an RP
Allen (PO) → Allen = PO
Naming Allen's & Teresa Pucci Tr as RPs

Case will be assigned to Jerry Wickham & he will get case in approx 1 week

Drogos, Donna, Env. Health

From: Khaled Rahman [krahman@lrm-consulting.com]
Sent: Monday, October 30, 2006 2:56 PM
To: Drogos, Donna, Env. Health
Subject: [Fwd: RE: Allen Property - 325 Martin Luther King, Jr., Oakland]

Donna,

As indicated below, the project transfer for the referenced site was mailed by the City of Oakland last week. As we initially discussed in early September, the proposed investigation needs to be completed prior to the lapsing of a statute of limitations in early December 2006. To meet this schedule, we are currently planning on conducting field activities immediately before Thanksgiving.

Please let me know when you have received the transfer from the City and the caseworker has been assigned. We appreciate your assistance with this project.

Thanks,

Khaled

----- Original Message -----

Subject: RE: Allen Property - 325 Martin Luther King, Jr., Oakland
Date: Wed, 25 Oct 2006 09:53:28 -0700
From: Matthews, Keith <KMatthews@oaklandnet.com>
To: 'Khaled Rahman' <krahman@lrm-consulting.com>

The referral was mailed!

Thank you,

Keith L Matthews
 Hazardous Materials Inspector II
 kmatthews@oaklandnet.com
 Office: (510)238-2396 or Cell: (510)755-5808

-----Original Message-----

From: Khaled Rahman [mailto:krahman@lrm-consulting.com]
Sent: Tuesday, October 24, 2006 4:22 PM
To: Matthews, Keith
Cc: 'Drogos, Donna, Env. Health'; Griffin, Leroy
Subject: Re: Allen Property - 325 Martin Luther King, Jr., Oakland

Keith,

Can you confirm that the referral occurred yesterday as noted below?

Thanks,

Khaled

Matthews, Keith wrote:

<!--[if !supportLineBreakNewLine]-->

11/7/2006

<!--[endif]-->

I will refer the site to ALCO, LOP program on 10/23/06.

Thank you,

Keith L Matthews
 Hazardous Materials Inspector II
 kmatthews@oaklandnet.com
 Office: (510)238-2396 or Cell: (510)755-5808

-----Original Message-----

From: Khaled Rahman [mailto:krahman@lrm-consulting.com]
 Sent: Wednesday, October 18, 2006 11:17 AM
 To: Drogos, Donna, Env. Health
 Cc: Leroy Griffin; kmatthews@oaklandnet.com
 Subject: Re: Allen Property - 325 Martin Luther King, Jr., Oakland

Donna,

Leroy was out of the office on personel leave yesterday and I discussed the transfer and forwarded the unauthorized release form and work plan to Keith Matthews.

I am hopeful that the case transfer and work plan approval can occur to conduct the drilling on Friday, 11/3. Last we discussed the site, you were considering additional grab sampling prior to the proposed well installation. Since that time, the previous reports have been uploaded to the County ftp site. At your earliest convenience, please let me know your thoughts on the proposed scope and/or schedule.

Thanks,

Khaled

Drogos, Donna, Env. Health wrote:

Hi Leroy,

I received a call recently from the consultant on this case. Can you let me know when you are going to transfer this case to us?
 Thanks, Donna

-----Original Message-----

From: Khaled Rahman [mailto:krahman@lrm-consulting.com]
 Sent: Thursday, October 05, 2006 11:46 AM
 To: Drogos, Donna, Env. Health
 Cc: Leroy Griffin
 Subject: Allen Property - 325 Martin Luther King, Jr., Oakland

Donna,

As mentioned in an email earlier this week, the previous reports and work plan have been uploaded to the County ftp site. At your earliest convenience, please let me know the status of the transfer of the project from the City of Oakland Fire Department and if a County caseworker has been assigned for this project.

Thanks,

Khaled Rahman, P.G., C.Hg.

