

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



12027

STID 3570

October 23, 2002

Ms. Donna Proffitt
Bank of America, Environmental Services Dept.
(714)-734-2068
4820 Irvine Boulevard
Irvine, CA 92620

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

Re: Property at 2585 Nicholson St. San Leandro, CA 94577

Dear Ms. Proffitt:

I have received and reviewed "Groundwater Monitoring Report" document by Mr. Scott Allen of Versar Inc. dated June 7, 2002, regarding the above referenced property. I would like to make the following comments regarding this report:

- Per this report MW-1 well seems to be the only well with significant amount of constituents at the above site. There were 3,800ppb, 380ppb, and 80ppb of TPH-G, Benzene, and Ethylbenzene respectively.
- This office has been informed that MTBE analysis has been performed and indicated non-detect levels. However you need to provide a copy of this document to this office or perform MTBE analysis on the next round as indicated previously.
- This office cannot concur with the closure of this site at this time due to the reasons indicated previously due to instability of the plume and the fact that the concentrations of constituents are higher during recent sampling compared to the ones observed in the past.

If you have any questions, please call me at (510) 567-6876.

Sincerely,

Amir K. Gholami, REHS
Hazardous Materials Specialist

C: Mr. Scott Allen of Versar Inc. 7844 Madison Ave., Suite 167, Fair Oaks, CA 95628
Mr. Mike Bakaldin, City of San Leandro, Environmental Services Division, 835 East
14th Street, San Leandro, CA 94577
File

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



10-31-02

STID 3570

October 23, 2002

Ms. Donna Proffitt
Bank of America, Environmental Services Dept.
(714)-734-2068
4820 Irvine Boulevard
Irvine, CA 92620

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

Re: Property at 2585 Nicholson St. San Leandro, CA 94577

Dear Ms. Proffitt:

I have received and reviewed "Groundwater Monitoring Report" document by Mr. Scott Allen of Versar Inc. dated June 7, 2002, regarding the above referenced property. I would like to make the following comments regarding this report:

- Per this report MW-1 well seems to be the only well with significant amount of constituents at the above site. There were 3,800ppb, 380ppb, and 80ppb of TPH-G, Benzene, and Ethylbenzene respectively.
- This office has been informed that MTBE analysis has been performed and indicated non-detect levels. However you need to provide a copy of this document to this office or perform MTBE analysis on the next round as indicated previously.
- This office cannot concur with the closure of this site at this time due to the reasons indicated previously due to instability of the plume and the fact that the concentrations of constituents are higher during recent sampling compared to the ones observed in the past.

If you have any questions, please call me at (510) 567-6876.

Sincerely,

Amir K. Gholami, REHS
Hazardous Materials Specialist

C: Mr. Scott Allen of Versar Inc. 7844 Madison Ave., Suite 167, Fair Oaks, CA 95628
Mr. Mike Bakaldin, City of San Leandro, Environmental Services Division, 835 East
14th Street, San Leandro, CA 94577
File

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



B-28-JR

STID 3570

March 27, 2002

Ms. Donna Proffitt
Bank of America, Environmental Services Dept.
(714)-734-2068
4820 Irvine Boulevard
Irvine, CA 92620

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

RO# 20
Rodding Cleaning Service
LUST Program
Active/open

Re: Property at 2585 Nicholson St. San Leandro, CA 94577

Dear Ms. Proffitt:

This office is in receipt of "Groundwater Monitoring Report" dated November 28, 2001 by Mr. Scott Allin of Versar Inc., regarding the above referenced property. The concentrations of the constituent within MW-1 well, the most contaminated well, were detected at 1,800ppb, 210ppb, 20ppb, 47ppb, and 82ppb of TPH-G, Benzene, Toluene, Ethyl benzene, and Total xylene respectively. This reflects a decrease in the concentrations since previous analysis. As you are aware there have been some fluctuations in the concentrations of the constituents.

Additionally, as you are aware the property is being offered for sale utilizing Small Business Administration (SBA) financing. Therefore, there is a concern by SBA and the lender regarding the status of contamination at the above referenced site. Per my phone discussion with Mr. Arthur Pullem of Bank of America, it is my opinion that, despite the fact that the above referenced site is not yet ready for closure, it is moving toward an eventual closure.

Should you have any questions, please do not hesitate to call me at (510) 567-6876.

Sincerely,

Amir K. Gholami, REHS
Hazardous Materials Specialist

C: Mr. Scott Allen of Versar Inc. 7844 Madison Ave., Suite 167, Fair Oaks, CA 95628
Mr. Mike Bakaldin, City of San Leandro, Environmental Services Division, 835 East
14th Street, San Leandro, CA 94577
Files

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



06-06-01

2020

Stid 3570

June 4, 2001

Ms. Donna Proffitt
Bank of America, Environmental Services Dept.
(714)-734-2068
4820 Irvine Boulevard
Irvine, CA 92620

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

Re: Property at 2585 Nicholson St. San Leandro, CA 94577

Dear Ms. Proffitt:

I have received "Additional Research and Evaluation" document by Mr. Scott Allen of Versar Inc. dated May 15th, 2001 along with Risk Assessment and several other attached documents regarding the above referenced property.

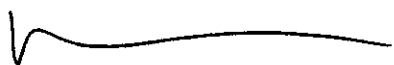
I reviewed and discussed the above documents with your consultant Mr. Allen of Versar Inc. I would like to briefly discuss the topics, which we discussed regarding the above documents:

1. I understand that well survey was performed and the closest wells were about 0.34 to 0.47 miles away cross to down gradient of the source. In summary no concern was expressed for impacting any of these wells.
2. Soil impact used during Risk Assessment calculation used samples at four feet deep. However, please explain why six feet bgs was not used since this was the area of higher contamination in soil and would impact the risk assessment calculations.
3. Potential preferential pathways were looked into and found to not create any cause for concern according to this document.
4. Plume stability has been argued to be stable. However, I do not agree with this notion due to the fact that the concentrations of constituents are higher during recent sampling compared to the ones observed back in 1992. This is true of several constituents. However, I understand that the plume seems to be mostly around MW-1 well (source well) and that due to flat groundwater flow gradient, the plume so far does not seem to be going off-site.
5. I understand that MTBE analysis performed indicated non-detect levels. Please provide a copy of this document to this office.

6. MW-1 well seems to be the only well with significant amount of constituents at the above site. Thus, you may perform sampling and analysis of this well on a semi-annual basis while skipping the sampling and analysis on all other wells due to the fact that there has been low or non-detect amount of constituents within these wells. However, please do not destroy the wells at this time until further notice.
7. You may skip analysis of TPHd and TPHss per you request within this report.

If you have any questions, please call me at (510) 567-6876.

Sincerely,



Amir K. Gholami, REHS
Hazardous Materials Specialist

C: Mr. Scott Allen of Versar Inc. 7844 Madison Ave., Suite 167, Fair Oaks, CA 95628
Mr. Mike Bakaldin, City of San Leandro, Environmental Services Division, 835 East
14th Street, San Leandro, CA 94577
Files



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ENVIRONMENTAL HEALTH SERVICES
ENVIRONMENTAL PROTECTION
1131 Harbor Bay Parkway
Alameda, CA 94502-6577
(510) 567-6700
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Stid 3570

April 19, 2001

John Schovanec
Bank of America, Environmental Services Dept.
(714)-734-2068
4820 Irvine Boulevard
Irvine, CA 92620

Re: Property at 2585 Nicholson St. San Leandro, CA 94577

Dear Mr Schovanec:

This office is in receipt of Groundwater Monitoring Report dated April 2, 2001, submitted by Mr. Scott Allin of Versar Inc. regarding the above referenced site. Please consider the following items regarding the above document:

- Monitoring well MW-1 still contains the highest concentrations of the contaminants with 17800ppb of TPH-G, and 957ppb of Benzene. The other wells did not reveal any contaminants beside TPH-G with MW-2 representing the highest TPH-G level at 104ppb.
- Please either forward a copy of October 29, 1999 letter to this office or perform MTBE analysis per our discussion in the past.
- Please maintain the same unit for all constituents detected in groundwater as PPB rather than PPM specifically for TPH-G.
- You must perform analysis for TPH-D. In the previous correspondence you were requested to perform this analysis due to presence of some fluctuation on a constant basis in MW-1. As with the previous report the analysis for TPH-D in MW-1 well was not performed even though there has been some fluctuation on a constant basis. TPHss ranges from C-7 to C-12 while TPH-D ranges from C-12 to C-24. Therefor, TPH-D could be detected even though TPHss was not detected. Please perform this analysis on the next round.
- I concur with the work proposed for the next quarter as indicated in the above report dated April 2, 2001 by Mr. Tim Berger of Versar Inc. However, you

additionally need to properly delineate the extent of plume since there is an increasing trend in MVV-1 plume concentrations. There might be an undefined source contributing to this increase in concentration trend. This trend will be more evident when you compare the concentrations of contaminant in June 1992 against the latest concentrations indicating an increasing plume.

- Please comply with all above issues since several of the items indicated above have not been complied with in the past. This was discussed with your Mr. Sudhakar Talanki of Versar Inc. as well.

Should you have any questions and or concerns, please call me at (510) 567-6876.

