

TELEFAX TRANSMITTAL COVER SHEET

Date: July 9, 1999
 Time: 10:00 am

To: Scott Seery
 Company: AA ETC
 Fax #: 570-337-9335

From: John McDermott
 CAPSULE ENVIRONMENTAL ENGINEERING, INC.

No. Pages: 2 (including Transmittal Cover Sheet)

Comments:

If there is a problem with receipt of this Telefax, please call 651/636-2644.

1970 Oakcrest Avenue, Suite 215
 Roseville, Minnesota 55113
 (651) 636-2644 Phone / (651) 636-3106 Fax

11121 Carmel Commons Blvd., Suite 150
 Charlotte, North Carolina 28226
 (704) 541-2130 Phone / (704) 541-1476 Fax

e-mail: ceel@pclink.com (St. Paul)
 e-mail: capsule@bellsouth.net (Charlotte)



CAPSULE®

ENVIRONMENTAL ENGINEERING, INC.

July 9, 1999

Sent Via Fax and Mail

Mr. Scott Seery, CHMM
Environmental Protection Division, Suite 250
Alameda County Environmental Health Department
1131 Harbor Bay Parkway
Alameda, California 94502

Dear Mr. Seery:

Re: Critical Area Investigation Work Schedule

As a follow up to my June 28, 1999 telephone message to you, Capsule Environmental Engineering will be conducting the critical area investigation on July 14 through July 16. On July 14, I will meet with the Subtronic geophysicist and field identify the anomaly boundaries. Geoprobe investigation of the anomalies and sampling of the ground water within the critical area will be conducted on July 15, and, as necessary, July 16.

If you have questions or comments, please call me at 1-800-328-8246.

Sincerely,

CAPSULE ENVIRONMENTAL ENGINEERING, INC.

John J. McDermott
Hydrogeologist

JJM: cen

cc: Robert Heindl/Ingersoll-Rand Equipment Sales, Bethlehem, PA (2 copies)

ST10 2810

INGERSOLL-RAND®
CONSTRUCTION & MINING

Group Headquarters

1495 Valley Center Parkway
Bethlehem, PA 18017-2293

May 24, 1999

Alameda County
Environmental Health Services
Mr. Scott Seery, CHMM
1131 Harbor Bay Parkway, Suite 250
Alameda, CA 94502-6577

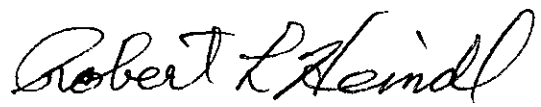
SUBJECT: CERTIFIED LIST OF RECORD FEE TITLE OWNERS FOR
Ingersoll-Rand Equipment Sales, 1944 Marina Blvd., San Leandro,
California

Mr. Seery,

In accordance with section 2597.15(a) of Chapter 6.7 of the Health & Safety
Code, I, Robert L. Heindl, Facilities Manager for Ingersoll-Rand Equipment
Sales, certify that the following is a complete list of current record fee title owners
and their mailing addresses for the above site:

Tool Family Partnership
1900 Marina Boulevard
San Leandro, CA 94577

Sincerely,



Robert L. Heindl
Facilities Manager

Cc: Mr. Patrick Tool – Tool Family Partnership *(certified)*

99 MAY 26 PM 4: 44
ENVIRONMENTAL
PROTECTION

INGERSOLL-RAND.
CONSTRUCTION & MINING

5710 2510
Group Headquarters

1495 Valley Center Parkway
Bethlehem, PA 18017-2293

May 24, 1999

Alameda County Environmental Health Services
Mr. Scott Seery, CHMM
1131 Harbor Bay Parkway, Suite 250
Alameda, CA 94502-6577

SUBJECT: NOTICE OF PROPOSED ACTION SUBMITTED TO LOCAL
AGENCY FOR: Ingersoll-Rand Equipment Sales, 1944 Marina
Blvd., San Leandro, California

Mr. Seery,

In accordance with section 2597.15(a) of Chapter 6.7 of the Health & Safety
Code, I, Robert L. Heindl, Facilities Manager for Ingersoll-Rand Equipment
Sales, certify that I have notified all responsible landowners of the enclosed
proposed action(s)


cleanup proposal (corrective action)

site closure proposal

local agency intention to make a determination that no further action is
required

local intention to issue a closure letter

Sincerely,



Robert L. Heindl
Facilities Manager
Ingersoll-Rand Equipment Sales

Cc: Mr. Patrick Tool -- Tool Family Partnership
1900 Marina Boulevard
San Leandro, CA 94577

(certified)
99 MAY 26 PM 4:44
ENVIRONMENTAL
PROTECTION

State Water Resources Control Board



Division of Clean Water Programs

2014 T Street • Sacramento, California 95814 • (916) 227-4539

Mailing Address: P.O. Box 944212 • Sacramento, California • 94244-2120

FAX (916) 227-4530 • Internet Address: <http://www.swrcb.ca.gov/~cwphome/ustcf>

Gray Davis
Governor

Winston H. Hickox
Secretary for
Environmental
Protection

MAR 12 1999

Std# 2810
SOS

Ingersoll Rand
1944 Marina Blvd
San Leandro, CA 94577

UNDERGROUND STORAGE TANK CLEANUP FUND, CLAIM NO. 002933, FOR SITE ADDRESS:
1944 MARINA BLVD, SAN LEANDRO

The State Water Resources Control Board (State Board) is able to issue, pursuant to applicable regulations, the enclosed Letter of Commitment (LOC) in an amount not to exceed \$500,000. This LOC is based upon our review of the corrective action costs you reported to have incurred to date. The LOC may be modified by the State Board.

It is very important that you read the terms and conditions listed in the enclosed LOC. Claims filed with the Underground Storage Tank Cleanup Fund far exceed the funding available and it is very important that you make use of the funding that has been committed to your cleanup in a timely manner.

You are reminded that you must comply with all regulatory agency time schedules and requirements and you must obtain three bids for any required corrective action. Only corrective action costs *required* by the regulatory agency to protect human health, safety and the environment can be claimed for reimbursement. **Unless waived in writing, you are required to obtain preapproval of costs for all future corrective action work (form enclosed).** If you have any questions on obtaining preapproval of your costs or the three bid requirement, please call Mark Owens, our Technical Reviewer assigned to claims in your Region, at (916) 227-7883. Failure to obtain preapproval of your future costs may result in the costs not being reimbursed.

The following documents needed to submit your reimbursement request are enclosed:

- "Reimbursement Request Instructions" package. **Retain this package for future reimbursement requests.** These instructions must be followed when seeking reimbursement for corrective action costs incurred after January 1, 1988. Included in the instruction package are samples of completed reimbursement request forms and spreadsheets.
- "Bid Summary Sheet" to list information on bids received which **must be completed and returned.**
- "Reimbursement Request" forms which you **must use to request reimbursement of costs incurred.**
- "Spreadsheet" forms which you **must use in conjunction with your reimbursement request.**


THIS IS IMPORTANT TO YOU, PLEASE NOTE:

California Environmental Protection Agency

You have 90 calendar days from the date of this letter to submit your first reimbursement request for incurred corrective action costs. **NO EXTENSIONS CAN BE GRANTED.** If you fail to do so, your LOC funds will automatically be reduced to zero (deobligated). Once this occurs, any future funds for this site are subject to availability when you submit your first reimbursement request. We continuously review the status of all active claims. You must continue to remain in compliance and submit a reimbursement request every 6 months. Failure to do so will result in the Fund taking steps to withdraw your LOC.

If you have any questions regarding the enclosed documents, please contact Anna Torres at (916) 227-4388.

Sincerely,



Dave Deaner, Manager
UST Cleanup Fund Program

Enclosures

cc: Mr. Steve Morse
RWQCB, Region 2
1515 Clay Street, Ste. 1400
Oakland, CA 94612

Mr. Thomas Peacock
Alameda County EHD
1131 Harbor Bay Pkway, 2nd Fl.
Alameda, CA 94502-6577





CAPSULE®

ENVIRONMENTAL ENGINEERING, INC.

TELEFAX TRANSMITTAL COVER SHEET

DATE: 9/16/98

TIME: 3:45

TO: Scott Seery

COMPANY: Alameda City

FAX #: 510-337-9335

RE: Attached

FROM: John Mc Dermott

CAPSULE ENVIRONMENTAL ENGINEERING INC.

Number of Pages Including Transmittal Cover Sheet 2

If there is a problem with receipt of this Telefax, please call (612) 636-2644.



CAPSULE®

ENVIRONMENTAL ENGINEERING, INC.

September 16, 1998

Sent via fax and mail

Mr. Scott Seery, CHMM
Environmental Protection Division, Suite 250
Alameda County Environmental Health Department
1131 Harbor Bay Parkway
Alameda, California 94502

Re: Geophysical Survey Work Schedule, Ingersoll-Rand Equipment Sales, San Leandro

Dear Mr. Seery:

As a follow-up to my telephone message to you earlier today, I would like to confirm the schedule for the upcoming geophysical survey work at the Ingersoll-Rand Equipment Sales (IRES) facility, 1944 Marina Boulevard, San Leandro, California.

The work is scheduled to start at 8:00 a.m., Wednesday, September 23, 1998. Subtronic Corporation, Concord, California (925-686-3747) will perform the work. A Subtronic geophysicist, Pierre Armand, will be doing the field work. Subtronic has allocated up to two days for the field activities.

The IRES facility contact is Tim Tinsley (510-357-9131).

From our conversation, it sounded like you might be observing the work. Upon your arrival, please check in at the IRES facility office and they can direct you to Tim Tinsley.

If you have any questions, please contact me at (800) 328-8246.

Sincerely,

CAPSULE ENVIRONMENTAL ENGINEERING, INC.

John McDermott
Hydrogeologist
Capsule Environmental Engineering, Inc.

JJM:dmh

Cc Kevin Graves/ Regional Water Quality Control Board, Oakland, CA
Robert Heindl/Ingersoll-Rand Equipment Sales, Bethlehem, PA (2 copies)
Tim Tinsley/Ingersoll-Rand Equipment Sales, San Leandro, CA
Michael Bakaldin/San Leandro Fire Department, San Leandro, CA

1970 Oakcrest Avenue, Suite 215 • St. Paul, MN 55113-2624 • (612) 636-2644 • Fax (612) 636-3106
Toll Free 1-800-328-8246



DEPARTMENT OF ENVIRONMENTAL HEALTH
Environmental Protection Division
1131 Harbor Bay Parkway, #250
Alameda, CA 94622-6577
(510) 567-6700

TELEFAX TRANSMITTAL COVER SHEET

Date: February 11, 1998
Time: 11:00 CST

To: Scott Seery
Company: Alameda County
Fax #: 1-510-337-9335

From: John M.
CAPSULE ENVIRONMENTAL ENGINEERING, INC.
No. Pages: 2 (including Transmittal Cover Sheet)

Comments:

Scott, in response to your two February 10 questions regarding the San Leandro Low Risk Determination, including the RBCA.