11/7/2006

LRM Consulting, Inc.
Tel: 510-387-9552
Fax 510-530-2857
Email: krahman@lrm-consulting.com

***-01CITY OF OAKLAND FIRE DEPARTMENT
Office Of Emergency Services
1605 Martin Luther King Jr. Way, Oakland, CA 94612**

Hazardous Materials Program

Contaminated Site Case Transfer Form

Alameda County
OCT 25 2006
Environmental Health

Referral To:

Date	10/23/06
Agency	Alameda County Environmental Health, 1131 Harbor Bay Parkway, Alameda, CA 94602
Attention	Donna L. Drogos, LOP/SLIC Program Manager

Site Information:

Site Responsible Party(s) Kimball and Jane Allen	
Site Name	Allen Property
Site Address	325 Martin Luther King Jr. Way
Site Phone	510 387- 9552
Site Contractor/Consultant (if available)	LRM Consulting, Khaled Rahman
Site DBA	NA

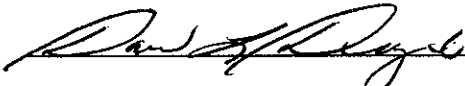
Site Conditions:

UST	
USTs removed? <u>NO</u> Abandoned in place ¹ Date removed: 1986	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Contents (circle) <u>gasoline</u> <u>diesel</u> waste oil heating oil solvents kerosene stoddard solvent other (specify) _____	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Observations of system (holes, leaks)? <u>NA</u>	Yes <input type="checkbox"/> No <input type="checkbox"/>
Observed contamination (free product, smell, soil/water discoloration)? <u>NA</u>	Yes <input type="checkbox"/> No <input type="checkbox"/>
Detectable concentrations of soil and/or groundwater contamination? o Highest Concentration Detected in Soil Contaminant (specify) <u>NA</u> o Highest Concentration Detected in Water Contaminant (specify) <u>TPH-gas Concentration 100,000 ppb</u>	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Unauthorized Release Form filed?	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Future intended use if known? Specify <u>unknown</u>	Yes <input type="checkbox"/> No <input type="checkbox"/>
NON-UST	
Former industrial use?	Yes <input type="checkbox"/> No <input type="checkbox"/>
Detectable concentrations of soil and/or groundwater contamination? o Highest Concentration Detected in Soil Contaminant (specify) _____ Concentration _____ ppm o Highest Concentration Detected in Water Contaminant (specify) _____ Concentration _____ ppb	Yes <input type="checkbox"/> No <input type="checkbox"/>
Future intended use if known? Specify _____	Yes <input type="checkbox"/> No <input type="checkbox"/>
<i>If available, attach pertinent reports</i>	

Transferred as: LOP SLIC

Level of Update requested: distribution list all meetings all site visits closure sign off all the above

Transfer requested by Inspector: Keith L. Matthews Date: 10/23/06

Transfer accepted by (ACEH):  Date: 11/03/06

Drogos, Donna, Env. Health

From: Khaled Rahman [krahman@lrm-consulting.com]
Sent: Tuesday, October 24, 2006 4:22 PM
To: Matthews, Keith
Cc: Drogos, Donna, Env. Health; Griffin, Leroy
Subject: Re: Allen Property - 325 Martin Luther King, Jr., Oakland

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Can you confirm that the referral occurred yesterday as noted below?

Thanks,

Khaled

Matthews, Keith wrote:

I will refer the site to ALCO, LOP program on 10/23/06.

Thank you,

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From: Khaled Rahman [<mailto:krahman@lrm-consulting.com>]
Sent: Wednesday, October 18, 2006 11:17 AM
To: Drogos, Donna, Env. Health
Cc: Leroy Griffin; kmatthews@oaklandnet.com
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Khaled

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Hi Leroy,

11/7/2006

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-----Original Message-----

From: Khaled Rahman [mailto:krahman@lrm-consulting.com]

Sent: Thursday, October 05, 2006 11:46 AM

To: Drogos, Donna, Env. Health

Cc: Leroy Griffin

Subject: Allen Property - 325 Martin Luther King, Jr., Oakland

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Thanks,

Khaled Rahman, P.G., C.Hg.