Sincerely,



Amir K. Gholami, REHS
Hazardous Materials Specialist

C: Mr. Tim Berger of Versar Inc. 7844 Madison Ave., Suite 167, Fair Oaks, CA 95628
Mr. Mike Bakaldin, City of San Leandro, Environmental Services Division, 835 East
14th Street, San Leandro, CA 94577
Files

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



03-29-01

2020

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

Stid 3570

March 28, 2001

Ms. Donna Proffitt
Bank of America, Environmental Services Dept.
(714)-734-2068
4820 Irvine Boulevard
Irvine, CA 92620

Re: Property at 2585 Nicholson St. San Leandro, CA 94577

Dear Ms. Proffitt:

I am in receipt of letter dated March 22nd, 2001 by Mr. Stuart I. Block, of Cox, Castle & Nicholson LLP, Your attorney, regarding the above referenced property. Attached with this letter were numerous other documents including the Risk-Based Corrective Action (RBCA) Analysis Update dated December 14, 2000 submitted by Mr. Tim Berger of Versar Inc. as well a several correspondences between this office and your consultant.

I reviewed the letter and I understand that you have expressed some concern regarding the ultimate clean up completion, "closure", of the above referenced property. I have reviewed the risk assessment and the whole package and called Mr. Block of Cox, Castle & Nicholson with my comments.

I made the following comments to Mr. Block in regard to the Risk Assessment Document and the requirement necessary for an eventual site closure:

1. Inhalation from vapors emanating from contaminants in groundwater to indoors and to outdoors were identified as the only receptor exposure pathways. The Risk Assessment does not consider possibility of water ingestion and or exposure thorough domestic/agricultural pathway. Has a "well Survey" been performed? This includes door to door inquiry for potential existence of domestic wells as well as possibilities of building basement for possible seepage.
2. Please explain why the contamination in soil as well as its impact was not considered in the risk assessment.
3. TPHg toxicity as well as its synergistic effect was not taken into account.
4. The preferential pathways, such as conduits etc. needs to be evaluated and submitted to this office

5. There has to be several criterion met before this site can be considered for closure per my discussion with Mr. Block.
6. You may need to further delineate the plume constituents such as Benzene and TPHg or otherwise prove the plume localized only as an alternative option. The most recent concentration of Benzene and TPHg were noted at 1,000ppb and 12,900ppb respectively. Please maintain the same unit for all constituents in groundwater, for instance the benzene is reported as ppb while some others such as TPHg are reported as ppm.
7. One of the criteria for site closure approval is that all plums must be stable and or decreasing. If there is an oscillation in the concentration of some of the constituents there may still be a potential existing on or off-site source contributing to this sudden increase or some other phenomena, which renders the site not ready for closure. The concentrations of Total Xylenes and TPHg and Benzene, to some extent, have revealed some oscillations. Therefor with a potential existing source and or unstable plume, a site may not be ready for closure even though the present Risk assessment has been calculated with conservative values in its assumptions due to the fact that the site has not yet been properly characterized.

If you have any questions, please call me at (510) 567-6876.

Sincerely,



Amir K. Gholami, REHS
Hazardous Materials Specialist

C: Mr. Scott Allen of Versar Inc. 7844 Madison Ave., Suite 167, Fair Oaks, CA 95628
Mr. Mike Bakaldin, City of San Leandro, Environmental Services Division, 835 East
14th Street, San Leandro, CA 94577
Files



03-29-01

2020

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ENVIRONMENTAL PROTECTION
1131 Harbor Bay Parkway
Alameda, CA 94502-6577
(510) 567-6700
Fax (510) 337-9335

Stid 3570

March 27, 2001

Mr. John Schovanec
Bank of America, Environmental Services Dept.
(714)-734-2068
4820 Irvine Boulevard
Irvine, CA 92620

Re: Property at 2585 Nicholson St. San Leandro, CA 94577

Dear Mr Schovanec:

I am in receipt of letter dated March 22nd, 2001 by Mr. Stuart I. Block, of Cox, Castle & Nicholson LLP, Your attorney, regarding the above referenced property. Attached with this letter were numerous other documents including the Risk-Based Corrective Action (RBCA) Analysis Update dated December 14, 2000 submitted by Mr. Tim Berger of Versar Inc. as well a several correspondences between this office and your consultant.

I reviewed the letter and I understand that you have expressed some concern regarding the ultimate clean up completion, "closure", of the above referenced property. I have reviewed the risk assessment and the whole package and called Mr. Block of Cox, Castle & Nicholson with my comments.

I made the following comments to Mr. Block in regard to the Risk Assessment Document and the requirement necessary for an eventual site closure:

1. Inhalation from vapors emanating from contaminants in groundwater to indoors and to outdoors were identified as the only receptor exposure pathways. The Risk Assessment does not consider possibility of water ingestion and or exposure thorough domestic/agricultural pathway. Has a "well Survey" been performed? This includes door to door inquiry for potential existence of domestic wells as well as possibilities of building basement for possible seepage.
2. Please explain why the contamination in soil as well as its impact was not considered in the risk assessment.
3. TPHg toxicity as well as its synergistic effect was not taken into account.

4. The preferential pathways, such as conduits etc. need to be evaluated and submitted to this office
5. There has to be several criterion met before this site can be considered for closure per my discussion with Mr. Block.
6. You may need to further delineate the plume constituents such as Benzene and TPHg or otherwise prove the plume localized only as an alternative option. The most recent concentration of Benzene and TPHg were noted at 1,000ppb and 12,900ppb respectively. Please maintain the same unit for all constituents in groundwater, for instance the benzene is reported as ppb while some others such as TPHg are reported as ppm.
7. One of the criteria for site closure approval is that all plums must be stable and or decreasing. If there is an oscillation in the concentration of some of the constituents there may still be a potential existing on or off-site source contributing to this sudden increase or some other phenomena, which renders the site not ready for closure. The concentrations of Total Xylenes and TPHg and Benzene, to some extent, have revealed some oscillations. Therefor with a potential existing source and or unstable plume, a site may not be ready for closure even though the present Risk assessment has been calculated with conservative values in its assumptions due to the fact that the site has not yet been properly characterized.

If you have any questions, please call me at (510) 567-6876.

Sincerely,



Amir K. Gholami, REHS
Hazardous Materials Specialist

C: Mr. Tim Berger of Versar Inc. 7844 Madison Ave., Suite 167, Fair Oaks, CA 95628
Mr. Mike Bakaldin, City of San Leandro, Environmental Services Division, 835 East
14th Street, San Leandro, CA 94577
Files



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

Stid 3570

January 24, 2001

Mr. Robert Eckstein
Sketchley Trust
300 Ellinwood Way #260
San Leandro, CA 94577

Mr. Steven Birch
Rodding Cleaning Service
2585 Nicholson Street Pleasant Hill
CA 94523-4811

Re: Property at 2585 Nicholson St. San Leandro, CA 94577

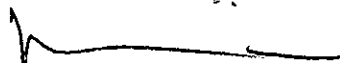
Dear Messrs. Eckstein and Birch:

This office is in receipt of Groundwater Monitoring Report dated December 20, 2000 submitted by Mr. Scott Allin of Versar Inc. regarding the above referenced site. I have reviewed this report and would like to make the following comments:

1. MW-1 well still represents the well with the highest contaminants present at the above site with, 12,900ppb of TPH-G, and 1,000ppb of Benzene.
2. As with the previous report the analysis for TPH-D in MW-1 well was not performed even though there has been some fluctuation on a constant basis. TPHss ranges from C-7 to C-12 while TPH-D ranges from C-12 to C-24. Therefore, TPH-D could be detected even though TPHss was not detected. Please perform this analysis on the next round.
3. In my previous correspondence, I had requested analysis for MTBE and or the letter from our office dated October 29, 1999 allowing you not to analyze for MTBE. Please forward a copy of this letter to me. Since there was no analysis for MTBE in this report or in the last analysis.
4. I suggest you keep all units in ground water as PPB rather than PPM such as for TPH-G.
5. I concur with the work proposed for the next quarter as indicated in the above report dated May 31, 2000 by Mr. Tim Berger of Versar Inc.

If you have any questions, please call me at (510) 567-6876.

Sincerely,



Amir K. Gholami, REHS
Hazardous Materials Specialist

C: Mr. Tim Berger of Versar Inc. 7844 Madison Ave., Suite 167, Fair Oaks, CA 95628
Mr. Mike Bakaldin, City of San Leandro, Environmental Services Division, 835 East
14th Street, San Leandro, CA 94577
Files

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



10-19-00

RO# 20

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

Stid 3570

October 18, 2000

Mr. Robert Eckstein
Sketchley Trust
300 Ellinwood Way #260
San Leandro, CA 94577

Mr. Steven Birch
Rodding Cleaning Service
2585 Nicholson Street Pleasant Hill
CA 94523-4811

Re: Property at 2585 Nicholson St. San Leandro, CA 94577

Dear Messrs. Eckstein and Birch:

I am in receipt of Groundwater Monitoring Report (April 2000) by by Mr. Tim Berger of Versar Inc. regarding the above referenced site.

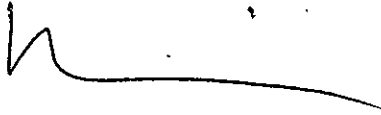
I would like to make the following comments regarding this report:

- MW-1 well is still the well with the highest contaminants present at the above site with, 13,000ppb of TPH-G, and 1130ppb of Benzene.
- The analysis for TPH-D in MW-1 well was not performed even though there has been some fluctuation on a constant basis.
- In your letter dated May 1, 2000 you indicated that a letter from our office dated October 29, 1999 granted that you do not need to analyze for MTBE. Please forward a copy of this letter to me. Since there was no analysis for MTBE in this report or in the past analysis per your table 2 of the above report. Unless this has been performed in the past with ND results, you need to also verify presence of this constituent. If this has already been performed, please provide documentation to this office.
- Per my message on your voice mail, the Benzene plume is not stable and or decreasing. Benzene concentration was 110ppb in 1992 and up to 1130ppb at the last report.

