

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



SENT 6-5-2000

20140

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

June 1, 2000

Gerald Shirar
7215 Pleasant Valley Rd.
Vacaville, CA 95688

Dear Mr. Shirar:

Subject: Roy Anderson Paints, 3080 Broadway, Oakland, CA 94611;
StId 4584

A review of the Leaking Underground Storage Tank file for the subject site found the latest report to be "Groundwater Monitoring Well Installation Report" dated July 27, 1994, prepared by AllWest Environmental. If this was the only period where a groundwater sample was collected, then, at least an additional sample will need to be collected and analyzed before the site can be closed. The sample is to be analyzed for Methyl Tertiary-Butyl Ether (MTBE), Total Petroleum Hydrocarbons as Gasoline (TPH-G), TPH-Diesel (TPH-D), benzene, toluene, ethyl benzene, and xylene (BTEX), Halogenated Volatile Organic Compounds (HVOC)(8260,8240). Please submit a report which describes and documents this activity.

Please call me at (510) 567-6746 if you have any questions about the content of this letter.

Sincerely,

Don Hwang
Hazardous Materials Specialist

C: file

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



R0140

ENVIRONMENTAL HEALTH SERVICES

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

September 22, 1999

Gerald Shirar
7215 Pleasant Valley Rd.
Vacaville, CA 95688

Re: Roy Anderson Paints, 3080 Broadway, Oakland, CA 94611;
StId 4584

LANDOWNER NOTIFICATION AND PARTICIPATION REQUIREMENTS

Dear Mr. Shirar:

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.

Mr. Shirar
Page 2 of 2
September 22, 1999

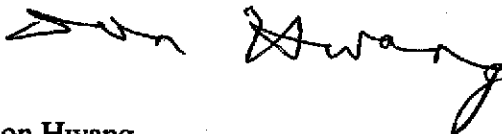
In accordance with Section 25297.15(a) of Ch. 6.7 of the Health & Safety Code, you must certify to the local agency that all current record owners of fee title to the site have been informed of the proposed action before the local agency may do any of the following:

- 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) 567-6746 should you have any questions about the content of this letter.

Sincerely,



Don Hwang
Hazardous Materials Specialist

Enclosures

C: file

ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY

DAVID J. KEARS, Agency Director



R0140

RAFAT A. SHAHID, ASST. AGENCY DIRECTOR

StID 4584

January 28, 1994

Mr. Long Ching
AllWest Environmental
One Sutter St., Suite 600
San Francisco, CA 94104

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

Subject: Workplan Approval for 3080 Broadway, Oakland 94611

Dear Mr. Ching:

I have reviewed AllWest's January 1994 Addendum to Workplan for Groundwater Monitoring Well Installation for the above referenced site. The workplan is acceptable and you should call me as soon as possible to set up a date and time to review our site files. Field work for the installation of the downgradient monitoring well should commence within 60 days of the date of this letter.

If you have any questions, I can be reached at (510) 271-4530.

Sincerely,

eva chu
Hazardous Materials Specialist

cc: Gerald Shirar, 7215 Pleasant Valley Rd., Vacaville, 95688
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ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY

DAVID J. KEARS, Agency Director



R0140

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 4584

January 21, 1994

Mr. Long Ching
All West Environmental
One Sutter St., Suite 600
San Francisco, CA 94104

Subject: Workplan Approval for 3080 Broadway, Oakland 94611

Dear Mr. Ching:

I have completed review of All West's January 10, 1994 Work Plan for Groundwater Monitoring Well Installation prepared for the above referenced site. The workplan is acceptable noting the following recommendations/changes:

1. Groundwater data collected from nearby sites, 2915 and 3093 Broadway, show groundwater to flow generally to the south, southeasterly direction. The proposed monitoring well should be moved so it is south, southeast of the former underground storage tank pit. Please send a revised site plan showing the new location of the proposed monitoring well.
2. After the monitoring well is installed, this well plus two wells from 3093 Broadway should be surveyed to mean sea level. Water elevations measured from these well will be used to calculate gradient and flow direction. The three wells should be purged and groundwater physical property indicators (temperature, pH, and conductivity) be monitored to verify the wells are screened in the sample aquifer. Future monitoring for groundwater elevation should include the two off-site wells.