LRM Consulting, Inc.

Tel: 510-387-9552

Fax 510-530-2857

Email: krahman@lrm-consulting.com

Drogos, Donna, Env. Health

From: Khaled Rahman [krahman@lrm-consulting.com]
Sent: Thursday, October 19, 2006 3:14 PM
To: Drogos, Donna, Env. Health
Cc: Leroy Griffin; kmatthews@oaklandnet.com
Subject: Re: Allen Property - 325 Martin Luther King, Jr., Oakland

Keith and Leroy,

Please let me know the schedule for completing the case transfer so that I can reschedule the drilling activities.

Thanks,

Khaled

Drogos, Donna, Env. Health wrote:

Hi Khaled,

I will be able to create the case in our program & get it assigned to a caseworker for review when OFD transfers the case to us. There is a 2-3 week lead time here to list the case & get it assigned to caseworker. After that your caseworker can review the site. Please consider regulatory review & response times when planning your work schedule as our listing process will not be complete by your drilling date below.

Thanks, Donna

Donna L. Drogos, PE
LOP Program Manager
Alameda County Environmental Health
1131 Harbor Bay Parkway
Alameda, CA 94502

510-567-6721
donna.drogos@acgov.org

-----Original Message-----

From: Khaled Rahman [mailto:krahman@lrm-consulting.com]
Sent: Wednesday, October 18, 2006 11:17 AM
To: Drogos, Donna, Env. Health
Cc: Leroy Griffin; kmatthews@oaklandnet.com
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11/7/2006

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Khaled Rahman, P.G., C.Hg.
LRM Consulting, Inc.
Tel: 510-387-9552
Fax 510-530-2857
Email: krahman@lrm-consulting.com

Drogos, Donna, Env. Health

From: Drogos, Donna, Env. Health
Sent: Wednesday, October 18, 2006 11:59 AM
To: 'Khaled Rahman'
Cc: Leroy Griffin; kmatthews@oaklandnet.com
Subject: RE: Allen Property - 325 Martin Luther King, Jr., Oakland

Hi Khaled,

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Donna L. Drogos, PE
LOP Program Manager
Alameda County Environmental Health
1131 Harbor Bay Parkway
Alameda, CA 94502

510-567-6721
donna.drogos@acgov.org

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To: Drogos, Donna, Env. Health
Cc: Leroy Griffin; kmatthews@oaklandnet.com
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Drogos, Donna, Env. Health wrote:

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>From: Khaled Rahman [mailto:krahman@lrm-consulting.com]
>Sent: Thursday, October 05, 2006 11:46 AM

>To: Drogos, Donna, Env. Health
>Cc: Leroy Griffin
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>LRM Consulting, Inc.
>Tel: 510-387-9552
>Fax 510-530-2857
>Email: krahman@lrm-consulting.com
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Drogos, Donna, Env. Health

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>Cc: Leroy Griffin

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>Khaled Rahman, P.G., C.Hg.

>LRM Consulting, Inc.

>Tel: 510-387-9552

>Fax 510-530-2857

>Email: krahman@lrm-consulting.com

>

>

>

>

>

Drogos, Donna, Env. Health

From: Drogos, Donna, Env. Health
Sent: Wednesday, October 18, 2006 10:58 AM
To: Leroy Griffin
Cc: 'Khaled Rahman'
Subject: Allen Property - 325 Martin Luther King, Jr., Oakland

Hi Leroy,

I received a call recently from the consultant on this case. Can you let me know when you are going to transfer this case to us? Thanks, Donna

-----Original Message-----

From: Khaled Rahman [mailto:krahman@lrm-consulting.com]
Sent: Thursday, October 05, 2006 11:46 AM
To: Drogos, Donna, Env. Health
Cc: Leroy Griffin
Subject: Allen Property - 325 Martin Luther King, Jr., Oakland

Donna,

As mentioned in an email earlier this week, the previous reports and work plan have been uploaded to the County ftp site. At your earliest convenience, please let me know the status of the transfer of the project from the City of Oakland Fire Department and if a County caseworker has been assigned for this project.