I concur with the work proposed for the next quarter as indicated in the above report dated May 31, 2000 by Mr. Tim Berger of Versar Inc.

Should you have any questions, please call me at (510) 67-6876.

Sincerely,

A handwritten signature in black ink, appearing to be 'Amir K. Gholami', with a long horizontal flourish extending to the right.

Amir K. Gholami, REHS
Hazardous Materials Specialist

C: Mr. Tim Berger of Versar Inc. 7844 Madison Ave., Suite 167, Fair Oaks, CA 95628
Mr. Mike Bakaldin, City of San Leandro, Environmental Services Division, 835 East
14th Street, San Leandro, CA 94577
Files



SENT 4-28-2000
incl cc's

2020

ENVIRONMENTAL HEALTH SERVICES
ENVIRONMENTAL PROTECTION
1131 Harbor Bay Parkway
Alameda, CA 94502-6577
(510) 567-6700
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Stid 3570

April 27, 2000

Mr. John Schovanec
Bank of America, Environmental Services Dept.
4820 Irvine Boulevard
Irvine, CA 92620
(714) 734-2068 Telephone
(714) 734-2086 Fax

Re: Property at 2585 Nicholson St. San Leandro, CA 94577

Dear Mr. Schovanec:

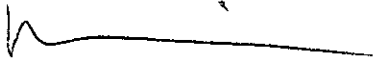
I am in receipt of the document dated April 5, 2000 by Mr. Scott Allin of Versar Inc. I reviewed this document and discussed it with Mr. Allin, your consultant. I would like to make the following comments:

- I understand that MTBE constituent was analyzed for previously during the July 1999 monitoring event. This report was dated October 18, 1999 and revealed up to 11ppb of MTBE. You do not need to perform this analysis any longer.
- TPHd levels had been ND or at low levels for all the wells during the previous sampling events with the exception of MW-1 well. Therefore, with the exception of MW-1 well, you may skip this analysis for all wells until further notice. We also discussed the possible reporting of error in laboratory reporting as well as possible causes for fluctuations in concentration of this constituent in MW-1 well. Please perform analysis for TPHd on a semi-annual basis for MW-1 well only at the present time.
- As indicated previously, MW-1 well seems to be the well with the highest contaminants present at the above site with, 22,400ppb of TPH-G, and 1, and 300ppb of Benzene. However there was some significant increase in the concentrations of these constituents.
- I have noted that TPH-ss, Stoddard solvent was not analyzed for during several periods. There has been some fluctuation on this constituent, which renders it necessary to perform this analysis.
- I understand that the groundwater flow gradient is predominantly southeasterly.

You may continue with the work proposed for the next quarter as indicated in the above report dated March 21, 2000 by Mr. Scott Allin of Versar Inc. However, please ensure you observe the above items as I discussed it with Mr. Allin as well.

If you have any questions, please do not hesitate to call me at (510) 567-6876

Sincerely,



Amir K. Gholami, REHS
Hazardous Materials Specialist

C: Mr. Scott Allin, Versar Inc. 7844 Madison Ave., Suite 167, Fair Oaks, CA 95628
Files

ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY
DAVID J. KEARS, Agency Director



SENT 4-18-2000
mld cals

2020

ENVIRONMENTAL HEALTH SERVICES
ENVIRONMENTAL PROTECTION
1131 Harbor Bay Parkway
Alameda, CA 94502-6577
(510) 567-6700
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Stid 3570

April 17, 2000

Mr. John Schovanec
Bank of America, Environmental Services Dept.
4820 Irvine Boulevard
Irvine, CA 92620
(714) 734-2068 Telephone
(714) 734-2086 Fax

Re: Property at 2585 Nicholson St. San Leandro, CA 94577

Dear Mr. Schovanec:


This office is in receipt of Groundwater Monitoring Report, January 2000 dated March 21, 2000 by Mr. Scott Allin of Versar Inc. I have reviewed this document made the following observations regarding this site:

- You need to perform an analysis for MTBE as well. Unless this has been performed in the past with ND results, you need to also verify presence of this constituent. If this has already been performed, please provide documentation to this office.
- Similar to the past MW-1 well seems to be the well with the highest contaminants present at the above site with, 22,400ppb of TPH-G, and 1, and 300ppb of Benzene. However there was some significant increase in the concentrations of these constituents
- TPH-ss, Stoddard solvent was not analyzed for during several periods. There has been some fluctuation on this constituent, which renders it necessary to perform this analysis.

I concur with the work proposed for the next quarter as indicated in the above report dated March 21, 2000 by Mr. Scott Allin of Versar Inc. However, you should still analyze for the presence of TPH-D in MW-1 well, since there has been some fluctuations in the concentrations of this constituent, but you may skip this analysis for MW-3 Well.

Should you have any questions, please feel free to call me at (510) 567-6876

Sincerely,


Amir K. Gholami, REHS
Hazardous Materials Specialist

C: Mr. Tim Berger of Versar Inc. 7844 Madison Ave., Suite 167, Fair Oaks, CA 95628
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Stid 3570

April 10, 2000

Mr. John Schovanec
Bank of America, Environmental Services Dept.
4820 Irvine Boulevard
Irvine, CA 92620
(714) 734-2068 Telephone
(714) 734-2086 Fax

Re: Property at 2585 Nicholson St. San Leandro, CA 94577

Dear Mr. Schovanec:

I am in receipt of a response document dated April 5th, 2000 by Mr. Tim Berger of Versar Inc. who informed me that you will be the contact person for Bank of America and that all my correspondences should go to you. I would like to inform you that I have been recently assigned to oversee the clean up process at the above reference site. I made site visit and reviewed the property with the president of the existing company, Mr. R. Vijay, who is leasing the referenced property. I have also reviewed the latest quarterly groundwater monitoring analysis dated January 6th, 2000 prepared by Mr. Tim Berger of Versar Inc.

I made the following comments to Mr. Berger and previous contacts regarding this report:

1. MW-1 well seems to be the well with the highest contaminants present at the above site with, 4900ppb of TPH-G, and 270ppb of Benzene.
2. The analysis for TPH-D in MW-1 well was not performed even though there has been some fluctuation on a constant basis.
3. There was no analysis for MTBE in this report. Unless this has been performed in the past with ND results, you need to also verify presence of this constituent. If this has already been performed, please provide documentation to this office.
4. Per this report, the average flow gradient has been to the east in October of 1999. Please explain how consistent the flow gradient has this been throughout the groundwater investigation phase.

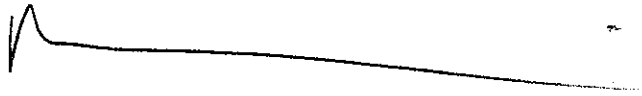
Furthermore, I mentioned that I would have to get back with you regarding the Risk-Based Corrective Action (RBCA) analysis prepared by Mr. Tim Berger of Versar Inc.

Additionally I concur with the work proposed for the next quarter as indicated in the above report dated January 6th, 2000 by Mr. Tim Berger of Versar Inc.

Page 2 of 2
4/10/2000
2585 Nicholson St. San Leandro
Stid 3570

Should you have any questions, please feel free to call me at (510) 567-6876

Sincerely,

A handwritten signature in black ink, consisting of a stylized initial 'A' followed by a long, horizontal, slightly wavy line that tapers to the right.

Amir K. Gholami, REHS
Hazardous Materials Specialist

C: Mr. Tim Berger of Versar Inc. 7844 Madison Ave., Suite 167, Fair Oaks, CA 95628
Files



SUT. mald ce's
3-28-2000

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

Stid 3570

March 28, 2000

Mr. Robert Eckstein
Sketchley Trust
300 Ellinwood Way #260
San Leandro, CA 94577

Mr. Steven Birch
Rodding Cleaning Service
2585 Nicholson Street Pleasant Hill
CA 94523-4811

Re: Property at 2585 Nicholson St. San Leandro, CA 94577

Dear Messrs. Eckstein and Birch:

I would like to inform you that I have been recently assigned to oversee the clean up process at the above reference site. I made site visit and reviewed the property with the president of the existing company, Mr. R. Vijay, who is leasing the referenced property. I have also reviewed the latest quarterly groundwater monitoring analysis dated January 6th, 2000 prepared by Mr. Tim Berger of Versar Inc.

I would like to make the following comments regarding this report:

- MW-1 well seems to be the well with the highest contaminants present at the above site with, 4900ppb of TPH-G, and 270ppb of Benzene.
- The analysis for TPH-D in MW-1 well was not performed even though there has been some fluctuation on a constant basis.
- There was no analysis for MTBE in this report. Unless this has been performed in the past with ND results, you need to also verify presence of this constituent. If this has already been performed, please provide documentation to this office.
- Per this report, the average flow gradient has been to the east in October of 1999. Please explain how consistent the flow gradient has this been throughout the groundwater investigation phase.

I will have to get back with you regarding the Risk-Based Corrective Action (RBCA) analysis prepared by Mr. Tim Berger of Versar Inc.

I concur with the work proposed for the next quarter as indicated in the above report dated January 6th, 2000 by Mr. Tim Berger of Versar Inc.

If you have any questions, please call me at (510) 567-6876.

Sincerely,

A handwritten signature in black ink, appearing to be 'Amir K. Gholami', written over a horizontal line.

