

PHONE LOG (South Shore Shopping Center)

3/10/94 Alan Gibbs, Mark Group, (510) 946-1055 + Juliet Stein
Mr. Gibbs called to say that South Shore Shopping Center will resume their plans to remediate. The new contact person for Harsch Investment Corporation is: Hal McCloud, Vice Pres.
Harsch Investment Corp. Mailing address:
1121 Southwest Salmon St. P.O. Box 2708
Portland, Oregon 97205 Portland, Oregon 97208
(503) 242-2900

The Oakland Harsch Company and Clayton Emverson is no longer involved. I requested that he submit a new timeline for anticipated work and explain the new status of the site in a letter.

4/26/94 Alan Gibbs stated that they collected water level measurements from on-site wells today & are planning to sample wells tomorrow. Mr. Gibbs stated that a schedule of proposed remedial work would be submitted w/ next two weeks.

5/12/94 Spoke to Alan Gibbs, Mark Group (510) 946-1055 &

IMPORTANT MESSAGE

FOR AV
DATE 11/9 TIME 8:30 ^{A.M.} ~~P.M.~~
M. HERMAN WINGBERS
OF HARSH INVESTMENT
PHONE 658-1400

TELEPHONED		PLEASE CALL	*
CAME TO SEE YOU		WILL CALL AGAIN	
WANTS TO SEE YOU		RUSH	
RETURNED YOUR CALL		SPECIAL ATTENTION	

MESSAGE Southshore Center
Alameda Dev.

SIGNED _____
LITHO IN U.S.A.

Phone Conversation 9/16/93

Bob Leste, Harsch Investment,
Tony McElligot, Clayton Environ
& Jubat Shui

RE: South Shore Shopping Center

Mr. Leste & Mr. McElligot called to say that they will be submitting a timetable for work this week. However, the remediation work plan cannot be implemented until Murray Stevens returns to the States on Oct 1 '93 and til they obtain the EBMUD permit, which according to Mr. McElligot should take at most 30 days. They already obtained the BAAQMD permit.

Phone Conversation

9/2/93

Louy McElligot, Clayton Environmental
& Juliet Shinn

RE: South Shore Shopping Center

Mr. McElligot stated that no work, relating to remediation, has begun at the site. No construction has started, and but they have obtained a system permit from BSAQMD.

The new Harsch Investment contact is Robert Luste, Director of Shopping Centers.

His phone # is (510) 658-1400.

Fax #: (510) 653-5469.

IMPORTANT MESSAGE

FOR CF
DATE 8/20 TIME 3:30 ~~A.M.~~ P.M.
M. MARK ASPLUND
OF TEXACO
PHONE 818/505-3012
AREA CODE NUMBER EXTENSION

TELEPHONED		PLEASE CALL	*
CAME TO SEE YOU		WILL CALL AGAIN	
WANTS TO SEE YOU		RUSH	
RETURNED YOUR CALL		SPECIAL ATTENTION	

MESSAGE RE: Shoreline Dr.
Alameda

SIGNED _____
LITHO IN U.S.A.

Phone Conversation 6/11/93

Long McElligott, Clayton (570) 426-2600

o Juliet Shui

RE: South Shore Shopping Center

Mr. McElligott stated that the effectiveness of the remediation ^{system} on the Car Wash site could be determined by using it on the dry cleaner site and Texaco site, that's why they didn't propose extraction from Car Wash site as part of initial investigations. Mr. McElligott stated that they would begin by extracting from Well 5-B for 1 month and then pump from Well MW-7B in conjunction w/ Well 5B, & also determine from pumping 5B how much they would have to modify Well 7B

Mr. McElligott stated that another tank is anticipated to be 75% efficient at removing VOCs

6/11/93

Mr. McEligott stated that they have not submitted permits for approval by BAAQMD & CBMUD. He stated that it shouldn't take longer than 1 month to obtain CBMUD permit and ~2 months to obtain BAAQMD's permit.

The piping for septum has been put in place, along w/ the pads for the skid mounted irradiation systems. All that's left to do is connect them.

Mr. McEligott stated that the interim irradiation system would run for 3 months prior to using the results to prepare Feasibility Study.

Phone Conversations

4/23/93

Bernie Levy, Harsch Investment (503) 242-2900
+ Juliet Shui

RE: South Shore Shopping Center

Mr. Levy called to say that he spoke to his consultants at Clayton Environmental, about my concerns about when a work plan would be submitted to address the remediation of the whole site. Mr. Levy stated that all the parties involved met on April 1, 1993 to discuss the work plan. He stated that the main problem is whether all the parties will be using one system to remediate all their portions, or whether they will each be developing their own remediation systems. The difficulty is that there are two types of contaminants involved: dry cleaning contaminants and petroleum contaminants.