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Khaled Rahman, P.G., C.Hg.
LRM Consulting, Inc.
Tel: 510-387-9552
Fax 510-530-2857
Email: krahman@lrm-consulting.com

Drogos, Donna, Env. Health

From: Khaled Rahman [krahman@lrm-consulting.com]
Sent: Thursday, October 05, 2006 11:46 AM
To: Drogos, Donna, Env. Health
Cc: Leroy Griffin
Subject: Allen Property - 325 Martin Luther King, Jr., Oakland

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Thanks,

Khaled Rahman, P.G., C.Hg.
LRM Consulting, Inc.
Tel: 510-387-9552
Fax 510-530-2857
Email: krahman@lrm-consulting.com

Drogos, Donna, Env. Health

From: Khaled Rahman [krahman@lrm-consulting.com]
Sent: Sunday, October 01, 2006 12:55 PM
To: dehloptoxic, Env. Health
Cc: Drogos, Donna, Env. Health
Subject: Allen Property Report Upload (no RO# assigned)

Allen Property is a new site with no RO# currently assigned. Evidence of an unauthorized release from prior underground storage tank and fueling operations was observed during recent due diligence activities associated with sale of the property. Investigation reports were not provided to the Allens, the property owners, by the prospective buyers until recently.

The following reports have been uploaded to the County ftp site -

November 1993 - Phase I Site Investigation
May 2006 - Phase I Environmental Site Assessment
June 2006 - Soil and Groundwater Sampling Report
August 2006 - Unauthorized Release Form and Supplemental Investigation Work Plan

We look forward to working with you on this project. Please do not hesitate to contact me with any questions or comments.

Sincerely,

Khaled Rahman, P.G., C.Hg.
LRM Consulting, Inc.
1534 Plaza Lane, # 145
Burlingame, CA 94010
Tel: 510-387-9552
Fax: 510-530-2857
Email: krahman@lrm-consulting.com

Drogos, Donna, Env. Health

From: Drogos, Donna, Env. Health
Sent: Friday, September 08, 2006 5:55 PM
To: 'Khaled Rahman'
Subject: RE: 325 MLK - Allen Property - Oakland - Unauthorized Release

Okay, to expedite post the rest of the reports to the ftp site. Needing phase 1, borings logs, soil analyticals, etc.....

-----Original Message-----

From: Khaled Rahman [mailto:krahman@lrm-consulting.com]
Sent: Friday, September 08, 2006 5:13 PM
To: Drogos, Donna, Env. Health
Cc: lgriffin@oaklandnet.com
Subject: Re: 325 MLK - Allen Property - Oakland - Unauthorized Release

Donna - Please let me know the caseworker's contact information once assigned.

Leroy - The unauthorized release form and an investigation work plan are attached for your reference. I looked for a case transfer form on the Oakland Fire Department website but the links did not seem to work. Please let me know if you need additional information to complete the transfer form and if there is anything that can be done to assist with the process.

Thanks to you both.

Khaled Rahman, P.G., C.Hg.
LRM Consulting, Inc.
1534 Plaza Lane, # 145
Burlingame, CA 94010

Tel: 510-387-9552
Email: krahman@lrm-consulting.com

Drogos, Donna, Env. Health wrote:

>Khaled, I received the pdf versions & opened. Thanks

>

>-----Original Message-----

>From: Drogos, Donna, Env. Health
>Sent: Friday, September 08, 2006 4:46 PM
>To: 'Khaled Rahman'
>Cc: Leroy Griffin (lgriffin@oaklandnet.com)
>Subject: 325 MLK - Allen Property - Oakland - Unauthorized Release