Amir K. Gholami, REHS
Hazardous Materials Specialist

C: Mr. Tim Berger of Versar Inc. 7844 Madison Ave., Suite 167, Fair Oaks, CA 95628
Files

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



FEB 09 2000

CC's

2020

Stid 3570

February 9, 2000

Mr. Robert Eckstein
Sketchley Trust
300 Ellinwood Way #260
Pleasant Hill, CA 94523-4811

Mr. Steven Birch
Rodding Cleaning Service
2585 Nicholson Street
San Leandro, CA 94577

ENVIRONMENTAL HEALTH SERVICES
ENVIRONMENTAL PROTECTION
1131 Harbor Bay Parkway
Alameda, CA 94502-6577
(510) 567-6700
(510) 337-9432

Re: Property at 2585 Nicholson St. San Leandro, CA 94577

LANDOWNER NOTIFICATION AND PARTICIPATION REQUIREMENTS

Dear Messrs. Eckstein and Birch:

This letter is to inform you of new legislative requirements pertaining to cleanup and closure of sites where an unauthorized release of hazardous substance, including petroleum, has occurred from an underground storage tank (UST). Section 25297.15(a) of Ch. 6.7 of the Health & Safety Code requires the primary or active responsible party to notify all current record owners of fee title to the site of: 1) a site cleanup proposal, 2) a site closure proposal, 3) a local agency intention to make a determination that no further action is required, and 4) a local agency intention to issue a closure letter. Section 25297.15(b) requires the local agency to take all reasonable steps to accommodate responsible landowners' participation in the cleanup or site closure process and to consider their input and recommendations.

For purposes of implementing these sections, you have been identified as the primary or active responsible party. Please provide to this agency, within twenty (20) calendar days of receipt of this notice, a complete mailing list of all current record owners of fee title to the site. You may use the enclosed "list of landowners" form (sample letter 2) as a template to comply with this requirement. If the list of current record owners of fee title to the site changes, you must notify the local agency of the change within 20 calendar days from when you are notified of the change.

If you are the sole landowner, please indicate that on the landowner list form. The following notice requirements do not apply to responsible parties who are the sole landowner for the site.

LANDOWNER NOTIFICATION

Re: 2585 Nicholson St. San Leandro

February 9, 2000

Page 2 of 2

In accordance with Section 25297.15(a) of Ch. 6.7 of the Health & Safety Code, you must certify to the local agency that all current record owners of fee title to the site have been informed of the proposed action before the local agency may do any of the following:

- 1) consider a cleanup proposal (corrective action plan)
- 2) consider a site closure proposal
- 3) make a determination that no further action is required
- 4) issue a closure letter

You may use the enclosed "notice of proposed action" form (sample letter 3) as a template to comply with this requirement. Before approving a cleanup proposal or site closure proposal, determining that no further action is required, or issuing a closure letter, the local agency will take all reasonable steps necessary to accommodate responsible landowner participation in the cleanup and site closure process and will consider all input and recommendations from any responsible landowner.

Please call me at (510) 567-6876 if you have any questions about the content of this letter.

Sincerely,



Amir K. Gholami, REHS
Hazardous Materials Specialist

cc: Chuck Headlee, RWQCB

Attachments: Sample letter 2 and Sample letter 3, which must be filled out by the Responsible Party and mailed to Alameda County.

Alameda County Health care Services Agency
Environmental Health Services
1131 Harbor Bay Parkway, Suite 250
Alameda, CA 94502-6577

"List of Landowners" form
(Sample Letter 2)

SUBJECT: CERTIFIED LIST OF RECORD FEE TITLE OWNERS FOR (Site
name and address)
(to be filled in by the primary responsible party and mailed to
Alameda County)

(Note: Fill out item 1 if there are multiple site landowners. If
you are the sole site landowner, skip item 1 and fill out item 2)

1. In accordance with section 25297.15(a) of Chapter 6.7 of
the Health & Safety Code, I, (name of primary responsible
party), certify that the following is a complete list of
current record fee title owners and their mailing addresses
for the above site:

2. In accordance with section 25297.15(a) of Chapter 6.7 of
the Health & Safety Code, I, (name of primary responsible
party), certify that I am the sole landowner for the above
site.

Sincerely,

Signature of primary responsible party

Name of primary responsible party

Alameda County Health care Services Agency
Environmental Health Services
1131 Harbor Bay Parkway, Suite 250
Alameda, CA 94502-6577

"Notice of Proposed Action" form
(Sample Letter 3)

SUBJECT: NOTICE OF PROPOSED ACTION SUBMITTED TO LOCAL AGENCY FOR
(site name and address)
(to be filled in by the primary responsible party and mailed to
Alameda county)

In accordance with section 25297,15(a) of Chapter 6.7 of the
Health & Safety Code, I, (name of primary responsible party),
certify that I have notified all responsible landowners of the
enclosed proposed action. Check space for applicable proposed
action(s):

- cleanup proposal (corrective action plan)
- site closure proposal
- local agency intention to make a determination that no
further action is required
- local agency intention to issue a closure letter

Sincerely,

Signature of primary responsible party

Name of primary responsible party

cc: Names and addresses of all record fee title owners

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



SENT 10-29-99
including cc's

2020

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

October 29, 1999

Mr. John Schovanec
Bank of America Environmental Services
4000 MacArthur Blvd., Ste 1000
Newport Beach, CA 92660

STID: 3570

Re: Investigations at 2585 Nicholson Street, San Leandro, CA

Dear Mr. Schovanec,

This office has reviewed the October 18, 1999 Groundwater Monitoring Report, prepared by Versar Inc. (Versar) for the above site. Based on the fact that the identified levels of Methyl Tertiary Butyl Ether (MTBE) were below the 200 parts per billion (ppb) threshold value currently being employed by the San Francisco Bay-Regional Water Quality Control Board (RWQCB), no further analysis for MTBE or the other fuel oxygenates will be required in future groundwater monitoring events. Additionally, since the level of naphthalene, which is one of the more toxic Semi-Volatile Organic Compounds (SVOCs), was below the tap water threshold value given in Region IX Environmental Protection Agency's Preliminary Remediation Goals, no further groundwater monitoring for SVOCs will be required at the site. Due to the Non Detect results of the TPH-mo, analysis for this constituent may also be discontinued.

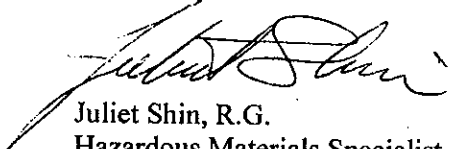
According to Figure 2 in Versar's June 30, 1999, storm sewer lines, as well as gas and electrical lines, were identified in and around the site. Based on this information and the shallow groundwater at the site, this office requested in a July 14, 1999 letter that you submit information on the depths of the utility line trenches to try and determine whether they could be intercepting and locally redirecting the migration of the contaminant plume. However, Versar did not even address the storm sewer lines in the October 18, 1999 report, and only speculated that the electrical and gas trenches were located above the water table. Per Section 2725, Chapter 16, Division 3, Title 23 California Code of Regulations, this office is requiring that information on the depths of all three of these utility line trenches be submitted with the next report. If you and Versar are going to make the argument that these utility line trenches are not influencing the direction of the contaminant plume, your argument must be supported by solid documentation.

Quarterly groundwater must continue at the site. The next monitoring event is due to take place in October 1999. Groundwater samples should be analyzed for TPHg, TPHd, and BTEX.

Mr. John Schovanec
Re: 2585 Nicholson Ave.
October 29, 1999
Page 2 of 2

If you have any questions or comments, please contact me at (510) 567-6763.

Sincerely,



Juliet Shin, R.G.
Hazardous Materials Specialist

Cc: Scott Allin
Versar, Inc.
7844 Madison Avenue, Ste 167
Fair Oaks, CA 95628

Mike Bakaldin
City of San Leandro
835 East 14th Street
San Leandro, CA 94577

Files-JMS

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



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ENVIRONMENTAL HEALTH SERVICES

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

July 14, 1999

Mr. John Schovanec
Bank of America Environmental Services
4000 MacArthur Blvd., Ste 1000
Newport Beach, CA 92660

STID: 3570

Re: Groundwater monitoring at 2585 Nicholson Street, San Leandro, CA

Dear Mr. Schovanec,

This office has reviewed Versar's Monitoring Well Installation and Groundwater Monitoring Report, dated June 30, 1999, for the above site. This office is in agreement with Versar's recommendations to analyze Wells MW-1, MW-3, MW-4, and MW-5 for MTBE and the other fuel oxygenates using Method 8260 and analyze Wells MW-1 and MW-3 for SVOCs using Method 8270 in the next quarterly sampling event. Quarterly groundwater monitoring of all five monitoring wells, MW-1 through MW-5, shall continue in order to assess any seasonal fluctuations, confirm the accuracy of the initial sample results, and to assist this office in estimating the stability of the contaminant plume.

Although the contaminant concentrations identified in the newly installed monitoring wells were low to NonDetect, it is still necessary to confirm that there are no domestic/industrial/irrigation wells within 200 feet of the site that could eventually be impacted or influence the migration of the contaminant plume. Therefore, the well survey that was requested in the County's November 17, 1998, January 04, 1999, and February 01, 1999 letters still needs to be implemented.

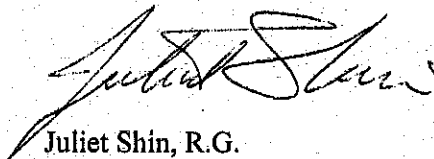
Lastly, Figure 2 of Versar's June 30, 1999 report identified the locations of storm sewer, electric, and natural gas utility lines in close proximity to the site, yet there was no information provided about the depths of these lines. This information is necessary to determine whether these lines could be intercepting portions of the contaminant plume. Please provide this information in the next quarterly groundwater monitoring report.

