

**Wickham, Jerry, Env. Health**

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**To:** Rob Nelson

**Subject:** RE: Holland Oil, 16301 E. 14th St. San Leandro Street, San Leandro, Case No. RO0000212

Robert,

You submitted an unsigned cover letter and two tables of proposed analyses by electronic mail on February 2, 2007. My telephone conversation notes from February 2007 indicate that Ms. Holland did not agree with your proposed approach. On February 23, 2007, I requested that you resolve any differences with Ms. Holland and inform me when that was complete. Since that time, a third party has been conducting investigation at the site. Given these circumstances, please submit your current proposal in correspondence either signed by Ms. Holland or with a cover letter that directly references the proposed scope of work and is signed by Ms. Holland.

Regards,

*Jerry Wickham*

Alameda County Environmental Health

1131 Harbor Bay Parkway

Alameda, CA 94502-6577

510-567-6791 phone

510-337-9335 fax

[jerry.wickham@acgov.org](mailto:jerry.wickham@acgov.org)

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**From:** Rob Nelson [<mailto:RNelson@clearwatergroup.com>]

**Sent:** Tuesday, July 17, 2007 12:16 PM

**To:** Wickham, Jerry, Env. Health

**Cc:** Olivia Jacobs

**Subject:** Holland Oil, 16301 E. 14th St. San Leandro Street, San Leandro, Case No. RO0000212

re: Holland Oil, 16301 E. 14th St. San Leandro Street, San Leandro, Case No. RO0000212

Dear Mr. Wickham :

Clearwater Group is inquiring about the status of the property located at 16301 East 14th Street, San Leandro, Fuel Leak case No. RO0000212 (Jack Holland Estate property) on behalf of our client, Ann Marie Holland.

On February 2, 2007, Clearwater sent you a proposed soil and groundwater sampling analytical plan, which had been prepared according to Clearwater's June 5, 2006, Workplan Addendum and December 5, 2006, Proposed Workplan Modification. Two tabalized versions of the analytical plan were submitted. The first version of the table followed the scope of the Workplan Addendum and the Proposed Workplan Modification, which you approved. The second version split the table analytical table into two phases due to two issues; the prospective future uses of the site and the cost of the sample analyses.

On behalf of Mrs. Holland, we would appreciate your response to the February 3, 2007, proposed soil and groundwater sampling analytical plan. I can be reached at 510-307-9943, Extension 237, or by email ([rnelson@clearwatergroup.com](mailto:rnelson@clearwatergroup.com)).

Sincerely,

Robert Nelson, PG, CEG

Senior Geologist

Clearwater Group

7/19/2007

**Wickham, Jerry, Env. Health**

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**From:** Rob Nelson [RNelson@clearwatergroup.com]  
**Sent:** Friday, March 09, 2007 9:31 AM  
**To:** Wickham, Jerry, Env. Health  
**Cc:** Olivia Jacobs  
**Subject:** RO0000212 Holland Oil, 16301 E 14th Street, San Leandro

Re: Holland Oil  
RO0000212  
16301 E 14th Street  
San Leandro

Dear Mr. Wickham,

The Clearwater Group is inquiring about the status of its February 2, 2007 *Proposed Soil and Groundwater Sample Analytical Plan* (Plan) for the Holland Oil site. Clearwater presented two versions of the sampling schedule in the Plan. The original version, as proposed by ACEH, and a modified version with a reduced sampling schedule. Clearwater proposed the reduced sampling schedule because the client's UST Cleanup Fund claim was denied. Without Fund reimbursement, the options for site investigation and remediation are severely limited.

Clearwater is also proposing a meeting of all interested parties to discuss the project status and how best to proceed with the site remediation. We will keep you informed of the meeting plans.

Sincerely,

Robert L. Nelson, PG, CEG  
Senior Geologist

**Wickham, Jerry, Env. Health**

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**From:** Markus Niebanck [Markus.Niebanck@tpl.org]  
**Sent:** Friday, February 23, 2007 11:57 AM  
**To:** Wickham, Jerry, Env. Health  
**Cc:** Tim Wirth  
**Subject:** Holland

Jerry.

Woe is me. The USTCF rejected the Holland app for a second time. They rejected b/c Holland didn't satisfy the criteria for the permit waiver. You probably already know, but I'll jot it here all the same:

As I understand it, the Holland site was visited by the ACDEH back in the spring of 1989. This was around the time of Holland Sr.'s death. The site was in disrepair. ACDEH instructed Holland to remove site debris, and also noted that there was no record of the underground tanks having permits. Ann Marie commissioned an environmental firm to complete facility demo and cleanup work in late '89, but did not file an application for permits until February of 1990.

