

Drogos, Donna, Env. Health

From: Drogos, Donna, Env. Health
Sent: Wednesday, January 16, 2008 10:22 AM
To: 'xtong@otgenv.com'
Cc: jeffreychuynh@yahoo.com
Subject: RE: [Fwd: site at 5901 MacArthur Blvd, Oakland, LOP Case #3534]

Hi Xinggang, I will get back to you next week re: case assignment for this site. 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

<http://www.acgov.org/aceh/index.htm>

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

From: xtong@otgenv.com [mailto:xtong@otgenv.com]
Sent: Wednesday, January 09, 2008 12:46 AM
To: Drogos, Donna, Env. Health
Cc: jeffreychuynh@yahoo.com
Subject: [Fwd: site at 5901 MacArthur Blvd, Oakland, LOP Case #3534]

Hi Donna,

Happy new year!

For the 5901 MacArthur Blvd, Oakland site, the City Fire Department transferred the case to your group in August 2007. we'd really appreciate if you could have a case manager in your group review this case. Four months have past since the City Fire Department transferred the case to County. Please let us know if there is anything we can do to expedite the case review. Thank you very much.

Xinggang Tong, PhD, PE
Principal
OTG Enviroengineering Solutions, Inc.
464 19th St, Suite 206
Oakland, CA 94612
(510) 465-8982

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

Subject: [Fwd: site at 5901 MacArthur Blvd, Oakland, LOP Case #3534]
From: xtong@otgenv.com
Date: Thu, December 6, 2007 6:01 pm
To: donna.drogos@acgov.org
Cc: jeffreychuynh@yahoo.com

Hi Donna,

Hope you have hired new case managers by now. Any possibility to have a caes manager review this case soon?

Thanks.

Xinggang Tong, PhD, PE

Principal
OTG Enviroengineering Solutions, Inc.
464 19th St, Suite 206
Oakland, CA 94612
(510) 465-8982

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

Subject: [Fwd: site at 5901 MacArthur Blvd, Oakland, LOP Case #3534]
From: xtong@otgenv.com
Date: Wed, October 10, 2007 2:44 pm
To: donna.drogos@acgov.org
Cc: "Jeffrey Huynh" <jeffreychuynh@yahoo.com>

Hi Donna,

The property owners informed me that they have sent a \$6,000 check to your attention last Friday. Could you assign a case manager to review the case? Thank you. The owners are ready to redevelop the site.

Regards,

Xinggang Tong, PhD, PE
Principal
OTG Enviroengineering Solutions, Inc.
464 19th St, Suite 206
Oakland, CA 94612
(510) 465-8982

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

Subject: site at 5901 MacArthur Blvd, Oakland, LOP Case #3534
From: xtong@otgenv.com
Date: Fri, September 28, 2007 7:51 pm
To: donna.drogos@acgov.org

Hello Donna,

Thank you for your response.

The property owner and contact information are as follows:

Jeffrey Cuong Huynh and Anna Cheng (husband and wife)
1501 Darius Court
San Leandro, CA 94577
Tel: 510-301-1600
Email: jeffreychuynh@yahoo.com

They bought the property in 2004 in believing that the UST case has been closed and the property was ready for redevelopment. The seller gave them a copy of the "Remedial Action Completion Certification" issued by your group on August 29, 1997 and signed by Mee Ling Tung, Director of Environmental Health Services. Mr. Huynh and Ms. Cheng know very little about environmental issues and they are very confused. They are willing to write a \$6,000 check to the Alameda County Environmental Health and personally bring the check to the County.

I would like to bring Jeffrey with me to visit you any time next week and can you please spend 5 minutes with us to explain to the owner that the County has the authority to oversee the case and to make decisions. The owner is confused why the City asked him to do the investigation and then turn the case to the County. Your explanation will be much more effective than me as a consultant, thank you. Also, the owner wants to deliver the \$6,000 check in person.

Regards,

Xinggang Tong, PhD, PE
Principal

OTG Enviroengineering Solutions, Inc.
464 19th St, Suite 206
Oakland, CA 94612
(510) 465-8982

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

Subject: RE: [Fwd: Re: 5901 Macarthur Site Assessment]
From: "Drogos, Donna, Env. Health"
Date: Wed, September 19, 2007 1:01 pm
To: xtong@otgenv.com

Hello Xinggang,

The site has recently been forwarded to ACEH & we are listing the case.
Please have the RP send me the full contact information for the property owner and the developer and/or new owner.
Include the company name, address, contact name, phone numbers & e-mail addresses. Also, please describe how each contact person is affiliated with the site.
The site will be listed a SLIC case and a \$6000.00 initial deposit is required of the RP. Please have the RP send a check for this amount made out to Alameda County Environmental Health to the attention of our finance department.