Per Versar's report, the next quarterly groundwater sampling event will take place in July 1999. A report documenting the results of this sampling event will be due to our office by September 1999.

Mr. John Schovanec
Re: 2585 Nicholson Ave.
July 14, 1999
Page 2 of 2

Thank you for your cooperation. If you have any questions or comments, please contact me at (510) 567-6763.

Sincerely,



Juliet Shin, R.G.
Hazardous Materials Specialist

Cc: Scott Allin
Versar, Inc.
7844 Madison Avenue, Ste 167
Fair Oaks, CA 95628

Mike Bakaldin
City of San Leandro
835 East 14th Street
San Leandro, CA 94577

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ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



Ro#20

ENVIRONMENTAL HEALTH SERVICES

1131 Harbor Bay Parkway, Suite 250

Alameda, CA 94502-6577

(510) 567-6700

(510) 337-9335 (FAX)

February 01, 1999

Mr. John Schovanec
Bank of America Environmental Services
4000 MacArthur Blvd., Ste 1000
Newport Beach, CA 92660

STID 3570

Re: Addendum to workplan for investigations at 2585 Nicholson Street, San Leandro, CA

Dear Mr. Schovanec,

Per our conference call today, the following is a summary of our conclusions on the issues outlined in Alameda County's January 4, 1999 letter to your office:

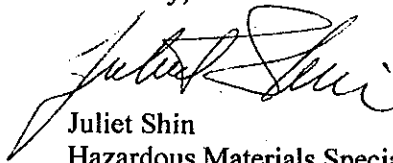
- It was decided that the locations of the four proposed wells, MW-2, MW-3, MW4, and MW-5 are acceptable for the purposes of delineating the extent of the observed contaminant plume. However, as we discussed, additional sampling locations within the plume may be required in the future for risk assessment purposes.
- In response to concerns about utility line trenches potentially diverting the plume, it was determined that a preliminary survey for utility lines would be conducted on site as part of the well installation work. If utility lines are located that may be diverting the plume, additional plan reviews will be conducted to collect information on the depth, diameter, backfill materials, slope, etc. of these utility lines.
- The comparison of non-purge and purge data stipulated in RWQCB's guidelines is requested by RWQCB to obtain the most accurate and conservative data for site assessments. Per our conference call, you requested a copy of these guidelines for your review and deliberation. Your consultant, Scott Allin, also stated that he will be discussing these requirements further with Chuck Headlee, RWQCB, before coming to any final conclusions about the need to implement this work.
- Scott Allin has contacted a certified laboratory that can conduct analysis using lower detection limits, as requested by this office.
- The requested well survey will be conducted after this phase of well installation work.

Per our discussions, the workplan will be implemented after obtaining access agreements for well installation from the neighboring sites. Please notify this office at least one week in advance of field work.

Mr. John Schovanec
Re: 2585 Nicholson St.
February 01, 1999
Page 2 of 2

If you have any questions or comments, please contact me at (510) 567-6763.

Sincerely,



Juliet Shin
Hazardous Materials Specialist

ATTACHMENT

Cc: Scott Allin
Versar, Inc.
7844 Madison Avenue, Ste 167
Fair Oaks, CA 95628

Mike Bakaldin
City of San Leandro
835 East 14th St.
San Leandro, CA 94577

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ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



RO# 20

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

January 4, 1999

Mr. John Schovanec
Bank of America Environmental Services
4000 MacArthur Blvd., Ste 1000
Newport Beach, CA 92660

STID: 3570

Re: Addendum to workplan for investigations at 2585 Nicholson Street, San Leandro, CA

Dear Mr. Schovanec,

This office has reviewed Versar Inc.'s (Versar) December 23, 1998 Addendum to the November 4, 1998 workplan. The addendum to the workplan is acceptable with the following changes:

- Although Versar states that underground utilities to the northeast of the site are inhibiting the installation of a monitoring well in that direction, it is unclear to this office how McLaren Hart consultants managed to drill boring M-1 in this location during their investigations at the site in 1997. Please provide more detailed information as to why a well cannot be placed in proximity to former boring M-1. Additionally, the proposed location of Well MW-5 must be relocated in closer proximity to former boring M-5.
- Due to shallow groundwater at the site (~6-feet bgs) and Versar's reference to nearby utility lines, this office is requiring that research be conducted to determine whether the utility line trenches could be intercepting the contaminant plume. Information must be gathered on the utility line locations, depths of the utility lines, diameter of the utility lines, backfill trench material, and slope. Additionally, information must be submitted on whether the drainage ditch to the northeast of the site may be influencing the migration of the plume. The above research may be conducted in conjunction with the proposed well installations, and the results of this investigation submitted with the report documenting the well installations.
- Based on The Western States Petroleum Association's 1996 Study on Groundwater Purging of Monitoring Wells, the San Francisco Bay Regional Water Quality Control Board came out with guidance documents on the purging of wells, dated January 31, 1997. Per these guidelines, "For new wells or wells brought into monitoring for the first time, the first round of groundwater sampling performed at a site shall be with both non-purged and purged samples. The purging and the sampling method used shall be documented. This shall include the rate of purge and sampling details. For these wells, we require measurements of dissolved oxygen, specific conductance, pH, and temperature whether purged or not purged." This data shall be included in the final report. Based on our comparisons of the non-purge and purge samples, it will be decided

Mr. John Schovanec
Re: 2585 Nicholson St.
January 4, 1999
Page 2 of 2

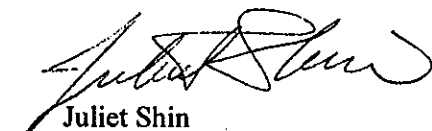
whether future quarterly groundwater samples will involve purging of the monitoring wells. If it is determined that no purging is required, it will be to Bank of America's benefit, since it will eliminate the costs for the disposal of purge water.

- In reference to item 3) in Versar's Addendum, it is known to this office that labs have been able to lower detection limits in cases of matrix interferences if they are notified in advance of the analysis. Please contact this office in advance of the analysis if you cannot find a lab which can accommodate these needs.
- In reference to item 5) in Versar's Addendum, the well survey for wells within 300 feet of the site must be conducted immediately after the completion of the well installation work. The need for a risk assessment will be evaluated on the basis of the results of the proposed groundwater sampling and the current land uses of the site and adjacent properties. A description of the land uses will need to be submitted in the final report.

Please provide additional information as to why wells cannot be placed in the locations of former borings M-1 and M-5. After determining the final placement of proposed Wells MW-2 and MW-5, the workplan shall be implemented with consideration of all the above requirements. Work shall commence within 60 days after the County's acceptance of the final workplan. A report documenting the work shall be submitted to this office within 45 days after completing field activities. Any requests for extensions of the stated deadlines, or modifications of the required tasks, must be put in writing and approved by either this agency or RWQCB.

If you have any questions or comments, please contact me at (510) 567-6763.

Sincerely,


Juliet Shin
Hazardous Materials Specialist

Cc: Scott Allin
Versar, Inc.
7844 Madison Avenue, Ste 167
Fair Oaks, California 95628

Mike Bakaldin
City of San Leandro
835 East 14th St.
San Leandro, CA 94577

Files-JMS

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



Ro#20

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

November 17, 1998

Ms. Donna DiRocco
Bank of America Environmental Services
4000 MacArthur Blvd., Ste 1000
Newport Beach, CA 92660

STID 3570

Re: Workplan for investigations at 2585 Nicholson Street, San Leandro, CA

Dear Ms. DiRocco,

This office has reviewed Versar Inc.'s workplan, dated November 4, 1998, addressing additional investigations at the above site. Versar has proposed that two groundwater monitoring wells be installed off site to the southwest, which is the presumed downgradient direction. Based on the results of McLaren/Harts' hydropunch investigations at the site in July 1997 and March 1998, this office feels that only one additional groundwater monitoring well may be necessary in this location. Preferably this well should be placed in proximity to former hydropunch M-5. Additionally, based on the elevated concentrations observed in the on-site hydropunches M-1 through M-4, and the requirements of Article 11, Title 23 California Code of Regulations (CCR), three additional groundwater monitoring wells shall be installed on site in proximity to hydropunches M-1, M-4, and between M-2 and M14, in order to adequately delineate the cross-gradient and upgradient extent of the observed contaminant plume.

The groundwater monitoring wells shall be screened roughly 5-feet above the seasonal high groundwater level and 10-feet below this level, similar to the construction of the existing on-site well MW-1. Per Article 11, Title 23 CCR, you are required to wait a minimum of 72 hours after installing the wells before developing them. Additionally, you are required to wait a minimum of 48 hours after developing these wells before purging and sampling them. These wells shall be surveyed to Mean Sea Level (MSL). If the existing well MW-1 has not yet been surveyed to MSL, then this well shall also be surveyed along with the newly installed wells.

Although the McLaren/Hart Soil and Groundwater report, dated May 1, 1998, states that the previously detected Total Petroleum Hydrocarbons as Diesel (TPHD) and TPH as Motor Oil (TPHM) concentrations in groundwater were resulting from off site because these constituents were not detected in on-site borings M-1 through M-5, this office is not yet convinced. The detection limits used for the TPHD and TPHM analyses for these sample locations were unacceptably high, up to 70,000 parts per billion (ppb), and any existing diesel or motor oil concentrations on site could have easily been missed. Additionally, the TPHD and TPHM contaminants could easily be associated with releases from the site's two former underground storage tanks, which contained waste oil and diesel.