The Permit Waiver rule says that if an RP knew of a permit requirement before January 1990 they must have complied by this time. The ACDEH letter and Holland's response to what it directed shows Holland knew before 1990. That they got the paperwork in a month later than the January deadline (established, I should note, many years later) complicates matters, as the Fund has determined that in order to comply an RP in the know must come into compliance by January 1990.

Two things I don't know - 1) if this rule by the USTCF is a hard and fast one (under the circumstances it would seem that an exception might be reasonable) and 2) whether the tanks were permitted when they were in operation (in 1989 they were idle and had been for some time). I do not know how complete County files are now/were in 1990 with respect to historic permit documentation. I have experienced mixed success when hunting for historic documents in agency files (or my own files for that matter).

I have a request in to David Charter at the USTCF for clarification. Acceptance into the Fund is a pretty important issue for us. I'm trying to get the answer as quickly as possible so as to be able to get into the field and get the testing underway.

One note of further apparent (though not real) complication. Today is my last day at TPL. I will continue working with Tim Wirth, the TPL project manager, as a consultant, and intend to not miss a beat with regard to what we're doing at Holland. Contact info, though, will change:

[mniebanck@gmail.com](mailto:mniebanck@gmail.com)  
510.693.1241.

Fear not.

I'll be back as soon as I hear from Charter. Thanks for your patience.

Markus

2/23/2007

R0212



# State Water Resources Control Board



Linda S. Adams  
Secretary for  
Environmental Protection

**Division of Financial Assistance**  
1001 I Street • Sacramento, California 95814  
P.O. Box 944212 • Sacramento, California • 94244-2120  
(916) 341-5714 • FAX (916) 341-5806 • [www.waterboards.ca.gov/cwphome/ustcf](http://www.waterboards.ca.gov/cwphome/ustcf)

Arnold Schwarzenegger  
Governor

February 14, 2007

Estate of John M. Holland Sr.  
Ann Marie Holland Tiers, Executor  
1498 Hamrick Ln.  
Hayward, CA 94544

UNDERGROUND STORAGE TANK CLEANUP FUND (FUND), STAFF DECISION TO REJECT CLAIM: CLAIM NO. 018757; FOR SITE ADDRESS: 16301 14TH ST E, SAN LEANDRO

Your claim has been found to be ineligible for placement on the Priority List for the following reason:

Section 25284(a)(1) of the H&SC reads, in part:

"...no person shall own or operate an underground storage tank unless a permit for its operation has been issued by the local agency..."

Section 25299.57(d)(3)(A) of the HS&C reads, in part:

"...the claimant has complied with...the permit requirements of the chapter 6.7 (commencing with Section 25280)

Section 25299.579(d)(3)(B) of the H&SC reads, in part:

"All claimants who file their claim on or after January 1, 1994...and who did not obtain or apply for any permit required by subdivision (a) of Section 25284 by January 1, 1990, shall be subject to subparagraph (A) regardless of the reason or reasons that the permit was not obtained or applied for. However, on and after January 1, 1994, the board may waive the provisions of subparagraph (A) as a condition for payment from the fund if the board finds all of the following:

(i) The claimant was unaware of the permit requirement prior to January 1, 1990, and there was no intent to intentionally avoid the permit requirement or the fees associated with the permit.

(ii) Prior to submittal of the application to the Fund, the claimant complied with Section 25299.31 and has obtained and paid for all permits currently required by this paragraph.

**California Environmental Protection Agency**



(iii) Prior to submittal of the application to the Fund, the claimant has paid all fees, interest, and penalties imposed pursuant to Article 5 (commencing with Section 25299.40) and Part 26 (commencing with Section 50101) of Division 2 of the Revenue and Taxation Code for the underground storage tank that is subject of the claim.

#### Background

On May 24, 1989, a letter from Alameda County Environmental Health (ACEH) informed you a site inspection was performed on April 21, 1989. At that time, four split soil samples were taken above two of your diesel USTs (5,000 and 6,000 gallon). Diesel was detected in the soil from both sites with high concentrations of contamination. In addition, your eight UST's were not permitted. Thus you were in violation of Section 25284(a), Chapter 6.7 of the H&SC. ACEH's letter required you to prepare a plan of correction including registering the USTs within thirty (30) days of the receipt of their letter.

On February 1990, you completed the State of California Form A & B to permit the eight USTs. There are no other records of permits until you completed the UST Permit Application to remove the USTs in 1998.

On December 1990, ACEH concurred with your consultant at the time, Crosby and Overton that additional investigation is warranted at the site. ACEH requested you to submit a work plan with in thirty (30) days of the receipt of their letter.