Question 1

Where is the soil and water to inhalation pathway addressed? Please see the "Low Risk Determination" Appendices C and CD, page 1, for a description and the analysis of the soil and water to air pathway.

Question 2

Did we identify any potential upgradient, based upon hydraulic gradient and flow direction determined during the 1995 geoprobe investigation, offsite sources?

During a June 30, 1995 review of city of San Leandro Site Map (dated May 15, 1995), I noted two cases that appeared to be upgradient and within 0.5 mile of the IR facility and one case 0.75 to 1.0 mile. The three case numbers were 86, 73 and 84.

Within 0.5 mile of 1944 Marina Blvd.

Number 86 is Golden Gate Seafood. 1815 Williams. City of San Leandro Designated Site.

Number 73 is E.F. Felt. 1798 Timothy. City of San Leandro Designated Site?

ALAMEDA COUNTY 0.75 to 1.0 mile of 1944 Marina Blvd.

HEALTH CARE SERVICES

There was a third site, Number 84, Welders Supply. 2085 West Avenue. Alameda County

Designated **AGENCY**

DAVID J. KEARS, Agency Director



RAFAT A. SHAHID, Director

As a note, during our 1995 geoprobe work, we attempted to get access to Southern Pacific property and Case Equipment(?) at the corner of Williams Street and Merced Street.

DEPARTMENT OF ENVIRONMENTAL HEALTH

Environmental Protection Division

1131 Harbor Bay Parkway, #250

Alameda, CA 94502-6577

(510) 567-6700

Call with comments. Thanks. John

If there is a problem with receipt of this Telefax, please call 612/636-2644.

1970 Oakcrest Avenue, Suite 215
Roseville, Minnesota 55113
(612) 636-2644 Phone / (612) 636-3106 Fax

2709 Water Ridge Parkway, Suite 480
Charlotte, North Carolina 28217
(704) 329-0288 Phone / (704) 329-0277 Fax



October 31, 1997

Mr. Scott Seery, CHMM
Alameda County Environmental Health Department
Environmental Protection Division
Suite 250
1131 Harbor Bay Parkway
Alameda, California 94502

RE: Ingersoll-Rand Equipment Sales, San Leandro

Dear Mr. Seery:

As a follow-up to our October 30 telephone conversation, I would like to confirm the following items we discussed.

Item 1 Status of Recent Submittals

I understand that you have received both the soil vapor extraction closure recommendation, dated September 3, 1997, and the low risk ground water determination, dated October 17, 1997, for the Ingersoll-Rand Equipment Sales facility, 1944 Marina Boulevard, San Leandro, California. I further understand that because of the Environmental Protection Division's existing workload and additional work recently assigned to the Division, it is likely to be two to three months before the submittals can be reviewed. Finally, I understand that expedited reviews can be requested for urgent environmental and real estate transaction reasons.

Item 2 Groundwater Monitoring

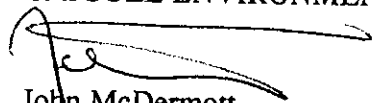
Ground water monitoring is currently being done quarterly. As we agreed, ground water monitoring can be reduced to twice a year. The last sampling event was performed in July 1997. Using the twice a year schedule, the next sampling would be performed in January 1998.

Mr. Scott Seery
October 31, 1997
Page Two

We will await Alameda County's response to our submittals and the closure recommendation. If you have any questions or comments regarding this matter, please contact me at (800) 328-8246.

Sincerely,

CAPSULE ENVIRONMENTAL ENGINEERING, INC.



John McDermott
Hydrogeologist

JJM:dmh

cc: R. Heindl/Ingersoll-Rand Equipment Sales, Bethlehem, PA
T. Tinsley/Ingersoll Rand Equipment Sales, San Leandro, CA
K. Graves/ Regional Water Quality Control Board, Oakland, CA
M. Bakaldin/San Leandro Fire Department, San Leandro, CA
J. Stuth/Braun Intertec
J. Henner/Azure Environmental



August 8, 1997

Mr. Scott Seery, CHMM
Alameda County Environmental Health Department
Environmental Protection Division
Suite 250
1131 Harbor Bay Parkway
Alameda, California 94502

Dear Mr. Seery:

RE: Ingersoll-Rand Equipment Sales, San Leandro

I would like to provide you with an update and change of schedule for certain activities described in my June 4, 1997 to Alameda County. The activities are related to the closure of the underground storage tank corrective action for the Ingersoll Rand facility at 1944 Marina Boulevard, San Leandro.

Closure Activities

Activity 1. Soil Vapor Extraction System Testing

The soil vapor extraction system testing has been completed. Braun Intertec, the firm providing engineering for the project, and Capsule are currently performing the data analysis and developing a system closure recommendation. We anticipated submitting our analysis and recommendation by August 4, 1997. We need to revise the submittal date to September 4, 1997.

Activity 2. Preparation of "Low Risk" Technical Letter

Using the San Francisco Bay Region's Interim Supplemental Instructions, we have begun work on the "low risk" technical letter. One of the Supplemental Instruction criteria is for the "low risk" case is that the leak source has been removed or remediated. We propose to use the SVE closure recommendation to support the remediation of the source. Given our revised schedule described in Activity 1, we believe it is appropriate to postpone the "low risk" letter until the SVE closure recommendation has been submitted and initially reviewed by Alameda County. We are, therefore, revising our submittal date to September 29, 1997.

Mr. Scott Seery, CHMM
Page Two
August 8, 1997

Facility Housekeeping Activity

North Fence Investigation

In mid-July 1997 a limited "facility housekeeping" investigation was done as generally described in my June 4, 1997 letter. Five hydraulic push type borings were installed and sampled in a limited area near the northern boundary of the property where small quantities of used petroleum products were stored in the past.

Analytical results are anticipated to be received by third week of August. As you requested, a copy of the report will be sent to you.

If you have any questions or comments regarding this update, please contact me at (800) 328-8246.

Sincerely,

CAPSULE ENVIRONMENTAL ENGINEERING, INC.



John McDermott
Hydrogeologist

JJM:cek

cc: R. Heindl/Ingersoll-Rand Equipment Sales, Bethlehem, PA
T. Tinsley/Ingersoll Rand Equipment Sales, San Leandro, CA
K. Graves/ Regional Water Quality Control Board, Oakland, CA
M. Bakaldin/San Leandro Fire Department, San Leandro, CA
J. Stuth/Braun Intertec
J. Henner/Azure Environmental



June 4, 1997

Mr. Scott Seery, CHMM
Alameda County Environmental Health Department
Environmental Protection Division
Suite 250
1131 Harbor Bay Parkway
Alameda, California 94502

Dear Mr. Seery:

As a follow-up to our May 16 telephone conversation, I would like to provide you with this schedule of activities related to the closure of the underground storage tank corrective action for the Ingersoll Rand facility at 1944 Marina Boulevard, San Leandro.

Closure Activities

Activity 1. Soil Vapor Extraction System Testing

As we discussed and reported in recent quarterly reports, the photoionization detector readings taken daily from the soil vapor extraction system are showing asymptotic behavior. The January 1997 water level readings, which were at period of record highs, are receding. We believe it is appropriate to begin an orderly closure of the system with testing, data analysis and a closure recommendation.

The testing will consist of a final operational inspection and air sampling event, performed under the direction of the project engineer. Once the sampling results are available and data analysis have been performed, we anticipate being able to prepare a recommendation for system closure to Alameda County.

We anticipate performing the testing during the second half of June and will have a letter-type closure report and recommendation submitted to Alameda County by August 4, 1997.

Mr. Scott Seery

Page 2

June 4, 1997

Activity 2. Preparation of "Low Risk" Technical Letter

After review of the facility existing ground water data and its hydrogeological setting, Capsule believes that the site meets the criteria for a "low risk groundwater case." The criteria are outlined in the San Francisco Bay Region's Supplemental Instructions to State Water Board December 8, 1995, Interim Guidance (Supplemental Instructions.) Given the "low risk" opinion, Capsule will prepare a technical letter developing the case for that determination.

The technical letter preparation will be contemporaneous with the findings of the closure testing. One of the Supplemental Instruction criteria for the "low risk" case is that the leak source has been removed or remediated.

We anticipate having the technical letter prepared and submitted to Alameda County by the end of August. The August submittal date allows for the inclusion of July 1997 ground water sampling results in the technical letter.

Facility Housekeeping Activity

Additionally, a facility housekeeping activity is planned that is outside the two closure activities related to the former leaking underground storage tank.

The Ingersoll-Rand facility is leased and Ingersoll-Rand is preparing to move from the facility in late 1997 or early 1998. As part of moving preparations, Ingeroll-Rand has authorized the performance of an investigation of a limited area near the northern boundary of the property where there may have been small quantities of used petroleum products stored in the past. Capsule proposes to install and sample a series of soil borings.

Depending upon the drilling firm's availability, the "northern fence line" investigation is planned for either the late June or early July. Laboratory analysis, data evaluation, and reporting will be completed by August 31. Proposed remedial activities, if warranted, will also be discussed in the report.

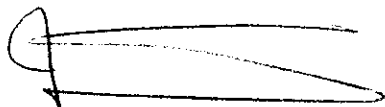
Page 3

June 4, 1997

If you have any questions, comments or need additional information, please contact John McDermott at (800) 328-8246.

Sincerely,

CAPSULE ENVIRONMENTAL ENGINEERING, INC.

A handwritten signature in black ink, appearing to be 'John McDermott', written over a horizontal line.

John McDermott
Hydrogeologist

JJM:cek

cc: K. Graves/ Regional Water Quality Control Board, Oakland, CA
R. Heindl/Ingersoll-Rand Equipment Sales, Bethlehem, PA
T. Tinsley/Ingersoll Rand Equipment Sales, San Leandro, CA
M. Bakaldin/San Leandro Fire Department, San Leandro, CA
J. Stuth/Braun Intertec

INGERSOLL-RAND
CONSTRUCTION & MINING

Sales - Service - Rentals

Ingersoll-Rand Equipment Sales
1944 Marina Boulevard
San Leandro, CA 94577
(510) 357-9131
Fax: (510) 483-7287

March 12, 1996

Mr. Scott Seery, CHMM
Alameda County Environmental Health Department
Environmental Protection Division, Suite 250
1131 Harbor Bay Parkway
Alameda, California 94502

Dear Mr. Seery:

Ingersoll-Rand Equipment Sales and its San Leandro facility has been conducting corrective action cleanup activities associated with an underground storage tank release at 1944 Marina Boulevard, San Leandro. On the Basis of two recent developments, Ingersoll-Rand Equipment Sales respectfully requests that a closure letter be issued for the leaking underground storage tank removal and remedial activities at our San Leandro facility.