Donna Di Rocco
Re: 2585 Nicholson St.
November 17, 1998
Page 2 of 2

Therefore, this office is requiring that future groundwater samples be analyzed for TPHD and TPHM, in addition to TPH as Gasoline (TPHG) and benzene, toluene, ethylbenzene, and total xylenes. Additionally, per the Regional Water Quality Control Board's (RWQCB) guidelines, you are required to analyze the groundwater samples for the following oxygenates and lead scavengers using Methods 8240 or 8260 and Method 8010: Methyl Tertiary Butyl Ether (MTBE); Tertiary Amyl Methyl Ether (TAME); Diisopropyl Ether (DIPE); Ethyl Tertiary Butyl Ether (ETBE); Tertiary Butyl Alcohol (TBA); Ethylene Dibromide (EDB); and Ethylene Dichloride (EDC). Furthermore, past soil and groundwater samples were not analyzed for Semi-Volatile Organic Compounds (SVOCs), which are common constituents in both waste oil and diesel. Therefore, future groundwater samples must also be analyzed for SVOCs using Method 8270.

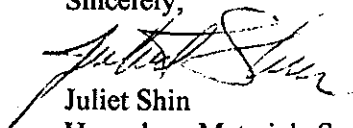
Observed concentrations of benzene in soil and groundwater have exceeded the human-health protective threshold values for commercial uses given in the Tier I Table of the American Society for Testing and Materials' Risk Based Corrective Action guidelines (ASTM RBCA). Therefore, per the RWQCB's guidelines, the workplan shall include proposals for preparing a site-specific risk assessment to determine whether there are any on-going impacts to human health both on site and on adjacent sites.

The workplan shall also include a proposal to conduct a well survey within 300 feet of the site, in order to locate any wells that may be impacted by or influencing the contaminant plume.

An addendum to Versar's workplan addressing the above additional work shall be submitted to this office for our review within 30 days of the date of this letter, i.e., by December 15, 1998.

If you have any questions or comments, please contact me at (510) 567-6763.

Sincerely,



Juliet Shin
Hazardous Materials Specialist

Cc: Scott Allin, Versar Inc.,
7844 Madison Avenue, Ste 167,
Fair Oaks, California 95628

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



RO# 20

August 12, 1998

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

STID #3570

Mr. John A. Schovanic
Bank of America Environmental Services
4000 MacArther Blvd., Suite 1000,
Newport Beach, CA 92660

Subject: Rodding-Cleaning Services, 2585 Nicholson St., San Leandro, CA 94577

Dear Mr. Schovanic:

This office has received the "Soil and Groundwater Characterization..." dated May 1, 1998, and submitted by McLaren Hart, your consultants of record. Thank you for the prompt submission of the document.

Upon review of the work as submitted, this office concurs with the recommendations articulated by McLaren/Hart in their "conclusions", on page 3-1. In order to define the contamination migrating off-site, the consultants have suggested that an additional two monitoring wells be installed. This would help define the hydraulic gradient.

Please direct your consultants to submit a work-plan indicating specifically where the monitoring wells are to be installed. The plan should be submitted within 45 days. If you have any questions, please do not hesitate to call this office, the telephone number is (510) 567-6737.

Sincerely,

Brian P. Oliva, REHS, REA
Hazardous Materials Specialist,

C: Scott Allin, McLaren/Hart, Environmental Engineering Corp.,

ALAMEDA COUNTY
HEALTH CARE SERVICES



AGENCY
DAVID J. KEARS, Agency Director

RO# 20

February 4, 1998

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

STID#3570

Ms. Donna DiRocco
Bank of America Environmental Services
4000 MacArthur Blvd., Suite 1000,
Newport Beach, CA 92660

**Subject: Rodding and Cleaning Services, 2585 Nicholson St.,
San Leandro, CA 94577**

Dear Ms. Di Rocco:

This office has received the "Work Plan for Additional Groundwater Characterization", dated December 18, 1997, and submitted by McLaren Hart, you consultant of record. Thank you for the submitting the document in a timely manner.

Upon review of the plan, this office concurs with the contemplated scope of activities. The work will include the determination of groundwater flow. Please commence work at the site as soon as possible. You should contact this office at least forty-eight (48) hours prior to undertaking any work on site.

If you have any questions, please contact this office at (510) 567-6737.

Sincerely,

Brian P. Oliva, REHS, REA
Hazardous Materials Specialist

c: Scott Allin, McLaren & Hart, Environmental Engineering Corp.

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



RO# 20

October 7, 1997

STID# 3570

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

Ms. Donna DiRocco
Bank of America Environmental Services
4000 MacArthur Blvd., Suite 100,
Newport Beach, CA 92660

**Subject: Rodding-Cleaning Services, 2585 Nicholson St., San
Leandro, CA 94577**

Dear Ms. DiRocco:

This office has received and reviewed the "Status Report", dated September 17, 1997, submitted by your office. Thank you for the prompt attention addressing the site.

Upon review, this office concurs with the proposal to undertake additional site assessment activities. However, I am concerned about the methods that will be employed to do so. Please submit a work plan that encompasses the following:

- 1) The specific area from which the "grab" groundwater samples be obtained.
- 2) The hydraulic gradient has not been ascertained. It will be necessary to, in a more reliable method, do so. This would most likely come from the installation of two more permanent wells.

We concur with your plan to investigate the potential "off site" contamination possibilities, and the future submission of a comprehensive investigation report. Please respond to this office by October 20, 1997 concerning the questions raised. If you have any other questions this office may be contacted at (510) 567-6737.

Sincerely,

Brian P. Oliva, REHS REA,
Hazardous Materials Specialist

c: Mike Bakaldin, City of San Leandro,
Steve Birch 2585 Nicholson St., San Leandro, CA 94577
files

ALAMEDA COUNTY
HEALTH CARE SERVICES



AGENCY
DAVID J. KEARS, Agency Director

RO#20

April 22, 1997

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

Ms. Donna M. DiRocco
Environmental Analyst
Bank of America National
Trust and Savings Association
4000 MacArthur Blvd., Suite 100
Newport Beach, California 92660

STID # 3570

**RE: Rodding-Cleaning Services, 2585 Nicholson Street, San
Leandro, California 94577**

Dear Ms. Donna DiRocco:

I have received your correspondence dated February 24, 1997, requesting a 90 day extension to submit a report on further site investigation work on an adjacent property. Due to the circumstances presented in your letter, the additional 90 days are approved. The report is now required by June 10, 1997.

Please be advised, I am the new case worker for your site. All future correspondence should be directed to me, Kevin Tinsley.

Should you have any questions or concerns regarding your case, do not hesitate to call me at (510) 567-5731.

Sincerely,

Kevin Tinsley

Kevin Tinsley
Hazardous Materials Specialist

c, Thomas Peacock, Supervising Hazardous Materials Specialist
Bob Chambers, Alameda County District Attorney's Office
KT/files

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



2020

STID 3570

January 10, 1997

Mr. Stephen Birch
Rodding-Cleaning Services, Inc.
2585 Nicholson Street
San Leandro, CA 94577-4276

Ms. Janet Giannini
Bank of America
300 Ellinwood Way, Ste. 260
Pleasant Hill, CA 94523-4811

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

“NOTICE OF VIOLATION”

RE: RODDING-CLEANING SERVICES, 2585 NICHOLSON STREET, SAN LEANDRO

Dear Mr. Birch and Ms. Giannini ;

This letter serves as a follow up to an Alameda County Department of Environmental Health dated September 25, 1995. This letter approved the September 20, 1995 Hageman-Aguiar, Inc. (HAI) “Revised - Proposed Workplan for Soil and Water Investigation (SWI)”, with the stipulation that an additional “Geoprobe” point be located upgradient of the former tank excavation.

No report documenting the completion of the approved activities has been received by this office. **At this time you are directed to submit a report documenting the approved revised work plan within 60 days of the date of this letter or by March 10, 1997.**

Please be advised that failure to satisfy this request may result in the referral of this case to the Alameda County District Attorneys Office. Please be further advised that Section 25299(b) of the California Health and Safety Code, among other possible statutes, provides for civil penalties of up to \$5000 per tank per day for failure to comply with this directive.

Please be advised that this letter constitutes a formal request for technical reports pursuant to California Water Code Section 13267(b) and Health and Safety Code Sections 25299.37 and 25299.78.

In the event that you any questions, please feel free to contact me directly at (510)567-6880.

Messrs. Birch and Giannini
RE: 2585 Nicholson Street, San Leandro
January 10, 1997
Page 2 of 2

Sincerely,



Dale Klettke, CHMM
Hazardous Materials Specialist

- c: Dale Klettke--files
Mike Bakaldin, San Leandro Hazardous Materials Program
Bob Chambers, Alameda County District Attorney's Office
Gary Aguiar, Hageman-Aguiar, Inc., 3732 Mt. Diablo Blvd., Suite 372, Lafayette, CA
94549
Ms. Donna DiRocco, c/o B of A Environmental Services, Unit #24122, 4000 MacArthur
Blvd., Suite 100, Newport Beach, CA 92660.