Mr. Levy stated that he established new time tables w/ his consultants. By April 30 '93 the different parties involved will make a definite decision as to whether they will choose to go w/ one system or several different systems. Then, by May 20 1993, a work plan, or several workplans, will be submitted

addressing the remediation.

Mr. Lamy added that amendments to the recently submitted quarterly report from Clayton Environmental is on its way.

Phone Conversations

4/22/93

Frank Hameddi, Soil Tech
& Juliet Shiri

RE: Remediation at South Shore Shopping Center

Mr. Hameddi stated that they have already conducted vapor testing and have installed piping to remediate the soil contamination at the Car Wash site. Soil Tech hasn't addressed groundwater remediation yet because Harsch Investment was supposed to look into different groundwater remed. options and feasibility, such as trucking. Mr. Hameddi stated that Texaco has installed wells for vapor extraction but these wells are not sufficiently above the water table.

Mr. Hameddi said that they are ready to begin remediation at their site and if Harsch Investment doesn't already come up with a remediation plan, they will.

Phone Conversation 9/16/93

Bob Robles, Texaco (818) 505-2476
& Juliet Shui

RE: South Shore Shopping Center

Mr. Robles stated that one concern in working together w/ other parties for remediation at above site is how the Permit-By-Rule is going to affect Harsch Investment.

Also, Car Wash had some soil vent tests done and it was determined that soil concentrations were too high to be used jointly w/ Texaco's proposed catalytic bed.

Mr. Robles stated that Texaco is pushing to work together w/ other parties, but they are also ready to start implementing a remediation system if necessary. He is to include the other parties in a meeting.

Phone Conversation 3/16/93

Dariusz Dastmalchi, Clayton Emerson

vs Juliet Shui

RE: South Shore Shopping Center, Alameda

Mr. Dastmalchi called to request extensions for both the well installation/gtaly report and the remediation work plan.

He asked for a one-week extension for the gtaly report to March 26 '93 and a one-month extension for the submittal of the remediation work plan to April 26 '93.

Extension was granted

2/1/93

I spoke to Mr. Hawadi on the phone about the locations of the two proposed monitoring wells. I asked why the easternmost proposed well wasn't located closer to SWW-3, because the gradient summed more north than northwest. He said it was due to the utilities.

Judith Stein

DATE 10/9/92

CONTACT LOG

FROM: Juliet Shin AFFILIATION: Alameda County
TITLE: _____ PHONE: (510) 271-4530
TO: Bob Robles AFFILIATION: Texaco
TITLE: _____ PHONE: (818) 505-2476

RE: ST10 1773 - South Shore Shopping Center,
Alameda

- 1) What ever happened w/ the in-situ and ex-situ soil venting proposed for Texaco?
Mr. Robles stated that the vapor extraction system was installed for the whole site, but never started up.
- 2) Soil contamination exceeding 100ppm TPHg left in place in southeast and west wall of excavation.
Mr. Robles stated that the UTS was supposed to take care of that contamination.
- 3) Ms. Shin mentioned that the last quarterly report measured for Texaco's wells were in December 1991.
Mr. Robles stated that he had Clayton Environmental recently sample Texaco's wells.
- 4) Ms. Shin stated that no map or gradient info was presented in the Dec 91 report and asked Mr. Robles to please remember to include those items in future reports.
- 3) Ms. Shin asked if all the Texaco UTS were removed in Dec. '81. Mr. Robles stated that they probably don't have any files that far back. Ms. Shin asked if he could check anyway.

Bob Robles

Texaco Refining & Marketing
10 Universal City Plaza, Ste. 723

Univ City, CA

91608

DATE 10/2/92

CONTACT LOG

FROM: Dariusz Pastmalchi AFFILIATION: Clayton Fw.
TITLE: _____ PHONE: (510) 426-2609
TO: Juliet Shin AFFILIATION: Alameda County
TITLE: _____ PHONE: (510) 271-4530

RE: ST10 1773, The South Shore Shopping Center
Alameda

1) Which wells belong to Texaco and which to the dry cleaner?

Mr. D. stated that wells 2, 3, 4, 9, 5B, 15, and 14 belong to Texaco and that wells 2, 3, + 4 sort of represent the property boundary.

Wells 10, 11, 12, + 13 represent Chevron's, i.e., the Car Wash's wells. They are numbered differently (STMW-1, -2, -3, + 4) by Soil Tech Engineering.

The rest of the wells are the responsibility of the dry cleaners, i.e. Marsh Investment.

2) Where are reports documenting the time of and description of the installation of wells 16-21?

Mr. D. stated that these details are given in a report dated April 1992. Ms. Shin stated that the County does not have a copy of this report. Mr. D. stated that he sent Dennis Byrne a copy already, but will send another one.