Thank You, 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

<http://www.acgov.org/aceh/index.htm>

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

From: xtong@otgenv.com [mailto:xtong@otgenv.com]
Sent: Monday, September 17, 2007 9:13 AM
To: Drogos, Donna, Env. Health
Cc: jeffreychuynh@yahoo.com
Subject: [Fwd: Re: 5901 Macarthur Site Assessment]

Hello Donna,

I have forwarded your hiring email to associates who may be interested in the positions.

We'd really appreciate if you could take a look at this case. It has been previously closed by your division (LOP Case No. 3534). The site has been vacant for years and the developer is ready to redevelop the site.

I appreciate your time of reviewing this case.

Regards,

Xinggang Tong, PhD, PE
Principal
OTG Enviroengineering Solutions, Inc.
464 19th St, Suite 206
Oakland, CA 94612
(510) 465-8982

----- Original Message

Subject: [Fwd: Re: 5901 Macarthur Site Assessment]
From: xtong@otgenv.com
Date: Tue, September 4, 2007 5:17 pm
To: donna.drogos@acgov.org
Cc: jeffreychuynh@yahoo.com

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Hello Ms. Drogos:

We very much appreciate your time of reviewing this case. Please let us know if there is anything we can do to assist the County to move this case forward. The developer has submitted a development plan to the City of Oakland Planning Department, which has halted its review pending decision from your Department.

Sincerely,

Xinggang Tong, PhD, PE
Principal
OTG Enviroengineering Solutions, Inc.
464 19th St, Suite 206
Oakland, CA 94612
(510) 465-8982

----- Original Message

Subject: Re: 5901 Macarthur Site Assessment
From: xtong@otgenv.com
Date: Fri, August 24, 2007 5:28 pm
To: "Drogos, Donna, Env. Health"
Cc: "Kupers, Jesse"
jeffreychuynh@yahoo.com

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Hello Donna,

The owner is anxious to redevelop the site. I'd appreciate if you could assign a case manager to review this case soon. This site was previously under the Alameda County Environmental Health Department's oversight from 1989 through 1997 and the LOP Case No. is 3534. The County issued a "Remedial Action Completion Certification" on August 29, 1997.

I'd like to meet the County's new case manager to go over results of the recent investigation requested by the Oakland Fire Department.

Sincerely,

Xinggang Tong, PhD, PE
Principal
OTG Enviroengineering Solutions, Inc.
464 19th St, Suite 206
Oakland, CA 94612
(510) 465-8982

Subject: 5901 Macarthur Site Assessment
From: "Kupers, Jesse"
Date: Mon, August 20, 2007 1:53 pm
To: xtong@otgenv.com

Cc: "Griffin, Leroy" (more)
Priority: Normal

> Mr. Tong,

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> I received your phase II analysis for the site at 5901 Macarthur,
> formerly Regal Gas #404. Oakland Fire required the phase II analysis
> due to the requirements of the regulatory closure letter and the site
> owner's proposal to put a multi-story mixed use development at the
> site. The phase II report identified exceedances of both residential
> and commercial ESLs in both soil and groundwater at the site for
> TPH(g), TPH(d), Chromium, and Nickel.
> Therefore, the case is being transferred to the Alameda County LOP
> program for additional site remediation oversight.

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> No development at the site will be approved by Oakland Fire without
> additional cleanup at the site, a new regulatory closure letter from
> Alameda County, and compliance with any conditions for approval that
> may be issued by Oakland Fire or Alameda County.

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> Please work with Alameda County Department of Environmental Health to
> resolve residual onsite contamination prior to resubmittal of any
> plans for the site.

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> Sincerely,

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> Jesse Kupers

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> Oakland Fire Prevention Bureau

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> Hazardous Materials Inspector II

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>

> (510) 238-7054

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Don't let your dream ride pass you by. Make it a reality with Yahoo!
Autos.

Drogos, Donna, Env. Health

From: Kupers, Jesse [JKupers@oaklandnet.com]
Sent: Monday, August 20, 2007 10:53 AM
To: xtong@otgenv.com
Cc: Griffin, Leroy; Drogos, Donna, Env. Health; Low, Tim
Subject: 5901 Macarthur Site Assessment
Follow Up Flag: Follow up
Flag Status: Red

Mr. Tong,

I received your phase II analysis for the site at 5901 Macarthur, formerly Regal Gas #404. Oakland Fire required the phase II analysis due to the requirements of the regulatory closure letter and the site owner's proposal to put a multi-story mixed use development at the site. The phase II report identified exceedances of both residential and commercial ESLs in both soil and groundwater at the site for TPH(g), TPH(d), Chromium, and Nickel. Therefore, the case is being transferred to the Alameda County LOP program for additional site remediation oversight.