We believe the issuance of the December 8, 1995 letter by the California State Water Resources Control Board (SWRCB), Executive Director and the status of the shallow ground water in the area significantly diminish the need to conduct further activities at the San Leandro facility.

December 8, 1995, Letter from the SWRCB

The SWRCB letter calls for oversight agencies to aggressively proceed to close low risk soil sites and replace active ground water remediation with monitoring at low risk sites. We view the San Leandro site as low risk. The source has been removed, and residual gasoline in the soils is being actively removed. While gasoline constituents remain in the shallow ground water, the water appears to be of limited beneficial use and the impacted water poses little to no risk to the environment. We understand from the Lawrence Livermore National Laboratory (LLNL) report that the natural degradation by underground bacteria can be effective in reducing gasoline impacts in the ground water.

INGERSOLL-RAND
CONSTRUCTION & MINING

Sales - Service - Rentals

Ingersoll-Rand Equipment Sales
1944 Marina Boulevard
San Leandro, CA 94577
(510) 357-9131
Fax: (510) 483-7287

Mr. Scott Seery, CHMM
Page Two
March 12, 1996

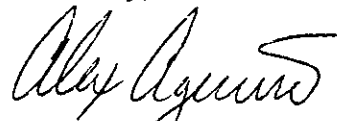
Additionally, the costs for any additional cleanup activity are estimated to be in the tens of thousands of dollars for addressing a very limited amount (less than ten acre feet) of ground water and continuing to treat soil. The LLNL report indicated that the current costs for developing California water supplies is less than a \$1,000 per acre foot. These economic facts also make it fiscally difficult to continue with additional work.

Shallow Ground Water in the Area

It has come to our attention that a well advisory has been in effect for the San Leandro area for several years due to trichloroethylene (TCE), perchloroethylene (PCE), metals, and nitrate impacts in the ground water. Additionally, there are sites in the San Leandro area where the shallow ground water is impacted by past industrial and agricultural practices and the sites are not being actively remediated or addressed. It seems unreasonable to move forward with additional cleanup in light of these existing conditions.

On the basis of this information and our review of the situation, Ingersoll-Rand Equipment Sales respectfully requests that Alameda County look favorably on this closure request and issue a closure letter for the San Leandro facility. If you have any questions or comments, please call me at (510) 357-9131

Sincerely,



Alex Aguirre,
Operations Manager

cc: John McDermott, Capsule Environmental
Al Fernandez, IRES San Leandro
Bob Heindl, Ingersoll Rand, Bethlehem



ITT HARTFORD

Hartford Environmental Facility
Denver Regional Office
4643 So. Ulster Street
P.O. Box 378080
Denver, CO 80237
Telephone (303) 779-4500
Fax (303) 793-0482

FACSIMILE TRANSMISSION SHEET

FROM ~~TO:~~ Scott Seery **DATE SENT:** 10/16/95
COMPANY: Alameda County EPA
LOCATION: _____
TO: ~~FROM:~~ Alma Frisbie

NUMBER OF PAGES TO FOLLOW COVER SHEET: 3

Scott -
Enclosed is a copy of the report and p. 2 + p. 6
of the report for your reference. I appreciate
a clear copy of p 2 + p 6. Thanks for
you help.

Alma Frisbie



QUARTERLY REPORT

APRIL 1995

Prepared For:

Ingersoll-Rand Equipment Sales
1944 Marina Boulevard
San Leandro, California 94577

June 12, 1995

Prepared By:



CAPSULE

ENVIRONMENTAL ENGINEERING INC.
1970 Oakcrest Avenue, Suite 215
St. Paul, Minnesota 55113
(612) 535-2544

1.2 SITE HISTORY

The facility building was constructed in 1955. IRES began leasing the building and adjoining yard area in 1974. There is no information on tenants prior to 1974. Land use prior to 1955 has not been determined.

1.3 UNDERGROUND STORAGE TANK (UST) ACTIVITIES CHRONOLOGY

In 1955 (or 1969), two USTs were installed; a 5,000 gallon unleaded gasoline tank, and a 10,000 gallon diesel tank. In 1987 (or 1969), a 500 gallon used oil tank was installed. All tanks passed biennial tank testing in 1987; however, in 1989 the unleaded gasoline tank was found to be leaking. All of the tanks were subsequently removed in October 1989. Tanks were replaced with two above ground tanks; a 500 gallon waste oil tank and a 1,000 gallon diesel tank.

Soil samples collected from the overburden removed from all three tanks contained detectable levels of hydrocarbons. No petroleum hydrocarbons were detected in soil samples collected from beneath the waste oil and diesel tanks. Total petroleum hydrocarbon as gasoline (TPH-g) levels of 7,770 and 3,200 milligram/kilogram (mg/kg) were found in samples obtained from beneath the gasoline tank.

In May 1989, an Unauthorized Underground Storage Tank Release Report was submitted to the San Leandro Fire Department. Site investigation activities commenced in 1989 under the direction of IT Corporation (IT).

In November 1989, three ground water monitoring wells, MW-1, MW-2, and MW-3 were installed on the site. Additionally, seven soil borings were installed in the immediate vicinity of the previously removed gasoline UST. The analytical results found hydrocarbons in an area of approximately 80-foot radius centered around the location of the former gasoline UST. Approximately 3 millimeters of floating product was found during the installation of monitoring well MW-3. Free product has not been seen at the site since this 1989 occurrence.

On December 20, 1989, a Problem Assessment Report (PAR) was submitted to Alameda County and the Regional Water Quality Board (ITES, 1989). The PAR summarized the tank removal, monitoring well installation, and boring findings. The PAR also proposed recovery wells to remove free product, followed by carbon filtration of ground water with effluent pumped to the sanitary sewer to remove dissolved product. Soil venting with carbon filtration of effluent air was recommended to remove product from the soil above the water table. This proposal was accepted by the Alameda County Department of Environmental Health on June 4, 1990.

The mean annual precipitation for the San Leandro ranges between 18 and 26 inches with the eastern upland areas recording the greater amounts. Hickenbottom and Muir (1988) report 22 to 24 inches per year for the project area.

2.2 FACILITY HYDROGEOLOGIC SETTING

During the remedial activities the facility's shallow subsurface has been investigated to a depth of 50 feet using both auger borings and cone penetrometer testing. The investigation work was conducted both on and off site.

The facility's shallow hydrogeologic setting is similar to that described for the San Leandro area. Subsurface geologic features are the result of the deposition of sediments in layers. The sediments are composed of silts, clays, and sands. The silts and clays are found in the upper 10 to 15 feet. A sand layer and gravel layer varying in thickness from 3 to 10 feet is found beneath the silt and clay layer. A dense, plastic clay, containing varying amounts of silt and sand, represents the deepest sediments evaluated.

The water table is approximately 15 feet below the land surface. Significant water table fluctuations have occurred during the period of record. These fluctuations and the hydraulic gradient are discussed in Section 2.3.2.

A hydraulic conductivity of approximately 7 ft²/day was determined for MW-4 by pump testing. (IT, 1990). This value is within the literature range for a silty sand. (United States Environmental Protection Agency [EPA], 1987).

2.3 GROUND WATER DATA SUMMARY

Over the period of investigation and remediation, there have been a number of monitoring well sampling events. Figure 2 shows the locations of the monitoring wells. The events have been for the collection and analysis of VOCs. Table 1 and Figure 3 summarize the water level elevations for the well measurement and sampling events. Table 2 summarizes the information on the ground water sampling events and all detected VOCs found in ground water during the project period of record.

2.3.1 Sampling Event Chronology

A November 17, 1989, ground water sampling event, performed by IT Corporation, of monitoring wells MW-1, MW-2, and MW-3 is documented in the PAR. Stabilization tests were performed and samples were submitted with chain of custody forms.



August 23, 1995

Mr. Scott Seery, CHMM
Alameda County Environmental Health Department
Environmental Protection Division
Room 250
1131 Harbor Bay Parkway
Alameda, California 94502

Dear Mr. Seery:

Following up on your request during our telephone conversation earlier this afternoon, I would like to provide you with this brief summary of the conversation topics.

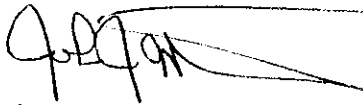
1. On August 23, 1995, the enclosed Quarterly Report July 1995 for the Ingersoll-Rand facility in San Leandro and accompanying cover letter, dated July 26, 1995, were returned to Capsule Environmental Engineering as undeliverable. From our conversation, I understand that your division has moved to the Alameda address. I have also enclosed a copy of the envelope we received back from the post office.
2. The geoprobe investigation work plan that was approved by Alameda County on June 2, 1995, is being implemented. The field activities were conducted during the week of June 26, 1995. Analytical results are currently being evaluated. The investigation results will be presented in the next quarterly report which is scheduled for October 1995. The quarterly monitoring well sampling for the third quarter was also conducted during the week on June 26, 1995.
3. The redesign of the soil vapor extraction system is completed. A contractor has been selected for the installation work. A contract is currently being written for the work which we anticipate starting in mid-September 1995. I will give you a faxed written notice once the start date is confirmed with the contractor.
4. Dan Reinke is no longer with Capsule. I will be handling the project management and contact responsibilities for the Ingersoll-Rand, San Leandro, project.

Mr. Scott Seery, CHMM
August 23, 1995
Page Two

If you have any questions, comments or need additional information on items summarized in this letter, please contact me at (800) 328-8246.

Sincerely,

CAPSULE ENVIRONMENTAL ENGINEERING, INC.

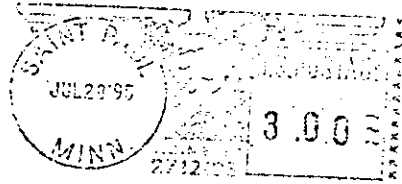


John J. McDermott
Hydrogeologist

JJM:mmf

Enclosure

cc: Jerry Stuth/Braun Intertec, Mendota Heights (w/o report)
Lester Feldman/Regional Water Quality Control Board, Oakland (w/o report)
Robert Heidel/Ingersoll Rand Equipment Sales, Bethlehem (w/o report)
Alex Aguirre/Ingersoll Rand Equipment Sales, San Leandro (w/o report)
Mike Bakaldin/San Leandro Fire Department, San Leandro (w/o report)

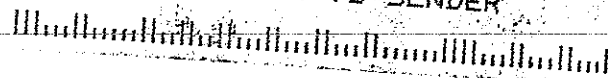


Mr. Scott Seery
Alameda County Health Care
Services Agency
UST Local Oversight Program
80 Swan Way, Room 200
Oakland, California 94621

1970 Oakcrest Avenue, Suite 215, St. Paul, MN 55113

ALAMO80 946213046 1594 08/01/95
FORWARDING TIME EXPIRED
ALAMEDA COUNTY HAZARDOUS MATERIALS
1131 HARBOR BAY PKY
ALAMEDA CA 94502-6577

RETURN TO SENDER



**TELEFAX
TRANSMITTAL
COVER SHEET**



CAPSULE
ENVIRONMENTAL ENGINEERING INC.