>

>Hi Khaled,

>

>I was unable to open the attachments to this e-Mail. Posting these to
>our ftp site is preferred. Please post all the reports for this site
>in addition to the work plan so the caseworker can review & comment. I
>also need a case transfer form from OFD & I can list your site & assign
>it. Thanks, Donna

>

>

>Leroy,

>

>FYI - Some info on the site: USTs abandoned in place 1980s, SWI
>indicated soil & GW contamination of TPHD 120,000 ppb & TPHG:100,000
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>
>
>Donna L. Drogos, PE
>LOP Program Manager
>Alameda County Environmental Health
>1131 Harbor Bay Parkway
>Alameda, CA 94502
>
>510-567-6721
>donna.drogos@acgov.org
>
>-----Original Message-----
>From: Khaled Rahman [mailto:krahman@lrm-consulting.com]
>Sent: Friday, September 08, 2006 2:13 PM
>To: Drogos, Donna, Env. Health
>Subject: Fwd: Allen Property - Oakland - Unauthorized Release
>
>Donna,
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>Khaled
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>----- Forwarded message from krahman@lrm-consulting.com -----
> Date: Tue, 29 Aug 2006 14:01:10 -0700
> From: Khaled Rahman <krahman@lrm-consulting.com>
>Reply-To: Khaled Rahman <krahman@lrm-consulting.com>
> Subject: Allen Property - Oakland - Unauthorized Release
> To: donna.drogos@acgov.org
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>
>Khaled Rahman, P.G., C.Hg.
>LRM Consulting, Inc.
>1534 Plaza Lane, #145
>Burlingame, CA 94010
>
>Tel: 510-387-9552
>Email: krahman@lrm-consulting.com

>
>
>
>
>
>
>
>
>
>

----- End forwarded message -----

Drogos, Donna, Env. Health

From: Khaled Rahman [krahman@lrm-consulting.com]
Sent: Friday, September 08, 2006 5:13 PM
To: Drogos, Donna, Env. Health
Cc: lgriffin@oaklandnet.com
Subject: Re: 325 MLK - Allen Property - Oakland - Unauthorized Release

Attachments: Allen Property - Oakland.pdf



Allen Property -
Oakland.pdf (...)

Donna - Please let me know the caseworker's contact information once assigned.

Leroy - The unauthorized release form and an investigation work plan are attached for your reference. I looked for a case transfer form on the Oakland Fire Department website but the links did not seem to work. Please let me know if you need additional information to complete the transfer form and if there is anything that can be done to assist with the process.

Thanks to you both.

Khaled Rahman, P.G., C.Hg.
LRM Consulting, Inc.
1534 Plaza Lane, # 145
Burlingame, CA 94010

Tel: 510-387-9552
Email: krahman@lrm-consulting.com

Drogos, Donna, Env. Health wrote:

>Khaled, I received the pdf versions & opened. Thanks

>

>-----Original Message-----

>From: Drogos, Donna, Env. Health

>Sent: Friday, September 08, 2006 4:46 PM

>To: 'Khaled Rahman'

>Cc: Leroy Griffin (lgriffin@oaklandnet.com)

>Subject: 325 MLK - Allen Property - Oakland - Unauthorized Release

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>1534 Plaza Lane, #145
>Burlingame, CA 94010
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>Tel: 510-387-9552
>Email: krahman@lrm-consulting.com
>
>
>

>----- End forwarded message -----

>
>
>
>

Drogos, Donna, Env. Health

From: Drogos, Donna, Env. Health
Sent: Friday, September 08, 2006 4:47 PM
To: 'Khaled Rahman'
Cc: Leroy Griffin (lgriffin@oaklandnet.com)
Subject: RE: 325 MLK - Allen Property - Oakland - Unauthorized Release

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LRM Consulting, Inc.
1534 Plaza Lane, #145
Burlingame, CA 94010

Tel: 510-387-9552
Email: krahman@lrm-consulting.com

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1534 Plaza Lane, #145
Burlingame, CA 94010

Tel: 510-387-9552
Email: krahman@lrm-consulting.com

----- End forwarded message -----

Drogos, Donna, Env. Health

From: Griffin, Leroy [LGriffin@oaklandnet.com]
Sent: Monday, September 11, 2006 11:57 AM
To: Gomez, Hernan; Drogos, Donna, Env. Health
Subject: FW: 403 E 12TH ST, OAKLAND - Shore Acres Gas

Hernan can you forward this case to Donna asap.