3570nov.dkt

Bc



STID 3570

DEPARTMENT OF ENVIRONMENTAL HEALTH
1131 Harbor Bay Parkway
Alameda, CA 94502-6577
(510) 567-6777

September 26, 1995

Mr. Stephen Birch
Rodding-Cleaning Services, Inc.
2585 Nicholson Street
San Leandro, CA 94577-4276

Ms. Janet Giannini
Bank of America
300 Ellinwood Way, Ste. 260
Pleasant Hill, CA 94523-4811

RE: RODDING-CLEANING SERVICES, 2585 NICHOLSON STREET, SAN LEANDRO

Dear Messrs. Birch and Eckstein;

This office is in receipt of and has completed review of the case file for this site, up to and including the September 20, 1995 Hageman-Aguiar, Inc. (HAI) "Revised - Proposed Workplan for Soil and Water Investigation (SWI)". **This workplan is approved with the stipulation that an additional "Geoprobe" point be located upgradient of the former tank excavation.** Since this is a extensive groundwater hydrocarbon plume, additional "Geoprobe" points may be needed to adequately define the extents of the soil and groundwater contamination down-gradient of the former tank pit excavation. This will help facilitate the proper placement of future groundwater monitoring wells.

Ground water samples collected from monitoring well MW-1 has consistently shown elevated dissolved concentrations of fuel hydrocarbons. Thickness of free product was measured at 1.25 inches for the September 5, 1995 sampling event. As stated in my August 7, 1995 letter, the recovery of free product in MW-1 should be considered a priority. However, no mention of free product recovery is addressed in the September 20, 1995 HAI revised workplan. As stated in the November 7, 1994 HAI "Proposed Workplan for Soil and Water Investigation (SWI), groundwater monitoring well MW-1 was installed with a larger well casing diameter (6-inch) specifically for the purpose of successful free product recovery. To my knowledge, no free product has been recovered since the well was installed in June of 1992.

Some type of a passive skimmer device addressing free product recovery in monitoring well MW-1 is to be installed within 30 days of the date of this letter, or by October 28, 1995.

In addition, subsequent quarterly groundwater monitoring reports should include amounts of free product removal, as well as total amount of free product removal to date.

Messrs. Birch and Eckstein
RE: 2585 Nicholson Street, San Leandro
September 26, 1995
Page 2 of 2

Sincerely,



Dale Klettke, CHMM
Hazardous Materials Specialist

c: Jun Makishima, Interim Director of Environmental Health--files
Mike Bakaldin, San Leandro Hazardous Materials Program
Gil Jensen, Alameda County District Attorney's Office
Gary Aguiar, Hageman-Aguiar, Inc., 3732 Mt. Diablo Blvd., Suite 372, Lafayette, CA
94549

dk.3570free

ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY

DAVID J. KEARS, Agency Director



RO 20

RAFAT A. SHAHID, Director

STID 3570

August 7, 1995

Mr. Stephen Birch
Rodding-Cleaning Services, Inc.
2585 Nicholson Street
San Leandro, CA 94577-4276

Mr. Robert Eckstein
Bank of America
300 Ellinwood Way, Ste. 260
Pleasant Hill, CA 94523-4811

DEPARTMENT OF ENVIRONMENTAL HEALTH
Environmental Protection Division
1131 Harbor Bay Parkway, #250
Alameda, CA 94502-6577
(510) 567-6700

RE: RODDING-CLEANING SERVICES, 2585 NICHOLSON STREET, SAN LEANDRO

Dear Messrs. Birch and Eckstein;

This office is in receipt of and has completed review of the case file for this site, up to and including the April 24, 1995 Hageman-Aguiar, Inc. (HAI) "Quarterly Groundwater Sampling Report". This correspondence is in specific reference to the proposed "Work Plan for Soil and Water Investigation" (SWI), dated November 7, 1994, prepared by HAI.

Ground water samples collected from monitoring well MW-1 has consistently shown elevated dissolved concentrations of fuel hydrocarbons. Thickness of free product was measured at 2.0 inches for the April 20, 1995 sampling event. As you have been previously made aware, the extent of the contamination has not yet been defined.

In order to pursue the pending SWI in a more cost-effective fashion, this office has suggested that you first employ rapid site assessment tools (e.g. CPT, Geo Probe, Hydropunch, etc.) to qualitatively assess impacts before proposing final well locations.

In addition, the current program for the recovery of free product in MW-1 should be modified to include the use of a continuous skimming device, such as an EZY* Skimmer. Removal of free product should be considered a priority and should help to attenuate the contaminant plume.

These requests have been communicated with your consultant Hageman-Aguiar on several occasions by telephone, most recently in a conversation on August 4, 1995. Mr. Hageman informed me that an amended SWI work plan, modifying the initial November 7, 1994 plan, is in the process of being developed for subsequent review by this office.

Messrs. Birch and Eckstein
RE: 2585 Nicholson Street, San Leandro
August 7, 1995
Page 2 of 2

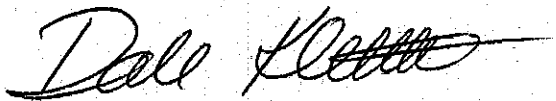
This amended work plan is due within 45 days of the date of this letter, or by September 22, 1995. Work should commence no later than 30 days following receipt of off-site encroachment permits to adjoining properties.

Please be advised that this is a formal request for technical reports pursuant to California Water Code Section 13267(b). Failure to respond may result in the referral of this case to the RWQCB for enforcement action.

Please also bear in mind that, in order to maintain SB2004-UST clean-up fund eligibility, specific bidding requirements and contracting criteria must be met. You are encouraged to contact the SWRCB fund representative (916/227-4529) for more case-specific information, or if you have not, as of yet, applied for financial assistance.

I have taken over management of this project as of July 12, 1995 from Scott Seery of this office. Please feel free to call me directly at 510/567-6880, should you have any questions.

Sincerely,



Dale Klettke, CHMM
Hazardous Materials Specialist

cc: Rafat A. Shahid, Agency Director
Mike Bakaldin, San Leandro Hazardous Materials Program
Gil Jensen, Alameda County District Attorney's Office
Gary Aguiar, Hageman-Aguiar, Inc., 3732 Mt. Diablo Blvd., Suite 372, Lafayette, CA
94549

dk.3570swi2

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



RAFAT A. SHAHID, Assistant Agency Director

R020

May 1, 1995

Alameda County CC4580
Environmental Protection Division
1131 Harbor Bay Parkway, Room 250
Alameda CA 94502-6577

STID 3570

Mr. Gary Aguiar
Hageman-Aguiar, Inc.
3732 Mt. Diablo Road, Ste. 372
Lafayette, CA 94549

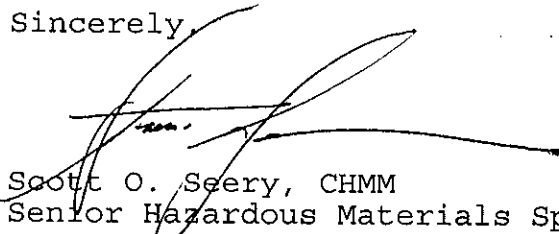
RE: RODDING-CLEANING SERVICE, 2585 NICHOLSON STREET, SAN
LEANDRO

Dear Mr. Aguiar:

I have been trying to contact you by telephone over the course of the last month regarding the November 7, 1994 Hageman-Aguiar, Inc. soil and water investigation work plan for this site. To date, I am not aware that any of my several messages have been answered.

Please contact me at 510/567-6783 so that we may discuss this case.

Sincerely,



Scott O. Seery, CHMM
Senior Hazardous Materials Specialist

cc: Rafat A. Shahid, Agency Director

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



R020

RAFAT A. SHAHID, Assistant Agency Director

STID 3570

DEPARTMENT OF ENVIRONMENTAL HEALTH
Hazardous Materials Division
80 Swan Way, Rm. 200
Oakland, CA 94621
(510) 271-4320

October 7, 1994

Mr. Stephen Birch
Rodding-Cleaning Services, Inc.
2585 Nicholson Street
San Leandro, CA 94677-4276

Mr. Robert Eckstein
Bank of America
300 Ellinwood Way, Ste. 260
Pleasant Hill, CA 94523-4811

RE: RODDING-CLEANING SERVICES, 2585 NICHOLSON STREET, SAN
LEANDRO - REQUIREMENT FOR SOIL AND WATER INVESTIGATION

Dear Messrs. Birch and Eckstein:

I am in receipt of the environmental investigation data package submitted under Rodding-Cleaning Services, Inc. cover dated September 30, 1994. The referenced data package included the report documenting the initial assessment of the subject site which occurred during 1992, and other reports documenting the subsequent sampling of the sole well at the site beginning late 1992, up to September 1994.

The assessment work performed to date indicates a significant release of fuel from the former underground storage tanks (UST) at this site has impacted underlying sediments and shallow ground water. Soil and ground water contamination in substantial concentrations has been mapped towards the southern site boundary. Free-phase (undissolved) fuel compounds were identified in many of the 19 shallow soil borings, as well as measurable thicknesses on ground water encountered in monitoring well MW-1. Currently the extent of the environmental impact from the release has not been defined, nor have ground water flow directions been confirmed.

Pursuant to provisions of Article 11, Title 23, California Code of Regulations (CCR), you are required to perform a soil and water investigation (SWI). The SWI must be designed to define the extent of the soil and ground water pollution associated with this site, and confirm ground water flow directions. Such work will minimally require the installation of several more soil borings and monitoring wells. In order to substantially define the limits of the pollutant plumes, however, it is anticipated that during this phase of the investigation many of these borings and wells will need to encroach onto adjoining properties.