TO: Scott Seery, CIIMM

COMPANY OR AGENCY: Alameda County Health Agency
UST Local Oversight Program

FAX #: 1-510-337-9335

FROM: Dan Reinke

TELEPHONE NUMBER: (612) 636-2644

DATE: June 22, 1995

**NUMBER OF
PAGES TO FOLLOW:** 1

COMMENTS: Mr. Seery. On behalf of Ingersoll Rand Company, I would like to inform you that Capsule will be conducting the groundwater investigation, described in the Capsule April 25, 1995 scope of work that was reviewed and accepted by Alameda County on June 2, 1995. We anticipate starting the work on June 26, 1995.

**Hazardous waste is the disease.
Capsule is the cure.**



If there was a problem with the receipt of this Telefax, please call 612-636-2644 or 1-800-328-8246.

John McDermott, a Capsule hydrogeologist, will be onsite to oversee the investigation activities. The points will be installed by Gregg Drilling and Testing, Martinez, and the analyses of the water samples will be performed by Clayton Environmental Consultants, Pleasanton.

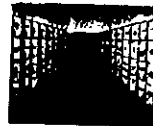
Our schedule of investigation activities is:

- June 26 Finalize access and do utility locates
- June 27 Do first 5 to 6 geoprobe points and collect water samples
- June 28 Install next 5 to 6 geoprobe points and collect water samples
- June 29 Complete remaining points, collect samples and demobilize

Please call me at 1-800-328-8246 if you have any questions, comments or would like to arrange a investigation visit. Thank you. Dan Reinke.

cc: Alex Aguirre, Ingersoll Rand Equipment Sales
Gerald Stuth, Braun Intertec

**Hazardous waste is the disease.
Capsule is the cure.**



If there was a problem with the receipt of this Telefax, please call 612-636-2644 or 1-800-328-8246.

1970 Oakcrest Avenue, Suite 215, St. Paul, MN 55113 (612) 636-2644 Fax (612) 636-3106



INTERNATIONAL
TECHNOLOGY
CORPORATION

ALCO
HAZMAT

93 DEC 13 AM 11:20

December 10, 1993

STID #2810

IT Project No. 191143

Mr. Scott Seery
80 Swan Way, Room 200
Oakland, CA 94621

Quarterly Report: Ingersoll-Rand Corporation Maintenance Facility

Dear Mr. Seery:

This correspondence transmits quarterly activities associated with the on-going environmental clean-up at the Ingersoll-Rand Corporation facility located at 1944 Marina Boulevard, San Leandro, California. The correspondence and report have been provided to comply with Section 2652(d) of Title 23, California Code of Regulations. If questions arise following the review of this report, please do not hesitate to contact me.

Sincerely,

William Schaal, R.G.
Project Manager

WS:ws
MZ/LTR/93-1056.nbr

cc: R. Hiendl, Ingersoll-Rand
A. Aguirre, Ingersoll-Rand
R. Shahid, Assistant Agency Director (sans closure)
G. Jensen, Alameda C. District Attorney's office (sans closure)
R. Hiatt, RWQCB (sans closure)
M. Bakaldin, San Leandro Fire Dept. (sans closure)

Regional Office

4585 Pacheco Boulevard • Martinez, California 94553 • 510-372-9100

IT Corporation is a wholly owned subsidiary of International Technology Corporation

QUARTERLY REPORTING FORM

November
Month

1993
Year

12-06-93
Date of this report

Company Ingersoll-Rand Corp.
Address 1944 Marina Blvd.
San Leandro, CA 94577

Consultant IT Corp.
Project Mgr. William Schaal
Backup Tom Fogwell

• Project Phase Identification of procedures for continued soil and groundwater remediation

Monitoring Frequency N/A Type of Remediation Soil Vapor Extraction

Project Start Date August 1989

Government Agency

Primary

Secondary

Alameda Co. Health Care Services
Hazardous Materials Programs
Mr. Scott Seery
(510) 271-4530
80 Swan Way, Rm 200
Oakland, CA 94621
Project identity STID#2810

Agency California Water Quality Control Board
Person Mr. Lester Feldman
Phone (510) 286-1255
Address 2101 Webster St., Suite 500
City/Zip Oakland, CA 94621

• Summary of past 12 month's activities

Examine status of UST reimbursement claim (12/93); Assess pertinence of storm water permit (1/93); Review performance of soil vapor extraction (SVE) system: recovered 800 to 900 lb. contaminants, rain induced groundwater levels have hampered effectiveness (1/93); Examine potential for additional responsible parties (2/93); Renew permit to operate SVE system (3/93)

• Past month's activities:

Receive and review "Proposal for Continued Remediation of Groundwater and Soil, Ingersoll Rand Maintenance Facility" - outlines remediation options for next phase of treatment.

DATE LAST REPORT SUBMITTED: 6/93 DUE DATE OF NEXT REPORT: 4/94

• Goal(s) for next 30 days:

Select and begin execution of next phase of program to continue remediation of groundwater and soil

Regulated Material Stored: -0- Water -0- Soil -0- Carbon

Activity Required for Company Implement stated goal in next 30 days.

CARR, MCCLELLAN, INGERSOLL, THOMPSON & HORN
PROFESSIONAL CORPORATION

ATTORNEYS AT LAW

216 PARK ROAD, POST OFFICE BOX 513
BURLINGAME, CALIFORNIA 94011-0513

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FACSIMILE (415) 342-7685

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LISA H. STALTERI
MOIRA C. WALSH
JOHN T. WALTHIER
D. KENT WESTERBERG

A. ROBERT ROSIN
SPECIAL COUNSEL

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SAN FRANCISCO
CALIFORNIA 94111
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FACSIMILE (415) 362-5149

September 21, 1993


Mr. Scott Seery
Alameda County Department of
Environmental Health
80 Swan Way, Room 200
Oakland, CA 94621

Re: 1944 Marina Boulevard, San Leandro (Ingersoll Rand Site)

Dear Mr. Seery:

As you may remember, I am legal counsel to Mr. and Mrs. William Birdsey, the owner of the property adjoining Ingersoll Rand site. When we last spoke, you said that you had received a number of reports from Ingersoll Rand and had not yet had a chance to review them with regard to whether Ingersoll Rand's proposed plan of remediation addresses the possible contamination of the Birdsey's adjoining site by the migration of contamination from the Ingersoll Rand site. Please let me know if you have had a chance to review Ingersoll Rand's reports and your thoughts as to Ingersoll Rand's plan of remediation with regards to the Birdsey's adjoining property.

Very truly yours,


Lisa H. Stalteri

LHS:ch

cc: Mr. and Mrs. William Birdsey

BG87178.1

93 SEP 23 PM 3:00

CARR, McCLELLAN, INGERSOLL, THOMPSON & HORN
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FACSIMILE (415) 362-5149

July 26, 1993

Mr. Scott Seery
Alameda County Department of Environmental Health
80 Swan Way, Room 200
Oakland, California 94621

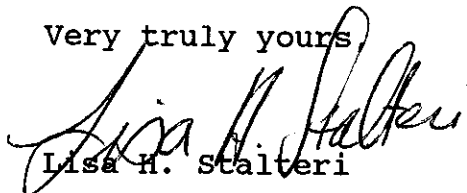
Re: 1944 Marina Boulevard, San Leandro (Ingersoll-Rand Site)

Dear Mr. Seery:

We spoke in late June regarding Ingersoll-Rand's violation for failure to provide quarterly status reports on their site and the concern of my client, Mrs. William Birdsey, that any remediation of Ingersoll-Rand's site address possible contamination that may have migrated onto her property from the adjoining Ingersoll-Rand site. You had mentioned that if Ingersoll-Rand had not complied within a short time, that you were contemplating enforcement action against them.

Please advise me as to whether you have received reports from Ingersoll-Rand and, if so, does its plan of remediation address potential migration of contamination onto Mrs. Birdsey's property at 1950 Marina Boulevard (the Page Packaging site). Thank you for your continued cooperation in this matter.

Very truly yours,


Lisa H. Stalteri

LHS:dh

cc: Mr. and Mrs. William Birdsey

BG80853.L1



June 30, 1993

Project STID# 2810

Mr. Scott O Seery, CHMM
Alameda County Health Care Services Agency
Hazardous Materials Program
80 Swan Way, Rm 200
Oakland, CA 94621

Dear Mr. Seery:

This letter serves to transmit the published documents associated with the Ingersoll-Rand Corporation project located at 1944 Marina Boulevard, San Leandro. The enclosed documents are arranged in chronological order and are listed below. We will assure that as long as we are involved in this project, we will provide quarterly project updates to your agency. If you have any questions regarding any of the enclosed documents, please do not hesitate to contact me or Mr. Tim Dolan. We can be reached by phone at (510) 372-9100, if necessary, and would be willing to discuss any aspect of these materials with you.

Date	Description
December 1990	Report FR. IT CORP TO IR CORP DATA SUMMARY REPORT
August 1991	Report FR. IT CORP TO IR CORP REMEDIAL APPROACHES AND CONCEPTUAL DESIGN
September 30, 1991	Letter FR. W. SCHAAL TO CONSTRUCTION CONTRACTORS SOIL VAPOR EXTRACTION TREATMENT SYSTEM CONSTRUCTION WORK SCOPE
November 18, 1991	Letter FR. W. SCHAAL TO B. YOUNG PERMIT APPLICATION TO CONSTRUCT AND OPERATE SVE SYSTEM

Regional Office

4585 Pacheco Boulevard • Martinez, California 94553 • 510-372-9100

IT Corporation is a wholly owned subsidiary of International Technology Corporation

Mr. Scott O. Seery

2

June 30, 1993

December 23, 1991	Letter FR BAAQMD TO W. SCHAAL REQUEST FOR ADDITIONAL INFORMATION ABOUT THE INTENDED SVE SYSTEM
January 21, 1992	Letter FR. W. SCHAAL TO B. YOUNG TRANSMITTAL OF ADDITIONAL INFORMATION ABOUT THE INTENDED SVE SYSTEM
March 13, 1992	Letter FR. BAAQMD TO W. SCHAAL PERMIT TO CONSTRUCT SVE SYSTEM
March 30, 1992	Letter FR. W. SCHAAL TO IR CORP, J.DYE PROJECT SUMMARY IR FACILITY
April 27, 1992	Letter FR. W. SCHAAL TO M. FELDSTEIN APPLICATION NO. 8198, EQUIP. LOCATION
May 19, 1992	Letter FR. W. SCHAAL TO B. YOUNG APPLICATION NO. 8198, EQUIP. LOCATION
June 1992	Report FR. IT CORP. TO IR CORP. SPILL PREVENTION CONTROL AND COUNTERMEASURE PLAN
July 1992	Report FR. IT CORP. TO IR CORP REPORT ON FURTHER GROUNDWATER DELINEATION
September 8, 1992	Letter FR. C. MAYFIELD TO IT CORP DRILLING PERMIT NO. 92427
September 21, 1992	Memo FR. W.SCHAAL TO FILES VERTICAL PROFILING OF GROUNDWATER
September 1992	Memo FR. W. SCHAAL TO FILES PILOT TEST-ENHANCED VACUUM RECOVERY
September 1992	Memo FR. W. SCHAAL TO FILES PILOT TEST- RSI S.A.V.E. SYSTEM