LeRoy Griffin, Assistant Fire Marshal
Oakland Fire Department/ Fire Prevention Bureau
250 Frank Ogawa Plaza, Suite 3341
Oakland, CA 94612
Wk (510) 238-7759, Fax (510) 238-6739
e-mail lgriffin@oaklandnet.com

-----Original Message-----

From: Drogos, Donna, Env. Health [mailto:donna.drogos@acgov.org]
Sent: Wednesday, September 06, 2006 6:28 PM
To: lgriffin@oaklandnet.com
Subject: 403 E 12TH ST, OAKLAND - Shore Acres Gas

Leroy, I received a Phase 2 report & a call from the consultant Dave Marks at Geofon requesting case oversight for this case. They installed 2 borings each about 20' from the USTs, with limited soil sampling, & discovered a release at the site: 3,600 ppm TPHG & 17 ppm Benzene. I requested he contact you & ask that you refer the case to us. I am trying to list some of the outstanding new cases in our database & get them assigned. Can you transfer this one over? Thanks, Donna

Shore Acres Gas, 403 E 12TH St.

Donna L. Drogos, PE
LOP Program Manager
Alameda County Environmental Health
1131 Harbor Bay Parkway
Alameda, CA 94502

510-567-6721
donna.drogos@acgov.org

Drogos, Donna, Env. Health

From: Khaled Rahman [krahman@irm-consulting.com]
Sent: Friday, September 08, 2006 2:17 PM
To: Drogos, Donna, Env. Health
Subject: Allen Property - Unauthorized Release and Work Plan
Attachments: Allen Property - Oakland.pdf

Drogos, Donna, Env. Health

From: Khaled Rahman [krahman@lrm-consulting.com]
Sent: Friday, September 08, 2006 2:13 PM
To: Drogos, Donna, Env. Health
Subject: Fwd: Allen Property - Oakland - Unauthorized Release

Attachments: ATT1402857.ATT



ATT1402857.ATT
(406 B)

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Email: krahman@lrm-consulting.com

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Donna L. Drogos, PE
LOP Program Manager
Alameda County Environmental Health
1131 Harbor Bay Parkway
Alameda, CA 94502

510-567-6721
donna.drogos@acgov.org

LRM

CONSULTING, INC.

August 29, 2006

Ms. Donna Dragos
Alameda County Health Care Services Agency
1131 Harbor Bay Parkway
Alameda, California 94502-6577

Alameda County
OCT 25 2006
Environmental Health

Re: **Notice of Unauthorized Release**
Allen Property
325 Martin Luther King, Jr. Way
Oakland, California

Dear Ms. Dragos:

On behalf of Kimball and Jane Allen, LRM Consulting, Inc. (LRM) has prepared this correspondence to serve as a formal notification of an unauthorized release at the referenced site. The release is likely associated with the historical food processing and warehouse operations, including the presence of an underground storage tank (UST) and associated fueling operations prior to purchase of the site by the Allens. An unauthorized release form is attached.

Subsurface investigation of the site was conducted as part of due diligence activities associated with sale of the property. Investigation reports were not provided by the prospective buyers until recently. The results of the investigations indicate the presence of petroleum hydrocarbons in soil and groundwater beneath the site, with as much as 100,000 micrograms per liter ($\mu\text{g/L}$) total petroleum hydrocarbons as gasoline and 110,000 $\mu\text{g/L}$ total petroleum hydrocarbons as diesel in groundwater. Moreover, a Phase I assessment confirms the historical use and in-place closure of a UST at the site.