On September 9, 1998, ACEH observed the removal of the USTs. After the removal of the USTs, contamination was present. As stated above, ACEH required additional site investigation.

On June 12, 2006, you submitted a claim application to the Fund. Included as supporting documentation, Clearwater Group provided a narrative of the site investigation. On November 27, 2006, the Fund received a correspondence from ACEH stating that your site was out of compliance. Currently, the Fund has not been informed if you have come back into compliance.

One of the statutory conditions for eligibility to the Fund is compliance with the requirement to obtain the permit specified in Section 25284 of the H&SC. The requirement to obtain this permit has been in effect since January 1, 1984. Under certain circumstances, for a claimant who owned or operated the eligible UST prior to 1990, the State Water Board may waive the permit requirement as a condition for eligibility to the Fund.

With regard to the waiver, Section 25299.57(d)(3)(B) specifically states that all claimants who file their claim after January 1, 1994, and did not apply for a permit by

January 1, 1990, are subject to the permit requirement regardless of the reason why the permit was not obtained. However, the requirement may be waived if the claimant was unaware of the permit requirement prior to January 1, 1990. UST laws, including the permit requirements, became effective January 1, 1984. The waiver criteria can be applied to permit requirements that were applicable prior to January 1, 1990. There was no intent to allow UST owners and operators to be eligible for reimbursement from the Fund where they still had not obtained legally required UST permits several years after the requirement to obtain a permit became law. The waiver is only applicable for permits required prior to January 1, 1990.

Because you did not obtain the required permit until after the compliance date of January 1, 1990, you do not meet the criteria for the Permit Waiver; for that reason, the Permit Waiver will not be granted. Furthermore, it is unknown how long the USTs were unpermitted until their removal in 1998. For these reasons, your claim is ineligible for placement on the Priority List.

NOTE: The following sections cited are excerpted from the Underground Storage of Hazardous Substances, California Health & Safety Code (H&SC), Division 20, Chapter 6.7. or Petroleum Underground Storage Tank Cleanup Fund Statutes, H&SC, Division 20, Chapter 6.75.

If you disagree with this Staff Decision, you may appeal to the Fund Manager pursuant to Section 2814 of the *Petroleum Underground Storage Tank Cleanup Fund Regulations*. If you would like review of the decision by the Fund Manager, please submit your request along with any additional documentation to:

Ronald M. Duff, Fund Manager, Claim #018757  
Underground Storage Tank Cleanup Fund  
State Water Resources Control Board  
Division of Financial Assistance  
P.O. Box 944212  
Sacramento, CA 94244-2120

A request to the Fund Manager must include, at a minimum: (1) a statement describing how the claimant is damaged by the prior Staff Decision; (2) a description of the remedy or outcome desired; and (3) an explanation of why the claimant believes the Staff Decision is erroneous, inappropriate or improper.

If you do not request a review by the Fund Manager within thirty (30) calendar days from the date of this letter, the Staff Decision will then become final and conclusive.

Estate of John M. Holland Sr.

-4-

If you have any questions, please call me at (916) 341-5714.

Sincerely,

*Shari Knieriem*

Shari Knieriem  
Claims Review Unit  
Underground Storage Tank Cleanup Fund

cc: Ms. Donna Drogos  
Alameda County EHD  
1131 Harbor Bay Pkway, 2nd Fl.  
Alameda, CA 94502-6577

**Wickham, Jerry, Env. Health**

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**From:** Markus Niebanck [Markus.Niebanck@tpl.org]  
**Sent:** Wednesday, February 07, 2007 9:28 AM  
**To:** Wickham, Jerry, Env. Health  
**Subject:** Holland Oil

Hi Jerry. Hope all's well on the island.

I believe we should have the affirming information regarding the Holland transaction early next week. I've been informed that the court must formally approve the contract, and that this involves a 30-day process, but if all the parties are in agreement (which is what should be finalized by next week) we will proceed with the due diligence w/o waiting for the court. This would have me working to gain access to the property next door and authorizing our consultant to commence with permitting for the testing.

I will send you a note or call next week to confirm that this work is underway. When we met I thought I would be able to confirm this week. I had misunderstood the schedule. Nothing, however, has changed, save for me getting my weeks straight.

Thanks again for your help. I look forward to giving you the "we're starting work" news next week.