Mr. D. stated that these wells were installed in response to Dennis Byrne's request. These wells are all screened at only a 5-foot interval at the bottom

of each of these wells, at the request of Dennis Byrne.

- 3) Ms. Shin asked if it was possible to include gradient maps in quarterly reports. Mr. D. stated that the problem is that 16-21 wells are screened differently than wells 7B & 8B. Ms. Shin asked if it were possible to collect water level measurements from one of Tracco's wells. Mr. D. stated that they would do that for following quarters.

Mr. D. stated that the gradient is to the west. However, Ms. Shin stated the Car Wash has shown the gradient to be to the north. Mr. D. stated that gradients at the Car Wash may vary due to the fact that they backfilled w/ gravel. Also, he stated that at one point he had discovered that they were calculating elevations incorrectly.

DATE 9/23/92CONTACT LOG

FROM: Juleit Stein AFFILIATION: _____
 TITLE: _____ PHONE: _____
 TO: Alan Gibbs AFFILIATION: Clayton
 TITLE: _____ PHONE: (570) 426-2676
 RE: South Shore Shopping Center

Currently, Chevron is responsible for investigations associated w/ the Car Wash, Texaco is responsible for investigations at the Service Station, and Harsch Turbomount is responsible for overseeing investigations associated w/ former dry cleaner. In actuality, Harsch Turbomount is responsible for all of it since they are the property owners.

The piping is in place at the site for a filter system, but the problem is it probably won't work well for solvents. RWOCB already gave permission for no Risk Assessment, and allowed for continued quarterly monitoring of wells.

Ms. Stein stated that there are additional monitoring wells that need continual monitoring other than the ones mentioned in the Aug 20, 1992 letter. Mr. Gibbs stated that he knew, but those wells are the responsibility of Texaco.

Chevron contact: Murray Stevens, Kamur Industries
 (570) 523-7866

→

Consultants to Chevron → Soil Tech Engineering

Frank Hamadi

408-496-0265

Texas Contact: Bob Robles - 818-505-2476

DATE 9/10/92

CONTACT LOG

FROM: Juliet Shin AFFILIATION: Alameda County
TITLE: _____ PHONE: _____
TO: Frank Hamudi AFFILIATION: Sail Tech Eng.
TITLE: _____ PHONE: 408-496-0265
RE: South Shore Car Wash

- 1) Where are the exact locations of the former 3 USTs and pump island?
Mr. Hamudi stated that he would include these locations on the figure w/ the well locations and gradient at in the future quarterly reports, as at the County's request.
- 2) Ms. Shin mentioned that efforts need to be made to further delineate and contain the groundwater plume. Mr. Hamudi stated that Hersh Investments plans to continue monitoring and then at some point plans to address remediation of whole site (i.e. Car Wash, Dry Cleaner, Traco) all at once w/ under only one consultant. Currently, Mr. Hamudi knows of no immediate plans to further delineate or remediate problem.
- 3) Ms. Shin asked where VOCs coming from in wells. Mr. Hamudi stated its probably resulting from dry cleaning facility.
- 4) Ms. Shin mentioned that a letter dated 3/1/91, implied that there was a waste oil tank at the Goodyear Building. Mr. Hamudi said that Hersh Investments →

would probably know about it. Mr. Hamedli stated that hydraulic lifts were rumored to have been there also. Mr. Hamedli stated that the well nearest the GoodYear building, STMW-3, identified a black oily substance that looked like a mixture of gas and some other oily substance, not resulting from the Car Wash.

Note: Keep in mind soil contains left in place & detected from borings B-2-6, B-8-6, B-9-6, SW-1-6, and SW-3-6 in 7/2/91 Report. (near gw. depth of 7-8' bgs).

DATE 7/16/92

CONTACT LOG

FROM: Allen Gibbs AFFILIATION: Clayton Environmental
TITLE: _____ PHONE: _____
TO: Juliet Shin AFFILIATION: Alameda County
TITLE: _____ PHONE: (510) 271-4320

RE: STID 1773, South Shore Car Wash, 2351 Shoreline
Dr., Alameda, CA

Mr. Gibbs called to say that he is writing a proposal for his client for the monitoring (quarterly) of three to five downgradient wells and "the hot well." There are other monitoring wells at the site, but Mr. Gibbs claims that two years of monitoring these other wells showed non-detect. Ms. Shin told Mr. Gibbs that the wells that will not be sampled quarterly should then be switched to either a biannual or annual sampling program. Mr. Gibbs stated that he's only dealing w/ the dry cleaning site at this time.

4-15-92

Tom -

I spoke with Mr. Bernie Levi [(503) 242-2900] of Harsch Investment Corp. He is an attorney for their legal council. He claims that his company was sent 3 LOP "Notices to Reimburse", 2 of which were for properties Harsch does not own.