On behalf of the Allen family, LRM has prepared a *Supplemental Investigation Work Plan* for the subject property, which focuses on installation of three groundwater monitoring wells to further evaluate the magnitude and extent of hydrocarbons and to determine the direction of groundwater flow. Other activities proposed in the Work Plan include performing additional Phase I assessment, including review of historical aerial photographs, evaluation potential offsite sources, and interviews of available/knowledgeable employees of the prior site operators. Based on the findings of the activities proposed in the Work Plan, LRM will develop a site conceptual model and a plan for future investigation and/or corrective action, as necessary. Enrollment of the site in the State's UST Reimbursement Fund is also underway by Wendel, Rosen, Black & Dean, LLP, counsel to the Allens.


LRM

CONSULTING, INC.

Lastly, to meet time constraints related to potential cost recovery activities associated with the purchase of the site, we would greatly appreciate your prompt review and approval of the Work Plan, so the planned work may be initiated and data compiled prior to the end of September 2006.

We appreciate your assistance with this project. If you have any questions or require further information, please contact me at (510) 387-9552.

Sincerely,
LRM CONSULTING, INC.



Khaled B. Rahman, P.G., C.Hg.
Senior Geologist

Enclosures: Unauthorized Release Form
 Supplemental Investigation Work Plan

cc: Jonathan Redding, Esq., Wendel Rosen Black & Dean, 1111 Broadway, 24th Floor,
 Oakland, California 94607
 Greggory Brandt, Esq., Wendel Rosen Black & Dean, 1111 Broadway, 24th Floor,
 Oakland, California 94607
 Kimball and Jane Allen, 2 Lone Tree Avenue, Mill Valley, California 94941