Markus

Markus Niebanck  
Manager - Environmental Analysis & Remediation

The Trust for Public Land  
116 New Montgomery Street  
San Francisco, CA 94105

415.495.4014

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## Wickham, Jerry, Env. Health

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**From:** Rob Nelson [RNelson@clearwatergroup.com]  
**Sent:** Friday, February 02, 2007 7:16 PM  
**To:** Wickham, Jerry, Env. Health  
**Cc:** Olivia Jacobs; Jim Jacobs  
**Subject:** RO0000212, Holland Oil, 16301 E. 14th Street, San Leandro

Dear Mr. Wickham,

Attached please find the Proposed Soil and Groundwater Sample Analytical Plan for the Holland Oil site. Please excuse the emailed Analytical Plan, we wanted to expedite this plan to you. Clearwater will upload a signed and stamped copy of the plan to your website with a signed perjury letter from the responsible party later. Please do not hesitate to contact me if you have any questions.

Sincerely,

Robert L. Nelson  
Senior Geologist

7/19/2007

ROZIZ

**Wickham, Jerry, Env. Health**

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**To:** Rob Nelson  
**Cc:** Olivia Jacobs; Jeanette Popp  
**Subject:** RE: Holland Oil, San Leandro; RO0000212

Submitting a table of proposed laboratory analyses next week is acceptable.

*Jerry Wickham*  
Alameda County Environmental Health  
1131 Harbor Bay Parkway  
Alameda, CA 94502-6577  
510-567-6791 phone  
510-337-9335 fax  
[jerry.wickham@acgov.org](mailto:jerry.wickham@acgov.org)

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**From:** Rob Nelson [mailto:[RNelson@clearwatergroup.com](mailto:RNelson@clearwatergroup.com)]  
**Sent:** Monday, January 22, 2007 4:12 PM  
**To:** Wickham, Jerry, Env. Health  
**Cc:** Olivia Jacobs; Jeanette Popp  
**Subject:** Holland Oil, San Leandro; RO0000212

Dear Mr. Wickham;

Clearwater Group requests an extension for submitting an analytical sampling plan for the Holland Oil site until the end of next week. This request is due to a backlog caused by large field investigations on several of our projects. Please contact me by email or 510 307-9943 X 237 if you have any questions.

Thank you,

Robert L. Nelson, PG, CEG  
Senior Geologist

1/24/2007

**Wickham, Jerry, Env. Health**

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**From:** Olivia Jacobs [OJacobs@clearwatergroup.com]  
**Sent:** Wednesday, January 10, 2007 11:50 AM  
**To:** Wickham, Jerry, Env. Health  
**Cc:** jpopp@clearwatergroup.com; Rob Nelson  
**Subject:** RE: ACEH #RO0000212

Thanks.

That certainly saves a couple of steps. FYI the access agreement is a draft for them to edit or replace as they see fit. And we still need to initiate communication with Hayward Area Recreation District, HARD, as one of the proposed borings is on their baseball outfield. We will keep you apprised as progress is made.

Olivia Jacobs

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**From:** Wickham, Jerry, Env. Health [mailto:jerry.wickham@acgov.org]  
**Sent:** Wednesday, January 10, 2007 8:47 AM  
**To:** Olivia Jacobs  
**Cc:** Jeanette Popp  
**Subject:** RE: ACEH #RO0000212

Olivia,

A perjury statement is required for work plans or technical reports but is not required for a document such as an access agreement. The document can be uploaded to the Alameda County ftp site directly.

Jerry Wickham

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**From:** Olivia Jacobs [mailto:OJacobs@clearwatergroup.com]  
**Sent:** Tuesday, January 09, 2007 5:45 PM  
**To:** Wickham, Jerry, Env. Health  
**Cc:** jpopp@clearwatergroup.com  
**Subject:** ACEH #RO0000212

I forgot to ask when we were talking with you about Lucasey.

We put you as a cc: on the School District access agreement package. However, your agency is paperless. And we had not obtained a perjury letter from the client for this package.

Can we copy you on this package, and if so, by email to the website and with or without the perjury statement?

Please advise.

Many thanks.

Olivia Jacobs

1/10/2007

**Wickham, Jerry, Env. Health**

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**From:** Olivia Jacobs [OJacobs@clearwatergroup.com]  
**Sent:** Tuesday, January 09, 2007 11:51 AM  
**To:** Wickham, Jerry, Env. Health  
**Cc:** Rob Nelson; l\_bitner@hotmail.com; augerpro@sbcglobal.net; jpopp@clearwatergroup.com; Philipp Ilagan  
**Subject:** RE: Request for revised analytical summary, ACEH RO0000212

Thanks very much for your speedy response.

We will get the access agreement to the School District, today. We will provide you a revised summary of planned soil and groundwater analyses by the end of next week.

We appreciate your patience.

Thanks.