The claimed incorrect notices are:

1795 1200 Park Street, Alameda

3581 1801 Park Street, "

He says the third notice ~~is~~ is correct, and is for:

1773 2351 Shoreline Dr., Alameda

Mr. Levi further indicates, although Harsch Investment Corp. owns property located between 200 - 500 Park Street, "clearly" they don't own those noted above. He said he will be sending the notices back to us via certified mail. Inquiries can be directed to him or:

Division VP Michael Dosen

(510) 658-1400

235 W. MacArthur

Oakland 94611

Harsch Investment Corp
P.O. Box 2708
Portland, OR 97208

Notices sent to:

5/30/91 Spoke with Alan Gibbs of Clayton Environmental

- wells have been manifolded

probably will be pumping out of MW7 and
Murray's. ^{in June} Discussion ^{by RPS} over who will be doing what.

All paying for their leg to the main trench

- Asked Alan to include all this in the report.

12/18/90 Texaco site, corner of Park + Shoreline

Spoke with Alan Gibbs yesterday. He said that Harsch is anxious to start building a restaurant on that site and that Harsch + Texaco with attendant consultants and attorneys.

Alan said the City of Alameda looks to the County for guidance on when to issue permits, etc. I told Alan that in order to give the City guidance, we (I) needed workplans from the RPs. Alan said he would mention that in the meeting

12/6/90

Spoke with Julie Menack of McClaren/Hart regarding the Texaco site. They excavated a ~~large~~ ~~area~~ about 500 cubic yards of soil, and have sample values that range from 48 ppm to 5300 ppm. Julie requested to put ~~on~~ the soil back into the hole and stated that Texaco will be putting in a soil vapor venting system. I contacted Tom Ganderbury of RWACB who said that once it's out of the ground, it's out, the high end levels could be considered hazardous, etc. **I told** Julie that we ~~so~~ didn't have the authority to allow on-site redisposal of any soil contaminated above 10 ppm, and that the Regional Board's attitude was that once it was out, it was to remain out. ~~Q~~ I explained that I needed to be consistent with what I was requiring of the Car Wash.

I was then able to reach Lester, who basically confirmed everything Tom G. said, and call Julie back to let her know that Lester was in agreement with Tom. Julie asked if, since I was considering it all one site, if I had objections to Texaco aerating it "on-site" at one of the other locations. I told her that that would

1/25 Conversation with Randy Miller regarding Shoreline site

Ray's Texaco - up to 79 ; went vacant
Utah International were listed as property owner
tanks pulled approx. 81

81 Bob's Shoreline ^{service} Auto Repair 6/81 property was vacant
2375 Shoreline Dr.
Robert Haftman

7/2/90

Spoke with Alan Gibbs of Clayton Environmental
426-2676

They have installed the 5 wells. Soil samples
came back ND.

Needed our approval to open up Big 5, but because
we were late, they asked City of Alameda to grant them
an extension, which it did.

Harsch development contact is Joe Munyer 659-1400
He will need a letter from us.

Clayton will send us an amendment and a \$1600.
payment for dep/refund. Amendment is proposal for sampling

Alan Gibbs said that he spoke with Steve Luquire
about on-site deposition. Steve said that soils could be
deposited on site with values at or less than the following:

TPH g - 1 ppm

TOG - 50 ppm

BTEX - 5 ppm

TPH d - 10 ppm

Repairs by road and lights around the dry cleaning site
into the Texas property, and was going to remove the
dust, although rocks were at an detect.

Tom Daniels - M. Douglas Const
Harsch Investment
at least one sump at Shoreline

told him that Murray Stevens
needs to file closure plan with
us to confirm

ENVELOPE

PER NO.

No. _____ of _____

OWNER South Shore Car Wash

Address 2351 Shoreline Dr.

Alameda Phone _____

Contractor Zaccor

Address 791 Hamilton

Menlo Park Phone 363-2184

OTHER (Specify)

Address _____

Phone _____

CONTACT FOR INVESTIGATION

PLAN REVIEW

By _____

\$ 600-

Rec'd. mrc

No. _____

Plans Rec'd. _____

Plans Approved _____

Layout Mark _____

Registered _____

Applicant Notified _____

Plans Returned _____

Permit Issued _____

CONSTRUCTION PROGRESS ACCEPTANCE

Pre-Plaster/drywall _____

Pre-Final _____

Final _____

FOOD

XR

REM

Date

By

REMARKS

Date

By

7/12/90 GAE Captain McKinley requested that contaminated soil be taken over to John Beery's site at Gateway on Main Street at Todd Shipyard. His concern is based on the amount of contamination in the soil in a ^{highly densely} populated area, and because it's so close to the beach, Capt. McKinley is worried about kids climbing around, etc.

closed