Field work should commence **within 60 days** of the date of this letter. Please notify this office at least 72 hours prior to the start of field activities. If you have any questions, I can be reached at (510) 271-4530.

eva chu
Hazardous Materials Specialist

cc: Gerald Shirar, 7215 Pleasant Valley Rd., Vacaville 95688
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ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY

DAVID J. KEARS, Agency Director



R0140

RAFAT A. SHAHID, ASST. AGENCY DIRECTOR

StID 4584

November 5, 1993

Mr. Gerald Shirar
7215 Pleasant Valley Rd
Vacaville, CA 95688

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

Subject: PSA for 3080 Broadway, Oakland 94611

Dear Mr. Shirar:

I have completed review of Versar's October 15, 1993 Underground Storage Tank (UST) Closure Report for the above referenced site. When a 350 gallon UST was removed, soil samples collected at six feet depth exhibited 130 parts per million total oil and grease (ppm TOG). At eight feet depth there was 140 ppm TOG. Soil staining was observed on the walls and bottom of the pit. The UST had obvious holes.

Clearly a petroleum hydrocarbon release has occurred at this site. At this time, further investigations are required to determine the extent and severity of soil and groundwater contamination which have resulted from the release.

Such an investigation shall be in the form of a **Preliminary Site Assessment**, or PSA. The information gathered by the PSA will be used to determine an appropriate course of action to remediate the site, if deemed necessary. The PSA must be conducted in accordance with the RWQCB Staff Recommendations for the Initial Evaluation and Investigation of Underground Tanks, and Article 11 of Title 23, California Code of Regulations. The major elements of such an investigation are summarized in the attached Appendix A.

The PSA proposal is due **within 45 days** of the date of this letter. Once the proposal is approved, field work should commence within 60 days. A report must be submitted within 45 days after the completion of this phase of work at the site. Subsequent reports are to be submitted quarterly until this site qualifies for RWQCB "sign off." All reports and proposals must be submitted under seal of a California Registered Geologist, Certified Engineering Geologist, or Registered Civil Engineer.

Please be advised that this is a formal request for technical reports pursuant to Title 23, CCR, Section 2722(c). Any extensions of the stated deadlines, or modifications of the required tasks, must be confirmed in writing by either this agency.

Enclosed also is an Underground Storage Tank Unauthorized Release (Leak)/Contamination Site Report which must be completed and returned to this office within 15 days of the date of this letter.

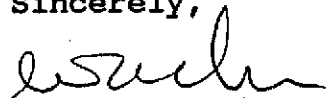
Gerald Shirar
re: 3080 Broadway, Oakland
November 5, 1993

Page 2

The Versar's tank closure report did not include the bills of lading for the disposal of overburden soil. Please also send said copies.

Should you have any questions, please contact me at (510) 271-4530.

Sincerely,



eva chu
Hazardous Materials Specialist

enclosure

cc: files

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ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY

DAVID J. KEARS, Agency Director



R0140

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 4584

October 6, 1993

Mr. Gerald Shirar
7215 Pleasant Valley Road
Vacaville, CA 95688

**Subject: Tank Closure Report for Roy Anderson Paints,
3080 Broadway, Oakland 94611**

Dear Mr. Shirar:

In May 1993, I witnessed the removal of a waste oil underground storage tank from the above referenced site. To date, this office is not in receipt of a tank closure report documenting the results and observations during the removal process. Please submit the referenced report to this office **within 15 days of the date of this letter.**

If you have any questions or comments, please contact me at the above number.

Sincerely,

eva chu
Hazardous Materials Specialist

cc: Larry Kleinecke, Versar, 1255 Harbor Bay Pkwy, Suited 100,
Alameda, CA 94501
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