Mr. Scott O. Seery

3

June 30, 1993

October 28, 1992

Letter FR. W. SCHAAL TO W. HONG (ALAMEDA
COUNTY FLOOD CONTROL AND WATER
CONSERVATION DISTRICT)
WELL CONSTRUCTION REPORT

December 3, 1992

Letter FR. W. SCHAAL TO A. AGUIRRE
UST REIMBURSEMENT CLAIM
APPLICATION UPDATE

January 26, 1993

Letter FR. W. SCHAAL TO A. AGUIRRE
ADDRESSED STORM WATER PERMITS

January 27, 1993

Letter FR. W. SCHAAL TO A. AGUIRRE
SOIL VAPOR EXTRACTION SYSTEM
PERFORMANCE UPDATE

February 26, 1993

Letter FR. W. SCHAAL TO B. HIENDL
POTENTIAL FOR ADDITIONAL
RESPONSIBLE PARTIES FOR SUBSURFACE
CONTAMINATION

March 1, 1993

Letter FR. M. FELDSTEIN TO W. SCHAAL
PERMIT RENEWAL TO OPERATE SVE
SYSTEM

Best Regards,

 For

William Schaal, R.G.
Project Manager

Enclosures
MZ/LTR/93-0526

cc:

Rafat A. Shahid, Assistant Agency Director, sans enclosures
Gil Jensen, Alameda County District Attorney's Office, sans enclosures
Rich Hiatt, RWQCB, sans enclosures
Mike Bakaldin, San Leandro Fire Department, sans enclosures
Central Files

CARR, McCLELLAN, INGERSOLL, THOMPSON & HORN
PROFESSIONAL CORPORATION

ATTORNEYS AT LAW

216 PARK ROAD, POST OFFICE BOX 513
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June 21, 1993

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93 JUN 22 07:02
A. ROBERT ROSIN
SPECIAL COUNSEL

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Mr. Scott Seery
Alameda County Department of Environmental Health
80 Swan Way, Room 200
Oakland, CA 94621

Re: 1944 Marina Boulevard, San Leandro (Ingersoll Rand Site)

Dear Mr. Seery:

As you have discussed with Michelle Leu of our office, this office is legal counsel to Mrs. William Birdsey, owner of 1950 Marina Boulevard which is occupied by Page Packaging Corporation and lies immediately northeast of the Ingersoll Rand site. In December, 1992, Ingersoll Rand performed groundwater and soil vapor testing on Mrs. Birdsey's property which indicated that a plume of petroleum contamination had migrated downgradient from Ingersoll Rand's former leaking underground tank site onto Mrs. Birdsey's property. Ingersoll Rand represented that it was undertaking remediation of the contamination (see the enclosed letter from Ingersoll Rand). However, when I investigated the status of the remediation with the County and the Regional Water Quality Control Board, I discovered that Ingersoll Rand had not complied with their reporting requirements and the agencies were not aware of Ingersoll Rand's remediation plans.

Mrs. Birdsey, of course, desires that Ingersoll Rand's remediation plan address the remediation of the plume of contamination that has migrated onto her property. As the lead handler on this matter, I request that you require that Ingersoll Rand's remediation plan include the remediation of any soil and/or groundwater contamination on Mrs. Birdsey's property resulting from Ingersoll Rand's leaking underground storage tank.

Please contact me regarding this matter at your earliest convenience.

Very truly yours,

Lisa H. Stalteri

Lisa H. Stalteri

LHS:lhs

Enc.

cc: Mr. and Mrs. William Birdsey (w/enc.)

BG77667.1

INGERSOLL-RAND
CONSTRUCTION & MINING

Group Headquarters

1495 Valley Center Parkway
Bethlehem, PA 18017-2293

April 5, 1993

Carr, McClellan, Ingersoll, Thompson & Horn
Attn: Ms. Lisa Stalteri
216 Park Road, Post Office Box 513
Burlingame, CA 94011-0513

Dear Ms. Stalteri,

I am responding to your letter of March 10, 1993 regarding Mr. and Mrs. William Birdsley's property which is located adjacent to our property on Marina Blvd. You should be aware that Jim Dye retired in mid 1992 and I have assumed responsibility for facilities related issues for IR Equipment Sales.

As you are aware, International Technology Corporation (IT) has been retained by Ingersoll-Rand to perform the remediation of the UST leak that was discovered. IT has developed a remediation plan that incorporates two processes.

The first phase of remediation, a soil vapor extraction system, has already been installed and is operational. This system was inspected by a representative of the Bay Area Air Quality Management District in February and a permit to operate the system was granted. IT estimates that this treatment will continue for approximately nine months.

The second phase of remediation will involve the treatment of contaminated ground water. This will be accomplished by utilizing the S.A.V.E. system which was developed by Remediation Service International. This system consists of a spray aeration tank and an internal combustion engine with a catalytic converter. Presently, IT is in the process of obtaining permits for this equipment and making arrangements for its installation on our site. We anticipate that the system will be operational by this summer. The exact start up date will depend on the system being inspected and approved by the appropriate agencies. Estimated duration of this treatment is approximately 33 months.

The completion times are, of course, estimates at this point since the duration of the project will be governed by the appropriate local agencies who will determine the level of remediation necessary to comply with their regulations.

I hope this information meets your needs. If you require additional information, please feel free to call me at (215) 882-8804.

Sincerely,



Robert L. Heindl
Facilities Manager



BAY AREA AIR QUALITY MANAGEMENT DISTRICT

March 1, 1993

RECEIVED
MARTINEZ EES

MAR 03 1993

William Schaal
IT Corporation
4585 Pacheco Blvd.
Martinez, CA 94553

PROJECT NO. _____
PROJECT MGR. _____

Application Number: 8198
Equipment Location:
1944 Marina Blvd.
San Leandro, CA 94577

Gentlemen:

Attached is your Permit to Operate the following:

- S-1 Soil Vapor Extraction System; Vacuum Blower, 100 scfm; Abated by: A-1 & A-2 (20 Carbon Adsorption Vessels (Vent-Scrub, VSC-1200, 1000 lb carbon each) arranged in series.**

All Permits should be posted in a clearly visible and accessible place on or near the equipment to be operated, or kept available for inspection at any time.

Operation of this equipment in violation of District Regulations or any permit conditions is subject to penalty action.

In the absence of specific permit conditions to the contrary, the throughputs, fuel and material consumptions, capacities and hours of operation described in your permit application will be considered maximum allowable limits. A new permit will be required before any increase in these parameters, or change in raw material handled may be made.

Please include your permit number with any correspondence with the District. If you have any questions on this matter, please call **Barry G. Young**, Air Quality Engineer II at (415) 749-4721.

Very truly yours,

Milton Feldstein
Air Pollution Control Officer

by 
Permit Services Division

JAS:BGY:myl
Attachments

- 1) At all times, Source 1, soil vapor extraction system, shall be vented to at least (2) 1000-lb activated carbon vessels arranged in series.
- 2) The lead carbon vessel A-1 (first in series) shall be changed out with unspent carbon upon the detection of 10% of the inlet stream concentration at the outlet of A-1 as measured by a photoionization detector (PID), or other method approved in writing by the APCO.
- 3) The second carbon vessel A-2 (second in series) shall be changed out with unspent carbon upon detection of breakthrough or 10 ppmv as Cl as measured with a PID or other method approved in writing by the APCO.
- 4) The limits set forth in Conditions 2 and 3 will apply to non-methane hydrocarbon emissions.
- 5) The operator of this source shall monitor with a PID, or other method approved in writing by the APCO, at the following locations:
 - a) At the exhaust of S-1; the inlet to carbon vessel A-1.
 - b) At the outlet of A-1; the inlet to carbon vessel A-2.
 - c) At the outlet of carbon vessel A-2; prior to venting to the atmosphere.
- 6) These monitor readings shall be recorded in a monitoring log at the time they are taken. The monitoring results shall be used to:
 - a) Calculate the time of predicted breakthrough of organics as carbon on a dry basis after carbon adsorption to maintain compliance with Condition 3.
 - b) Estimate the frequency of carbon change out necessary to maintain compliance with Condition 2.
 - c) To maintain compliance with Conditions 2 and 3, the monitoring shall be conducted on a daily basis. The operator of this source may propose for District review, based on actual measurements taken at the site during operation of the source, that the monitoring schedule be changed based on the decline in organic emissions and/or the demonstrated breakthrough rates of the carbon vessel pairs. Written approval by the District must be received by the applicant prior to a change to the monitoring schedule.
- 7) The operator of this source shall maintain the following information in a District-approved log for

each month of operation of the source:

- a) The dates and hours of operation.
- b) Each monitor reading or analysis result logged in for the day of operation they are taken.
- c) The calculation of organic breakthrough from the carbon vessels.
- d) The number of carbon vessels removed from service.

Any exceedance of Condition 3 shall be reported under separate cover letter with the log as well as the corrective action taken. In addition, an exceedance of Condition 3 shall be submitted to the District Enforcement Division at the time it occurs. The submittal shall detail the corrective action taken and shall include the data showing the exceedance as well as the time of occurrence.

- 8) The operator shall maintain a file containing all measurements, records and other data that are required to be collected pursuant to the various provisions of this conditional Authority to Construct/Permit to Operate. All measurements, records and data required to be maintained by the applicant shall be retained for at least two years following the date the data is recorded.



ALAMEDA COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT

5997 PARKSIDE DRIVE

PLEASANTON, CALIFORNIA 94588

(510) 484-2600

8 September 1992

RECEIVED

Martinez Engineering

IT Corporation
4585 Pacheco Boulevard
Martinez, CA 94553

Gentlemen:

Enclosed is drilling permit 92427 for a monitoring well construction project at 1944 Marina Boulevard in San Leandro for Ingersoll-Rand Corporation.

Please note that permit condition A-2 requires that a well construction report be submitted after completion of the work. The report should include drilling and completion logs, location sketch, and permit number.

If you have any questions, please contact Wyman Hong or me at 484-2600.

Very truly yours,

Craig A. Mayfield
Water Resources Engineer III

CM:mm

Enc.



