

1236 Bay St.
Alameda, CA 94501
Phone: 510-522-0978
1 March 2010

George Lockwood
State Water Resources Control Board
Division of Water quality
PO Box 2231
Sacramento, CA 95812

Re: Request for Site Closure
845 Pacific Ave., Alameda, CA 94501.
Facility Global ID #T0600102127
Fuel Leak Case #RO000081

Dear Mr. Lockwood,


We purchased the house located at the above listed site in Dec. 1977, lived there from then until May 1984, and have continued to own it and rent it out to tenants since then. We had a company named HK2 remove a 750 gallon heating oil tank and a 120 gallon gasoline storage tank in September 1996. The gasoline tank was not used in the past 40 or so years. The analytical results of soil samples collected from the bottom of the excavation of the gasoline tank were nondetect for gasoline and BTEX constituents. The analytical results of soil samples collected from the bottom of the excavation of the heating oil tank detected diesel and BTEX constituents. In May of 1997, a Site Characterization study was completed under the direction and supervision of Alameda County Environmental Health Department (ACEHD). An Additional Site Investigation was completed in October 2002, under the supervision of ACEHD. The Work Plan for Additional Site Investigation (July 15, 2002) was developed after a joint site meeting with the ACEHD Case Manager, Tridib Guha, P.G., consultant and myself. Upon completion of Additional Site Investigation (ASI), four Quarterly groundwater monitoring and sampling were conducted. Based on the analytical results of groundwater sampling, the consultant recommended site closure in the fourth quarterly report of February 27, 2004, as recommended in the ASI and discussed with the ACEHD Case Manager.

In July 2008, I received a letter from Mr. Steven Plunkett, ACEHD, that the fourth quarterly sampling report was missing and directed to upload reports on Geotracker Website. This was 4 ½ years after the final fourth quarter written report had been submitted. Incidentally, our follow-up request for site closure was not responded to by ACEHD. All reports prepared by Advanced Assessment and Remediation Services were uploaded to the Geotracker Database. Then Mr. Plunkett sent us an email (Jan. 22, 2009) with a directive letter dated November 2007 for additional Site Characterization. Since July 2008, we had several phone calls, emails, and personal visits with me and Mr. Guha and Mr. Plunkett. On October 13, 2009, we had a meeting at ACEHD with Mr. Plunkett, Ms. Donna Drogos, P.E., and Tridib Guha for site closure. ACEHD took no action regarding Site Closure.

Mr. Lockwood, we can not continue this site investigation endlessly. We are not able to put this house on the market to sell. We are not able obtain refinancing. It has been over fourteen years since the tanks were removed. We are most interested in closing this site so we can turn our full attention to other mandatory work.

The tanks were removed and multiple site investigations and groundwater monitoring were done at our own expense. There has been no compensation to date. There are no water wells within 1,000 feet of the site. We feel this is a low risk residential site and deserves closure.

Sincerely,


William J. and Renee G. Sheehan



Name and address of adjacent properties/owners:

1. 1719 9th St., Alameda, CA; owner Diana Wang of 800 Crane Ave., Foster City, CA 94404
2. 901 Pacific Ave., Alameda, CA (across the street); owner: Andrew and Virginia Coaber of same address

Cc: Steven Plunkett, ACEHD, Alameda, CA
Donna Drogos, P.E., ACEHD, Alameda, CA
Tridib Guha, Concord, CA