Messrs. Birch and Eckstein
RE: 2585 Nicholson Street, San Leandro
October 7, 1994
Page 2 of 3

The results of the SWI will be used in preparing a viable corrective action plan (CAP), pursuant to Section 2725 et seq., Article 11, 23CCR. The CAP must include, among other elements: 1) an assessment of impacts to the site; 2) a feasibility study of several remediation methodologies; and, 3) applicable cleanup levels. Free-phase product removal is an interim, minimum objective which should be employed at this time pending completion of the SWI and CAP development phases of the project.

A SWI work plan must be submitted for review. **This work plan is due within 90 days of the date of this letter.** Work should commence no later than 30 days following work plan approval.

A report must be submitted within 45 days of the completion of field activities associated with this phase of work at the site. Subsequent reports are to be submitted quarterly until this site qualifies for final RWQCB "sign off."

The referenced SWI and quarterly reports must describe the status of the investigation and include, among other elements, the following:

- o Details and results of all work performed during the designated reporting period: records of field observations and data, boring and well construction logs, water level data, chain-of-custody forms, laboratory results for all samples collected and analyzed (including QA/QC data), tabulations of free product thicknesses and dissolved fractions, etc.
- o Status of ground water contamination and characterization
- o Interpretation of results: water level contour maps showing gradients, free and dissolved product plume definition maps for each target compound, geologic cross sections, etc.
- o Recommendations for additional work

All reports and proposals must be submitted under seal of a California-registered geologist or civil engineer with the appropriate environmental background. Please include a statement of qualifications for each lead professional involved with this project.

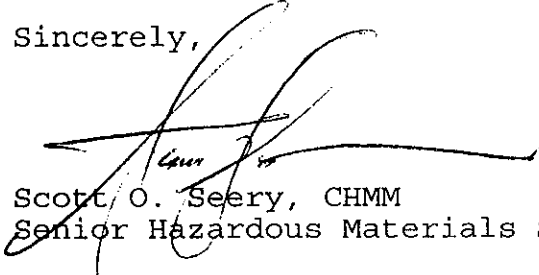
Messrs. Birch and Eckstein
RE: 2585 Nicholson Street, San Leandro
October 7, 1994
Page 2 of 3

Please be advised that this letter constitutes a formal request for technical reports pursuant to California Water Code Section 13267(b). Failure to respond may result in the referral of this case to the RWQCB or other enforcement agency for action.

Please also bear in mind that, in order to maintain SB2004 fund eligibility, specific bidding requirements and contracting criteria must be met. You are encouraged to contact your SWRCB fund representative (916/227-4529) for more case-specific information.

Please feel free to call me at 510/567-6783, or -6700, should you have any questions.

Sincerely,



Scott O. Seery, CHMM
Senior Hazardous Materials Specialist

attachment

cc: Rafat A. Shahid, Assistant Agency Director, Env. Health
Gil Jensen, Alameda County District Attorney's Office
Mike Bakaldin, San Leandro Fire District
Robert Weston, ACDEH

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



R020

RASAT A. SHAHID, Assistant Agency Director

3570
STID ~~5011~~

Alameda County CC 4580
Health Care Services Agency
Dept. Of Environmental Health
1131 Harbor Bay Pkwy 2nd Flr.
Alameda, CA 94502-6577

September 22, 1994

Stephen Birch
Rodding Cleaning Services, Inc.
2585 Nicholson Street
San Leandro, CA 94577-4276

Robert Eckstein
Bank of America
300 Ellinwood Way, Ste. 260
Pleasant Hill, CA 94523

RE: ESTATE OF CLEMENT SKETHLEY / RODDING CLEANING SERVICES,
2585 NICHOLSON STREET, SAN LEANDRO

Dear Messrs. Birch and Eckstein:

Your attention is directed to the June 22, 1993 correspondence from this office (copy attached) in which was requested the submittal of all reports issued since May 1991 documenting the results of the soil and ground water investigation and corrective action which may have been affected at the referenced site. To date, the requested documents have not been received by this office.

Although the authority under which our request for technical reports was not articulated in the aforementioned correspondence, nonetheless, such request was under authority of Section 13267(b) of the California Water Code, and Section 2652(d) of Title 23, California Code of Regulations. You are currently in violation of these sections.

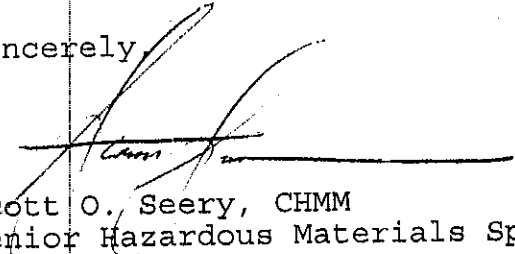
At this time, you are directed to respond to this notice **within 30 days** by way of the submittal of the requested reports or an explanation as to why such reports cannot be provided.

Please be advised that failure to respond to this request for technical reports will result in the referral of this case to the appropriate enforcement agency for action. Please be further advised that Section 25299 of the California Health and Safety Code provides for civil penalties of up to \$5000 per day per violation upon conviction. Additionally, such noncompliance will significantly impact your eligibility for reimbursement through the State Water Resources Control Board (SWRCB) underground storage tank fund for monies spent on this project.

Messrs. Birch and Eckstein
RE: 2585 Nicholson Street
September 22, 1994
Page 2 of 2

Should you have any questions, you may reach me by calling
510/567-6783, or -6700.

Sincerely,



Scott O. Seery, CHMM
Senior Hazardous Materials Specialist

attachment

cc: Rafat A. Shahid, Agency Director
Gil Jensen, Alameda County District Attorney's Office
Kevin Graves, RWQCB
Mike Bakaldin, San Leandro Fire Department

ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY

DAVID J. KEARS, Agency Director



R020

RAFAT A. SHAHID, ASST. AGENCY DIRECTOR

DEPARTMENT OF ENVIRONMENTAL HEALTH
State Water Resources Control Board
Division of Clean Water Programs
UST Local Oversight Program
80 Swan Way, Rm 200
Oakland, CA 94621
(510) 271-4530

STID 3570

June 22, 1993

Mr. Stephen Birch
Rodding Cleaning Services, Inc.
2585 Nicholson Street
San Leandro, CA 94577-4276

Security Pacific Bank
Trustees, Sketchley Trust
710 S. Broadway
Walnut Creek, CA 94596

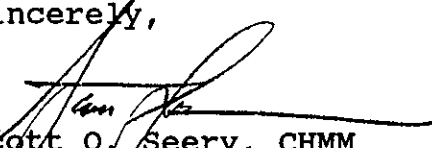
RE: UNDERGROUND STORAGE TANK LEAK AND ASSESSMENT FILE, 2585
NICHOLSON STREET, SAN LEANDRO

Dear Mr. Birch and Trustees:

This office is currently reviewing the underground storage tank (UST) leak and assessment file for the referenced site. The information presently available in this file appears incomplete. Absent are any reports documenting the results of the soil and ground water investigation, and any corrective action, following the May 1991 UST closures, during which was discovered an unauthorized release. Specifically, this office needs all reports documenting work performed after May 1991 to the present.

Please submit all documents relating to the noted activities at your earliest convenience, preferably within the next 30 days. You may contact me at 510/271-4530 should you have any questions.

Sincerely,


Scott O. Seery, CHMM
Senior Hazardous Materials Specialist

cc: Rafat A. Shahid, Assistant Agency Director
Gil Jensen, Alameda County District Attorney's Office
Mike Bakaldin, San Leandro Fire Department
files

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



R020

July 16, 1991

DEPARTMENT OF ENVIRONMENTAL HEALTH
Hazardous Materials Program
80 Swan Way, Rm. 200
Oakland, CA 94621
(415)

Mr. Steven Birch
Rodding-Cleaning Services
2585 Nicholson
San Leandro, CA 94577

Subject: 2585 Nicholson Ave, San Leandro, CA 94577

Dear Mr. Birch

We have received your letter of June 26, 1991 along with regarding your proposals regarding the above site.

As you may be aware the initial tank removal was conducted by the San Leandro Fire Department. In the event that there is contamination discovered as a result of a tank leak, the case was turned over to our department for further action. Our procedures and guidelines are set forth by the San Francisco Regional Water Quality Control Board and the State Water Resources Control Board. These guidelines are available form those agencies. As a convenience for affected parties, The Alameda County Department of Health has summarized these guidelines in a document available upon request. A copy of these guidelines is enclosed. All reports received by this office are reviewed to check their conformance with these guidelines and those of the boards previously mentioned.

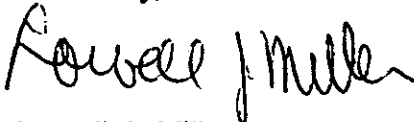
The normal course of an investigation includes:

1. Preparation of an investigation,
2. Approval of the results of the investigation by this department
3. Submission of a remedial plan or further investigation
4. Final approval of the remediation
5. Recommendation for site closure to Regional Board for approval

The report you have submitted outlines your proposed course of actions but it does not address all the items identified the guidelines attached. You are therefore requested to submit a workplan which would address the items discussed in the attachments to this office no later than August 19, 1991. You may, of course, conduct activities on this site regarding soil removal or hole closure, provided they conform to CA laws and regulations regarding contaminated and hazardous waste and any other applicable CA laws. These will not, however, be considered County approved remediations until reports regarding the investigation and remediation plans outlined above have been approved by this department.

If you have any questions on this matter, please contact me at 271-4320. Since I will be out of the office until August 12, 1991 you may contact Ms. Maria Mendoza if you have any questions before my return.

Sincerely,



Lowell J. Miller
Senior Hazardous Materials Specialist

cc Rich Hiett, RWQCB
Mike Bakaldin, City of San Leandro

attachment