ALAMEDA COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT

5997 PARKSIDE DRIVE PLEASANTON, CALIFORNIA 94566-88 (415) 484-2600 510

GROUNDWATER PROTECTION ORDINANCE PERMIT APPLICATION

FOR APPLICANT TO COMPLETE

FOR OFFICE USE

LOCATION OF PROJECT 1944 Marina Boulevard San Leandro, CA

PERMIT NUMBER 92427 LOCATION NUMBER

CLIENT Name Ingersoll-Rand Corporation Address 1495 Valley Pkwy Phone 215 882 8800 City Bethlehem, PA Zip 18017-2293

PERMIT CONDITIONS

Circled Permit Requirements Apply

APPLICANT Name IT Corporation c/o William (Bill) Schaal Address 4585 Pacheco Blvd Phone 510 372 9100 City Martinez, CA Zip 94553

A. GENERAL

- 1. A permit application should be submitted so as to arrive at the Zone 7 office five days prior to proposed starting date. 2. Submit to Zone 7 within 60 days after completion of permitted work the original Department of Water Resources Water Well Drillers Report or equivalent for well projects, or drilling log and location sketch for geotechnical projects. 3. Permit is void if project not begun within 90 days of approval date.

TYPE OF PROJECT Well Construction Geotechnical Investigation Cathodic Protection General Water Supply Contamination Monitoring 3 wells Well Destruction Extraction 1 well PROPOSED WATER SUPPLY WELL USE N/A Domestic Industrial Other Municipal Irrigation

B. WATER WELLS, INCLUDING PIEZOMETERS

- 1. Minimum surface seal thickness is two inches of cement grout placed by tremie. 2. Minimum seal depth is 50 feet for municipal and industrial wells or 20 feet for domestic and irrigation wells unless a lesser depth is specially approved. Minimum seal depth for monitoring wells is the maximum depth practicable or 20 feet.

DRILLING METHOD: extraction well observation wells Mud Rotary Air Rotary X Auger X or push-ins Cable Other Casing hammer is possibility

- C. GEOTECHNICAL. Backfill bore hole with compacted cuttings or heavy bentonite and upper two feet with compacted material. In areas of known or suspected contamination, tremied cement grout shall be used in place of compacted cuttings.

DRILLER'S LICENSE NO. C57-554979 WCA sub 92

WELL PROJECTS Drill Hole Diameter 12 in (8" well) Maximum Casing Diameter 8 in. Depth <= 60 ft. * Surface Seal Depth 10 ft. Number 1

GEOTECHNICAL PROJECTS Number of Borings Hole Diameter in. Depth ft. *depth to be determined by on-site water analysis

- D. CATHODIC. Fill hole above anode zone with concrete placed by tremie. E. WELL DESTRUCTION. See attached.

ESTIMATED STARTING DATE 14 SEP 1992 ESTIMATED COMPLETION DATE 18 Sept 1992

OBSERVATION WELLS Drill hole diam 6 in. or 3 in if push-ins Seal depth 10 ft

I hereby agree to comply with all requirements of this permit and Alameda County Ordinance No. 73-68.

Max depth to be determined by water on-site analytical Date 1 Sep 92

APPLICANT'S SIGNATURE William Schaal Date 19 Aug 92

Approved Wyman Hong



INTERNATIONAL
TECHNOLOGY
CORPORATION

May 19, 1992

IT Project No. 198154

Mr. Barry G. Young
Permit Services Division
Bay Area Air Quality Management District
939 Ellis Street
San Francisco, California 94109

Application Number: 8198

Equipment Location: 1944 Marina Boulevard, San Leandro, California

Dear Mr. Young:

Pursuant to the instructions in your correspondence dated April 30, 1992, IT Corporation (IT) is remitting the requested fee to obtain a new Permit to Operate for the referenced location. Please find our Check Number 1114 in the amount of \$91.00 enclosed with this letter and invoice.

Thank you for your assistance.

Best Regards,

William Schaal

William Schaal
Project Manager

Enclosures

cc: IT Central Files
Mr. Jim Dye, Ingersoll-Rand Corporation

IT CORPORATION
4685 PACHECO BLVD.
MARTINEZ, CA 94553

APPLICATION NO: 8198
EQUIP. LOCATION: 1944 Marina Blvd, San Leandro, CA

1114

May 12 19 92 11-35/121

PAY TO THE ORDER OF Bay Area Air Quality Management District

\$ 91.00*****

Ninety-One and no/100***** DOLLAR

Bank of America
Customer Service America 1233
1850 Gateway Boulevard
Concord, CA 94520

Russell A. Bishop

FOR Permit Fee/198154-01

⑈001114⑈ ⑆121000358⑆ 12336⑈ 10769⑈

REMITTANCE COPY

Application #8198

April 30, 1992

F E E S

Permit to Operate Fee \$91.00

Amount Paid \$0.00

Amount Due \$91.00

IT CORPORATION CHE
NUMBER 1114

NOTES:

- (1) A copy of BAAQMD Regulations is on display at the District Offices on the 7th Floor of 939 Ellis Street, San Francisco. A copy of Regulation 3 (FEES) may be obtained by sending \$1.00 to BAAQMD, Public Information and Education Office at the above address.



April 27 1992

Mr. Milton Feldstein
Bay Area Air Quality Management District
939 Ellis Street
San Francisco, California 94109

Application Number: 8198
Equipment Location: 1944 Marina Boulevard
San Leandro, California 94577

Dear Mr. Feldstein:

This letter serves to notify the Bay Area Air Quality Management District (BAAQMD) that the equipment associated with Application Number 8198 has been constructed and is operational. In keeping with application requirements, IT Corporation (IT) is providing a three-day minimum notice to operate the equipment. With respect to inquiries, fees, and/or additional correspondence, please direct them to my attention.

Sincerely,

A handwritten signature in cursive script that reads 'William Schaal'.

William Schaal
Project Manager

cc: Mr. John Swanson, BAAQMD
Mr. Barry Young, BAAQMD
IT Project Files



BAY AREA AIR QUALITY MANAGEMENT DISTRICT

ALAMEDA COUNTY
Edward R. Campbell
Loni Hancock
Greg Harper
Frank H. Ogawa

March 13, 1992

RECEIVED

CONTRA COSTA COUNTY
Paul L. Cooper
(Chairperson)
Sunne Wright McPeak
Tom Powers

William Schaal
IT Corporation
4585 Pacheco Blvd
Martinez, CA 94553

MAR 27 1992

MARTINEZ ENGINEERING

MARIN COUNTY
Al Aramburu

Application Number: 8198
Equipment Location:
1944 Marina Blvd
San Leandro, CA 94577

NAPA COUNTY
Paul Battisti

SAN FRANCISCO COUNTY
Roberta Achtenberg
Harry G. Britt

Gentlemen:

SAN MATEO COUNTY
Gus J. Nicolopoulos
Anna Eshoo
(Vice Chairperson)

This is your Authority to Construct the following:

SANTA CLARA COUNTY
Martha Clevenger
Rod Diridon
Joe Head
Dianne McKenna

S-1 Soil Vapor Extraction System: Vacuum Blower, 100 scfm; Abated by: A-1 & A-2 (2) Carbon Adsorption Vessels (Vent-Scrub, VSC-1200, 1000 lb carbon each) arranged in series.

SOLANO COUNTY
Osby Davis

Operation of this equipment will be subject to the following specific conditions:

SONOMA COUNTY
Jim Harberson
Patricia Hilligoss
(Secretary)

SEE ATTACHED CONDITIONS

Notification

Please notify the District by letter at least three days before the initial operation of the equipment is to take place so that we may observe the equipment in operation and verify conformance with the Authority to Construct. Operation includes any start-up of the source for testing or other purposes. Operation of equipment without prior written notification to the District or beyond the start-up period without a Permit to Operate may result in enforcement action.

Start-Up Period

After receipt of the start-up letter required above, this Authority to Construct authorizes operation during the start-up period from the date of initial operation noted in your start-up letter until the Permit to Operate is issued, up to a maximum of 60 days. All conditions (specific or implied) of the Authority to Construct are in effect during the start-up period.

Fees

District Regulation 3 requires a fee for each new Permit to Operate. You will be invoiced upon receipt of your start-up letter. No permits will be issued until all outstanding fees are paid.

type '?' for DATABANK commands >> sp con t

list condition NUMBER >> 7038

COND# 7038 -----

- 1) At all times, Source 1, soil vapor extraction system, shall be vented to at least (2) 1000-lb activated carbon vessels arranged in series.
- 2) The lead carbon vessel A-1 (first in series) shall be changed out with unspent carbon upon the detection of 10% of the inlet stream concentration at the outlet of A-1 as measured by a photoionization detector (PID), or other method approved in writing by the APCO.
- 3) The second carbon vessel A-2 (second in series) shall be changed out with unspent carbon upon detection of breakthrough or 10 ppmv as C1 as measured with a PID or other method approved in writing by the APCO.
- 4) The limits set forth in Conditions 2 and 3 will apply to non-methane hydrocarbon emissions.
- 5) The operator of this source shall monitor with a PID, or other method approved in writing by the APCO, at the following locations:
 - a) At the exhaust of S-1; the inlet to carbon vessel A-1.
 - b) At the outlet of A-1; the inlet to carbon vessel A-2.
 - c) At the outlet of carbon vessel A-2; prior to venting to the atmosphere.
- 6) These monitor readings shall be recorded in a monitoring log at the time they are taken. The monitoring results shall be used to:
 - a) Calculate the time of predicted breakthrough of organics as carbon on a dry basis after carbon adsorption to maintain compliance with Condition 3.
 - b) Estimate the frequency of carbon change out necessary to maintain compliance with Condition 2.
 - c) To maintain compliance with Conditions 2 and 3, the monitoring shall be conducted on a daily basis. The operator of this source may propose for District review, based on actual measurements taken at the site during operation of the source, that the monitoring schedule be changed based on the decline in organic emissions and/or the demonstrated breakthrough rates of the carbon vessel pairs. Written approval by the District must be received by the applicant prior to a

change to monitoring schedule.

- 7) The operator of this source shall maintain the following information in a District-approved log for each month of operation of the source:
 - a) The dates and hours of operation.
 - b) Each monitor reading or analysis result logged in for the day of operation they are taken.
 - c) The calculation of organic breakthrough from the carbon vessels.
 - d) The number of carbon vessels removed from service.

Any exceedance of Condition 3 shall be reported under separate cover letter with the log as well as the corrective action taken. In addition, an exceedance of Condition 3 shall be submitted to the District Enforcement Division at the time it occurs. The submittal shall detail the corrective action taken and shall include the data showing the exceedance as well as the time of occurrence.

- 8) The operator shall maintain a file containing all measurements, records and other data that are required to be collected pursuant to the various provisions of this conditional Authority to Construct/Permit to Operate. All measurements, records and data required to be maintained by the applicant shall be retained for at least two years following the date the data is recorded.