Unauthorized Release Notification Letter

UNDERGROUND STORAGE TANK UNAUTHORIZED RELEASE (LEAK) / CONTAMINATION SITE REPORT

EMERGENCY <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO		HAS STATE OFFICE OF EMERGENCY SERVICES REPORT BEEN FILED? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO		FOR LOCAL AGENCY USE ONLY I HEREBY CERTIFY THAT I HAVE DISTRIBUTED THIS INFORMATION ACCORDING TO THE DISTRIBUTION SHOWN ON THE INSTRUCTION SHEET ON THE BACK PAGE OF THIS FORM.		
REPORT DATE 08/29/06		CASE #		SIGNED _____ DATE _____		
REPORTED BY	NAME OF INDIVIDUAL FILING REPORT KHALED RAHMAN		PHONE (510) 387-9552		SIGNATURE 	
	REPRESENTING <input type="checkbox"/> LOCAL AGENCY <input checked="" type="checkbox"/> OTHER		COMPANY OR AGENCY NAME LRM CONSULTING, INC.			
ADDRESS 1534 PLAZA LANE, #145 BURLINGAME CA 94010						
RESPONSIBLE PARTY	NAME Kimball AND JANE Allen <input type="checkbox"/> UNKNOWN		CONTACT PERSON M. J. Valley		PHONE (415) 383-2689	
	ADDRESS 2 LONE TREE AVENUE		CITY Mil Valley		STATE ZIP CA 94941	
SITE LOCATION	FACILITY NAME (IF APPLICABLE) N/A VACANT		OPERATOR VACANT / AS ABOVE		PHONE ()	
	ADDRESS 325 MARTIN Luther King Jr. Way OAKLAND Alameda 94607					
	CROSS STREET 4th Street					
IMPLEMENTING AGENCIES	LOCAL AGENCY AGENCY NAME Alameda County Dept. Env. Health		CONTACT PERSON Donna Dragas		PHONE (510) 567-6700	
	REGIONAL BOARD SAN FRANCISCO BAY				PHONE (510) 622-2300	
SUBSTANCES INVOLVED	(1) NAME Gasoline				QUANTITY LOST (GALLONS) <input checked="" type="checkbox"/> UNKNOWN	
	(2)				<input type="checkbox"/> UNKNOWN	
DISCOVERY/ABATEMENT	DATE DISCOVERED M M D D Y Y		HOW DISCOVERED <input type="checkbox"/> TANK TEST <input type="checkbox"/> INVENTORY CONTROL <input checked="" type="checkbox"/> SUBSURFACE MONITORING <input type="checkbox"/> NUISANCE CONDITIONS			
	DATE DISCHARGE BEGAN M M D D Y Y		<input checked="" type="checkbox"/> UNKNOWN			
	HAS DISCHARGE BEEN STOPPED? <input type="checkbox"/> YES <input type="checkbox"/> NO IF YES, DATE M M D D Y Y		METHOD USED TO STOP DISCHARGE (CHECK ALL THAT APPLY) <input type="checkbox"/> REMOVE CONTENTS <input type="checkbox"/> CLOSE TANK & REMOVE <input type="checkbox"/> REPAIR PIPING <input type="checkbox"/> REPAIR TANK <input checked="" type="checkbox"/> CLOSE TANK & FILL IN PLACE <input type="checkbox"/> CHANGE PROCEDURE <input type="checkbox"/> REPLACE TANK <input type="checkbox"/> OTHER			
SOURCE/ CAUSE	SOURCE OF DISCHARGE <input type="checkbox"/> TANK LEAK <input checked="" type="checkbox"/> UNKNOWN <input type="checkbox"/> PIPING LEAK <input type="checkbox"/> OTHER		CAUSE(S) <input type="checkbox"/> OVERFILL <input type="checkbox"/> RUPTURE/FAILURE <input type="checkbox"/> SPILL <input type="checkbox"/> CORROSION <input checked="" type="checkbox"/> UNKNOWN <input type="checkbox"/> OTHER			
	CHECK ONE ONLY <input type="checkbox"/> UNDETERMINED <input type="checkbox"/> SOIL ONLY <input checked="" type="checkbox"/> GROUNDWATER <input type="checkbox"/> DRINKING WATER - (CHECK ONLY IF WATER WELLS HAVE ACTUALLY BEEN AFFECTED)					
CURRENT STATUS	CHECK ONE ONLY <input type="checkbox"/> NO ACTION TAKEN <input checked="" type="checkbox"/> PRELIMINARY SITE ASSESSMENT WORKPLAN SUBMITTED <input type="checkbox"/> POLLUTION CHARACTERIZATION <input type="checkbox"/> LEAK BEING CONFIRMED <input type="checkbox"/> PRELIMINARY SITE ASSESSMENT UNDERWAY <input type="checkbox"/> POST CLEANUP MONITORING IN PROGRESS <input type="checkbox"/> REMEDIATION PLAN <input type="checkbox"/> CASE CLOSED (CLEANUP COMPLETED OR UNNECESSARY) <input type="checkbox"/> CLEANUP UNDERWAY					
	CHECK APPROPRIATE ACTION(S) (SEE BACK FOR DETAILS) <input type="checkbox"/> CAP SITE (CD) <input type="checkbox"/> EXCAVATE & DISPOSE (ED) <input type="checkbox"/> REMOVE FREE PRODUCT (FP) <input type="checkbox"/> ENHANCED BIO DEGRADATION (IT) <input type="checkbox"/> CONTAINMENT BARRIER (CB) <input type="checkbox"/> EXCAVATE & TREAT (ET) <input type="checkbox"/> PUMP & TREAT GROUNDWATER (GT) <input type="checkbox"/> REPLACE SUPPLY (RS) <input type="checkbox"/> VACUUM EXTRACT (VE) <input type="checkbox"/> NO ACTION REQUIRED (NA) <input type="checkbox"/> TREATMENT AT HOOKUP (HU) <input type="checkbox"/> VENT SOIL (VS) <input type="checkbox"/> OTHER (OT)					
COMMENTS	_____					