No development at the site will be approved by Oakland Fire without additional cleanup at the site, a new regulatory closure letter from Alameda County, and compliance with any conditions for approval that may be issued by Oakland Fire or Alameda County.

Please work with Alameda County Department of Environmental Health to resolve residual onsite contamination prior to resubmittal of any plans for the site.

Sincerely,

Jesse Kupers
Oakland Fire Prevention Bureau
Hazardous Materials Inspector II
(510) 238-7054



CITY OF OAKLAND FIRE DEPARTMENT
Fire Prevention Bureau/ Hazardous Materials Program
 250 Frank Ogawa Plaza, Suite 3341 Oakland, CA 94612
 (510) 238-3927 - (510) 238-6739 Fax

ENVIRONMENTAL HEALTH SERVICES
 AUG 2 2 2007

Contaminated Site Case Transfer Form

Date	8/20/07
Agency	Alameda County Environmental Health, 1131 Harbor Bay Parkway, Alameda, CA 94502
Attention	Donna L. Drogos, LOP/SLIC Program Manager

Site Information:

Site Responsible Party(s)	MR JEFFREY HUYNH
Site Name	FORMERLY REGAL SERVICE STATION #404
Site Address	5901 MacARTHUR BL
Site Phone	
Site Contractor/Consultant (if available)	ENVIRO ENGINEERING SOLUTIONS INC (510) 465-8982
Site DBA	N/A

Site Conditions:

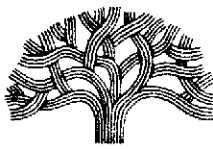
UST			
USTs removed? # removed: 4	Date removed: 5/18/97 & 2/24/93	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
Contents (circle): gasoline diesel waste oil heating oil solvents kerosene stoddard solvent other (specify) _____		Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
Observations of system (holes, leaks)?	N/A	Yes <input type="checkbox"/>	No <input type="checkbox"/>
Observed contamination (free product, smell, soil/water discoloration)?	N/A	Yes <input type="checkbox"/>	No <input type="checkbox"/>
Detectable concentrations of soil and/or groundwater contamination?		Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
o Highest Concentration Detected in Soil Contaminant (specify) TPH(G) Chromium Concentration 2890/150 ppm			
o Highest Concentration Detected in Water Contaminant (specify) TPH(G) Concentration 1620 ppb			
Unauthorized Release Form filed?		Yes <input type="checkbox"/>	No <input type="checkbox"/>
Future intended use if known? Specify Multi-story Mixed Use		Yes <input checked="" 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?		Yes <input type="checkbox"/>	No <input type="checkbox"/>
o Highest Concentration Detected in Soil Contaminant (specify) _____ Concentration _____ ppm			
o Highest Concentration Detected in Water Contaminant (specify) _____ Concentration _____ ppb			
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: J KUPERS Date: 8/20/07

Transfer accepted by (ACEH): [Signature] Date: 08/19/07



CITY OF OAKLAND

250 FRANK H. OGAWA PLAZA, SUITE 3341 • OAKLAND, CALIFORNIA 94612-2032

Fire Prevention Bureau

Alameda County
July 18 2006
Environmental Health

(510) 238-3851
TDD (510) 238-6884

July 18, 2006

Jeffrey Huynh and Anna Cheng
3003 Brookdale Ave
Oakland, CA 94602-2715

Re: Assessment and Cleanup at 5901 MacArthur Bl. Oakland, CA 94605-1639

Dear Mr. Huynh and Ms. Cheng:

The property at 5901 MacArthur Blvd. in Oakland was formerly Regal Station #404. Prior owners of the site worked with the Alameda County to identify and clean up residual contamination at this site. The investigation and cleanup of the site was not completed.

Per the California Code of Regulations, Title 23, Article 11, you must assess and clean up the subject property to an acceptable level and receive regulatory closure. Failure to complete these requirements may result in fines/fees up to \$5000 per violation per day, suspension of permits (including operating and building permits), civil action, and/or criminal action.

You must complete the following tasks:

1. Submit to this office a Phase I and Phase II environmental assessment of the site,
2. Submit a workplan to remediate all contamination found,
3. Develop and submit a proposal for regulatory closure,
4. Complete all work and requirements receive closure.

Failure to complete these tasks in a timely manner will result in additional regulatory action. Submit a work plan for a Phase I/II assessment **within 30 days**. Contact me if you have any questions or concerns at 510 238-7054.

Sincerely,

Jesse Kupers
Hazardous Materials Inspector II

CC: Leroy Griffin, Oakland Fire
Tim Lowe, CEDA
Donna Drogos, Alameda County Health Care Services
Susan Torrance, Alameda County DA's Office