**INTERNATIONAL
TECHNOLOGY
CORPORATION**

21 January 1992

IT Job No. 198154

Mr. Barry Young
Bay Area Air Quality Management District
939 Ellis Street
San Francisco, California 94109

Ingersoll-Rand Corporation
1944 Marina Boulevard, San Leandro, California
Soil Vapor Extraction System Application No. 8198

Dear Mr. Young:

Pursuant to your request, IT Corporation is providing the following additional information to assist in the evaluation of the above-referenced application. Items are presented in the order presented in your correspondence dated December 23, 1991.

1. Submitted for review is chemical data from soil samples collected from the subject site during an extensive coring program (Attachment 1). The purpose of the coring program was to characterize site geology, delineate adsorbed-phase hydrocarbon fuel contaminants, and identify appropriate vadose well locations. Testing parameters included modified EPA Methods 8015 and 8020 for the purposes of reporting total petroleum hydrocarbons as gasoline (TPH), benzene, toluene, ethyl benzene, and xylenes (BTEX). Additionally, a figure showing the locations of the test borings is provided (Attachment 1).
2. In the letter that accompanied our permit request, dated November 18, 1991, estimates addressing hydrocarbon concentrations in treatment system effluent were provided. These concentrations were established by comparing known physical and chemical parameters of the subject site with experiences accumulated through many years of this type of work. We assume that occurrences observed in previous similar projects are applicable to this project.

Based on the type and concentrations of contaminants present, extent of contamination, and soil textures, we expect approximately 20 parts per million (ppm) TPH, including 1 ppm benzene, in system influent. Initial levels during start-up may be higher, but this will not have any effect on system effluent concentrations. During system testing

Mr. Barry Young

2

21 January 1992

and start-up, discrete samples of system influent will be collected for chemical testing to produce data useful in assessing system operation. Additionally, discrete samples of system effluent will also be collected for chemical testing. We will, of course, report this data to your agency.

3. IT Corporation may use any one of several instruments to monitor break-through of contaminants within the carbon vessel effluent stream. All instruments will employ a photoionization detector. Attachment 2 provides equipment manufacturer specifications and/or vendor literature.
4. Each carbon vessel will be loaded with 1,000 pounds of fresh carbon. Vendor information additional to that provided in the original permit application dated November 18, 1991 is included in Attachment 3.

Should you require further information, please do not hesitate to contact me at (510) 372-9100.

Sincerely,

William Schaal /lpj

William Schaal
Project Manager

WS:lpj
Attachments

cc: Project Files

ALAMEDA COUNTY
 WATER RESOURCES CONTROL BOARD
 DIVISION OF WATER QUALITY
 UST CLEANUP PROGRAM
 SITE SPECIFIC QUARTERLY REPORT
 FOR (10 Oct - 31 Dec 91)

CONTRACTOR NO 10000

SOURCE OF FUNDS (S/F) _____

SUBSTANCE 12034

SITE NO: 2810

SITE NAME: Ingersoll-Rand Co.

ADDRESS: 1944 Marma Blvd.

CITY/ZIP: San Leandro, CA 94577

DATE REPORTED 10/20/89

DATE CONFIRMED 10/20/89

MULTIPLE RPs (Y/N) (Y)

SITE STATUS

CASE TYPE (U/S/G/D) (G)

CONTRACT STATUS _____

EMERGENCY RESPONSE

RP SEARCH (S/I/R) _____

PRELIMINARY ASSESSMENT (U/C) _____

REMEDIAL INVESTIGATION (U/C) _____

REMEDIAL ACTION (U/C/I) _____

POST REMEDIAL ACTION (Y/N/U/C) _____

ACTION MONITORING _____

ENFORCEMENT ACTION TAKEN _____

LUFT FIELD MANUAL CONSIDERATION _____

(CATEGORY 1, 2, 3 PLUS H, S, C, A, R, W, G, OR O AS APPLICABLE)

CASE CLOSED (Y/R/C/L) _____

DATE EXCAVATION STARTED 10/10/89

REMEDIAL ACTIONS TAKEN NT

DATE CLOSED _____

TYPE (1/2/3/4/5/6) _____

DATE TAKEN 12/2/91

RESPONSIBLE PARTY INFORMATION

1. CONTACT NAME
 COMPANY NAME
 ADDRESS
 CITY/STATE

James Dye
Ingersoll-Rand Co.
1495 Valley Center Pkwy
Bethlehem, PA 18017-8293

6. CONTACT NAME
 COMPANY NAME
 ADDRESS
 CITY/STATE

2. CONTACT NAME
 COMPANY NAME
 ADDRESS
 CITY/STATE

Marc H. Monheimer & Bruce M. Lowan
Trusts c/o Bennett & Kawn Weiler
9700 Brynmawr Ave.
Rosemont, IL 60018

7. CONTACT NAME
 COMPANY NAME
 ADDRESS
 CITY/STATE

3. CONTACT NAME
 COMPANY NAME
 ADDRESS
 CITY/STATE

8. CONTACT NAME
 COMPANY NAME
 ADDRESS
 CITY/STATE

4. CONTACT NAME
 COMPANY NAME
 ADDRESS
 CITY/STATE

9. CONTACT NAME
 COMPANY NAME
 ADDRESS
 CITY/STATE

5. CONTACT NAME
 COMPANY NAME
 ADDRESS
 CITY/STATE



BAY AREA AIR QUALITY MANAGEMENT DISTRICT

December 23, 1991

ALAMEDA COUNTY
Edward R. Campbell
Lori Hancock
Greg Harper
Frank H. Ogawa

CONTRA COSTA COUNTY
Paul L. Cooper
(Chairperson)
Sunne Wright McPeak
Tom Powers

MARIN COUNTY
Al Aramburu

NAPA COUNTY
Paul Battisti

SAN FRANCISCO COUNTY
Roberta Achtenberg
Harry G. Britt

SAN MATEO COUNTY
Gus J. Nicolopoulos
Anna Eshoo
(Vice Chairperson)

SANTA CLARA COUNTY
Martha Clevenger
Rod Diridon
Roberta H. Hughan
Dianne McKenna

SOLANO COUNTY
Osby Davis

SONOMA COUNTY
Jim Harberson
Patricia Hilligoss
(Secretary)

Mr. William Schaal
INTERNATIONAL TECHNOLOGY CORPORATION
4585 Pacheco Blvd.
Martinez, CA 94553

*Received
28 December
WCS 1991*

Application Number: 8198
Equipment Location:
Ingersoll-Rand Corp.
1944 Marina Blvd.
San Leandro, CA

Dear Mr. Schaal:

Your application for an Authority to Construct and/or Permit to Operate the following equipment:

S-1 Soil Vapor Extraction System: Regenerative Blower, 100 scfm; Abated By: A-1 & A-2 (2) Carbon Adsorption Vessels in series.

has been assigned the above application number and is still incomplete.

In order to complete our evaluation, we need the following items:

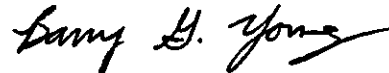
1. Please submit any soil, groundwater, or soil vapor test results available for the proposed treatment site.
2. In your 11/18/91 letter, you estimated that the maximum benzene concentration in the system influent will not exceed 1 ppm. Please explain your estimation procedure.
3. Please provide equipment specifications and vendor literature for the monitoring instrument that you will use to determine breakthrough from the carbon vessels.
4. Please provide the weight of fresh carbon that will be contained in each of the vessels.

Please submit the above items within 90 days or the application will be cancelled. Your application will be acted upon within 30 days of receipt of the above items.

William Schaal
IT Corporation
Permit Application No.: 8198
December 23, 1991
Page 2 of 2

Please include your application number with any correspondence with the District. If you have any further questions, please call me at (415) 749-4721.

Very truly yours,



Barry G. Young
Air Quality Engineer II

BGY:bgg



90?
91 JAN -7 PM 12:16

January 4, 1990

91?

IT Job No. 190678

Mr. Edgar B. Howell, III
Chief of Hazardous Materials Division
Alameda County Health Care Services
Department of Environmental Health
80 Swan Way, Room 200
Oakland, CA 94621

Dear Mr. Howell:

To comply with mandate(s) issued by the Hazardous Materials Division of the Alameda County Health Care Services Agency (attachment), we have provided the December 1990 Ingersoll Rand Data Summary Report to Mr. Lester Feldman of the Regional Water Quality Control Board. To insure timely and effective communication from your agency concerning this project please note the change in IT Personnel. Project management was initially performed by Mr. D.P. Dunn and is now performed by me.

Sincerely,

INTERNATIONAL TECHNOLOGY CORP.

William Schaal

William Schaal
Project Manager

WS:mr
MA:LTR:9327

Attachment

3 Tanks 11/17

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 AM A DESIGNATED GOVERNMENT EMPLOYEE AND THAT I HAVE REPORTED THIS INFORMATION TO LOCAL OFFICIALS PURSUANT TO SECTION 25180.7 OF THE HEALTH AND SAFETY CODE SIGNED: <i>[Signature]</i> DATE: 89 NOV 17 PM 1:32		
REPORT DATE 1 <u>0</u> M 2 <u>3</u> D 8 <u>9</u> Y		CASE #				
REPORTED BY	NAME OF INDIVIDUAL FILING REPORT TODD COURTNEY		PHONE (415) 357-9131	SIGNATURE <i>[Signature]</i>		
	REPRESENTING <input checked="" type="checkbox"/> OWNER/OPERATOR <input type="checkbox"/> REGIONAL BOARD <input type="checkbox"/> LOCAL AGENCY <input type="checkbox"/> OTHER		COMPANY OR AGENCY NAME INGERSOLL RAND CORPORATION			
	ADDRESS 1944 Marina Boulevard <small>STREET</small> San Leandro <small>CITY</small> CA <small>STATE</small> 94577 <small>ZIP</small>					
RESPONSIBLE PARTY	NAME Ingersoll Rand Corporation <input type="checkbox"/> UNKNOWN		CONTACT PERSON Todd Courtney	PHONE (415) 357-9131		
	ADDRESS SAME					
SITE LOCATION	FACILITY NAME (IF APPLICABLE) Same		OPERATOR Same	PHONE () Same		
	ADDRESS Same					
	CROSS STREET Merced Street		TYPE OF AREA <input type="checkbox"/> COMMERCIAL <input checked="" type="checkbox"/> INDUSTRIAL <input type="checkbox"/> RURAL <input type="checkbox"/> RESIDENTIAL <input type="checkbox"/> OTHER	TYPE OF BUSINESS <input type="checkbox"/> RETAIL FUEL STATION <input type="checkbox"/> FARM <input checked="" type="checkbox"/> OTHER Repair		
	<small>STREET CITY STATE ZIP</small>					
IMPLEMENTING AGENCIES	LOCAL AGENCY AGENCY NAME San Leandro Fire Department		CONTACT PERSON Ron Figuera	PHONE (415) 577-3319		
	REGIONAL BOARD San Francisco Bay Area RWQCB		-		PHONE (415) 464-1255	
SUBSTANCES INVOLVED	(1) NAME diesel		QUANTITY LOST (GALLONS) <input checked="" type="checkbox"/> UNKNOWN			
	(2) NAME gasoline		<input checked="" type="checkbox"/> UNKNOWN			
DISCOVERY/ABATEMENT	DATE DISCOVERED 1 <u>0</u> M 2 <u>0</u> D 8 <u>9</u> Y		HOW DISCOVERED <input type="checkbox"/> INVENTORY CONTROL <input type="checkbox"/> SUBSURFACE MONITORING <input type="checkbox"/> NUISANCE CONDITIONS <input type="checkbox"/> TANK TEST <input checked="" type="checkbox"/> TANK REMOVAL <input type="checkbox"/> OTHER			
	DATE DISCHARGE BEGAN <input checked="" type="checkbox"/> UNKNOWN		METHOD USED TO STOP DISCHARGE (CHECK ALL THAT APPLY) <input type="checkbox"/> REMOVE CONTENTS <input type="checkbox"/> REPLACE TANK <input checked="" type="checkbox"/> CLOSE TANK <input type="checkbox"/> REPAIR TANK <input type="checkbox"/> REPAIR PIPING <input type="checkbox"/> CHANGE PROCEDURE <input type="checkbox"/> OTHER			
	HAS DISCHARGE BEEN STOPPED? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO IF YES, DATE 1 <u>0</u> M 1 <u>2</u> D 8 <u>9</u> Y					
SOURCE/CAUSE	SOURCE OF DISCHARGE <input type="checkbox"/> TANK LEAK <input checked="" type="checkbox"/> UNKNOWN <input type="checkbox"/> PIPING LEAK <input type="checkbox"/> OTHER		TANKS ONLY/CAPACITY 15500 total gal AGE _____ YRS <input checked="" type="checkbox"/> UNKNOWN	MATERIAL <input type="checkbox"/> FIBERGLASS <input checked="" type="checkbox"/> STEEL <input type="checkbox"/> OTHER	CAUSE(S) <input type="checkbox"/> OVERFILL <input type="checkbox"/> RUPTURE/FAILURE <input type="checkbox"/> CORROSION <input checked="" type="checkbox"/> UNKNOWN <input type="checkbox"/> SPILL <input type="checkbox"/> OTHER	
	CHECK ONE ONLY <input checked="" type="checkbox"/> UNDETERMINED <input type="checkbox"/> SOIL ONLY <input type="checkbox"/> GROUNDWATER <input type="checkbox"/> DRINKING WATER - (CHECK ONLY IF WATER WELLS HAVE ACTUALLY BEEN AFFECTED)					
CURRENT STATUS	CHECK ONE ONLY <input checked="" type="checkbox"/> SITE INVESTIGATION IN PROGRESS (DEFINING EXTENT OF PROBLEM) <input type="checkbox"/> CLEANUP IN PROGRESS <input type="checkbox"/> SIGNED OFF (CLEANUP COMPLETED OR UNNECESSARY) <input type="checkbox"/> NO ACTION TAKEN <input type="checkbox"/> POST CLEANUP MONITORING IN PROGRESS <input type="checkbox"/> NO FUNDS AVAILABLE TO PROCEED <input type="checkbox"/> EVALUATING CLEANUP ALTERNATIVES					
	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"/> TREATMENT AT HOOKUP (HU) <input type="checkbox"/> NO ACTION REQUIRED (NA) <input type="checkbox"/> OTHER (OT)					
COMMENTS						

INGERSOLL-RAND
CONSTRUCTION EQUIPMENT

Administrative Offices

Ingersoll-Rand Equipment Sales
942 Memorial Parkway
Phillipsburg, NJ 08865
(201) 859-7000

April 10, 1989

4/10/89
ALAMEDA COUNTY
DEPT. OF ENVIRONMENTAL HEALTH
HAZARDOUS MATERIALS

Mr. Larry Seto
Alameda County
Department of Environmental Health
Hazardous Materials Division
80 Fwan Way
Room 200
Oakland, CA 94621

Dear Mr. Seto,

In accordance with the regulations of the State of California Department of the Environment, I am notifying your department of a suspected discharge of gasoline from our underground storage tank located at 1944 Marina Boulevard, San Leandro, CA 94577.

The suspected discharge was discovered when the tank failed a vessel integrity test. This test was conducted by Paradiso Construction Company of 9220 "G" Street, Oakland, CA 94603, on March 23, 1989. I have been advised that a representative of this firm notified your department of the suspected discharge on or about March 24, 1989.

The following data is provided to satisfy the five day discharge detection reporting requirement.

- Type and Quantity of Hazardous Substance Release

Type: Unleaded Gasoline
Quantity: Unknown at this date.

- Extent of Soil and Ground or Surface Water Contamination

There are no visual signs of either surface soil or water contamination. Subsurface soil and water conditions have not been investigated at this point.

- Proposed and Completed Cleanup Actions

The subject tank was immediately removed from service and its contents were removed on April 6, 1989.

Ingersoll-Rand is currently in the process of selecting a qualified contractor to remove the underground storage tanks from this location. These tanks will be replaced with above ground or vaulted tanks for diesel and waste oil. The gasoline tank will not be replaced.

- Operator of The Tank

Ingersoll-Rand Equipment Sales
1944 Marina Boulevard
San Leandro, CA 94577

Local Contact: Todd Courtney
(415)357-9131

I trust that this letter satisfies the current documentation requirements of your department. I will advise you of further details as they become available. In the interim, if you require any additional data please feel free to contact me at (201)859-7793.

Sincerely,



Kevin J. McNelis
Manager of Training & Audit

489009/1-2

INGERSOLL-RAND
CONSTRUCTION EQUIPMENT

Administrative Offices
Ingersoll-Rand Equipment Sales
942 Memorial Parkway
Phillipsburg, NJ 08865
(201) 859-7000

April 10, 1989

Mr. Larry Seto
Alameda County
Department of Environmental Health
Hazardous Materials Division
80 Fwan Way
Room 200
Oakland, CA 94621

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1944 Marina Boulevard
San Leandro, CA 94577

Local Contact: Todd Courtney
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Sincerely,



Kevin J. McNelis
Manager of Training & Audit

489009/1-2

 **INGERSOLL-RAND**

Construction Equipment Group
942 Memorial Parkway
Phillipsburg, NJ 08865

Alameda County
Department of Environmental Health
Hazardous Materials Division
80 Fwan Way Room 200
Oakland, CA 94621
ATTN: Mr. Lany Seto

 **INGERSOLL-RAND**

Construction Equipment Group
942 Memorial Parkway
Phillipsburg, NJ 08865

San Leandro Fire Department
2101 Marina Boulevard
San Leandro, CA 94577
ATTN: Underground Storage Tank Section



INGERSOLL-RAND

Construction Equipment Group

942 Memorial Parkway
Phillipsburg, NJ 08865

State Water Resources
Control Board
Division of Water Quality
Underground Tank Program
P.O. Box 100
Sacramento, CA 95801
ATTN: Underground Storage Tank



INGERSOLL-RAND

Construction Equipment Group

942 Memorial Parkway
Phillipsburg, NJ 08865

Regional Water Quality Control Board
1111 Jackson
Room 6000
Oakland, CA 94607
ATTN: Underground Storage Tank Section

PARADISO CONSTRUCTION CO.

LETTER OF TRANSMITTAL

GENERAL & PETROLEUM CONTRACTORS

9220 'G' STREET • P.O. BOX 6397 • OAKLAND, CA 94603
 (415) 562-5511 Contractor's Lic. #259820

DATE	3-28-89	JOB NO.
ATTENTION		
RE:	test results	

TO Alameda County Health Dept
80 Swan Way, Room 200
Oakland, Ca 94621

- WE ARE SENDING YOU Attached Under separate cover via _____ the following items:
- Shop drawings
 - Prints
 - Plans
 - Samples
 - Specifications
 - Copy of letter
 - Change order
 - _____

COPIES	DATE	NO.	DESCRIPTION
1	3-22-89		Ingersoll Rand, 1944 Marina Blvd, San Leandro
1	3-23-89		Same

- THESE ARE TRANSMITTED as checked below:
- For approval
 - Approved as submitted
 - Resubmit _____ copies for approval
 - For your use
 - Approved as noted
 - Submit _____ copies for distribution
 - As requested
 - Returned for corrections
 - Return _____ corrected prints
 - For review and comment
 - _____
 - FOR BIDS DUE _____ 19 _____
 - PRINTS RETURNED AFTER LOAN TO US

REMARKS _____

5,000 gallon tank failed

RECEIVED

MARCH 29 1989

WASTE PROGRAM

COPY TO owner, ~~Steve Hottel~~

SIGNED: Chris Watson

If enclosures are not as noted, kindly notify us at once.

To be filled out and turned in the following day

PARADISO
Construction Co.
9220 G Street
Oakland, CA 94603
Phone 562-5511

DAILY WORK ORDER

Company: Jesse Soll Road SS# _____ DATE: 3/23/89 Job #: 1408
 Street: 1944 Marina Blvd Ordered by: _____ tele: _____
 City: San Leandro Job tele: _____ P.O. # _____

DESCRIPTION OF WORK: Test 500 w/d (Tight) Test sk uc Tank
Tank + System leaking at a rate of 1 gal per min = to 12 GPH
Tried to do Supremes Product Lines Test unable to get line
to pressure. (Line has no leak detector) Close INLINE VALVE AND
Set screws on functional Element still NO PRESSURE (Line failed)

#1: LABOR (name)				HRS.	RATE	AMOUNT	#4: MATERIAL PURCHASED (to be marked up)			
							Supplier	Description	tag #	AMOUNT
✓ Dave W				6						
#2: EQUIPMENT				HRS.	RATE	AMOUNT	#5: SUBCONTRACTORS (to be marked up)			
							NAME	HRS.	AMOUNT	
Mechanic's Truck				1						
1-ton Dump Truck										
7 Yard Dump Truck										
Backhoe										
Hopto							#6: OTHER CHARGES			
Air Compressor							Dump fee			
Water Pump & Hose										
Transfer Pump & Hose							COST SUMMARY			
Roller							#1: Labor			
✓ Test Petrotite Tank Tester				2			#2: Equipment			
Petrotite Line Tester				1			#3: From our Yard			
Wacker/Jackhammer							#4: Material Purchases			
Concrete Saw & Blade							20% mark-up on #4:			
Barricades							#5: Subcontractors			
							20% mark-up on #5:			
#3: FROM OUR YARD						AMOUNT	#6: Other Charges			
Pipe & fittings (list it on back)										
Lumber & forms (list it on back)										
Electrical fittings										
Trench Covers										
5 gal DIESEL FUEL										
							Total Amount :		()	