Olivia Jacobs

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**From:** Wickham, Jerry, Env. Health [mailto:jerry.wickham@acgov.org]  
**Sent:** Tuesday, January 09, 2007 11:42 AM  
**To:** Olivia Jacobs  
**Cc:** Rob Nelson; Jim Jacobs; Jeanette Popp; l\_bitner@hotmail.com; Sandbach, Alyce, CEPD; Drogos, Donna, Env. Health  
**Subject:** RE: Proposed Schedule for Site Investigation, ACEH RO0000212

Olivia,

The proposed soil boring locations for SC54 and SC58 provided by Clearwater by email on 1/5/2007 are acceptable. Please proceed with the proposed investigation. One additional required item is a revised summary of planned soil and groundwater analyses. The June 25, 2006 Work Plan Addendum submitted by Clearwater stated that a revised summary of planned soil and groundwater analyses would be submitted for ACEH approval prior to field activities. Please note that a full scan analyses for volatile organic compounds by EPA Method 8260B will be required for all groundwater samples.

With regard to the proposed schedule below, this site remains out of compliance until the site investigation is completed and a site investigation report that is acceptable to ACEH is submitted. Although this site (RO212; 16301 East 14th Street, San Leandro) remains out of compliance, we will not proceed with further enforcement actions if the proposed schedule for site investigation is met and a site investigation report that is acceptable to ACEH is submitted by the proposed date. Please provide 48 hours advance notice of field work activities and provide confirmation of compliance with each of the dates listed below by sending me an email.

Regards,  
Jerry Wickham  
Alameda County Environmental Health  
1131 Harbor Bay Parkway  
Alameda, CA 94502-6577  
510-567-6791 phone  
510-337-9335 fax  
jerry.wickham@acgov.org

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**From:** Olivia Jacobs [mailto:OJacobs@clearwatergroup.com]

1/9/2007

**Wickham, Jerry, Env. Health**

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**To:** Olivia Jacobs; Ann Marie Holland (l\_bitner@hotmail.com)  
**Cc:** Rob Nelson; augerpro@sbcglobal.net; Drogos, Donna, Env. Health  
**Subject:** RE: Holland Oil, San Leandro; RO0000212

Olivia,

Groundwater monitoring may be conducted synoptically during the later stage of the site investigation. Please focus your efforts on implementing the site investigation first. As discussed below, you need to provide Alameda County Environmental Health with a definite schedule for site investigation as soon as possible.

Regards,  
Jerry Wickham  
Alameda County Environmental Health  
1131 Harbor Bay Parkway  
Alameda, CA 94502-6577  
510-567-6791 phone  
510-337-9335 fax  
[jerry.wickham@acgov.org](mailto:jerry.wickham@acgov.org)

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**From:** Olivia Jacobs [mailto:OJacobs@clearwatergroup.com]  
**Sent:** Friday, January 05, 2007 12:30 PM  
**To:** Wickham, Jerry, Env. Health  
**Cc:** Rob Nelson; augerpro@sbcglobal.net  
**Subject:** RE: Holland Oil, San Leandro; RO0000212

Jerry,

Thanks for your quick note. What Rob was trying to articulate is that we can send a tech. into the field to sample the groundwater next week, and thus be doing some field work, while we are waiting for the School District access agreements to be accepted, signed and returned to us, which could take a month. What are your thoughts?

Thanks.  
Olivia Jacobs

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**From:** Wickham, Jerry, Env. Health [mailto:jerry.wickham@acgov.org]  
**Sent:** Friday, January 05, 2007 9:24 AM  
**To:** Rob Nelson  
**Cc:** Olivia Jacobs; Jeanette Popp; Sandbach, Alyce, CEPD; Drogos, Donna, Env. Health  
**Subject:** RE: Holland Oil, San Leandro; RO0000212

Robert,

We need to be perfectly clear on one point. Case RO0000212 at 16301 East 14th Street in San Leandro remains out of compliance with directives from this office. As stated in my November 27, 2006 letter, "In order for your site to return to compliance, please **complete the proposed site investigation activities immediately and submit the previously requested Soil and Groundwater Investigation Report.**" That is the only condition under which this site will return to compliance. Groundwater monitoring will NOT return this site to compliance. If you choose to resume groundwater monitoring, it will in no way return this site to compliance.

We will move to more aggressive enforcement if there are further indefinite delays. Therefore, you need to provide Alameda County Environmental Health with a definite schedule for the site investigation. The schedule cannot be contingent or open ended. I do not have Ms. Ann Marie Holland's email address so could you please

1/5/2007

**Sent:** Monday, January 08, 2007 12:18 PM  
**To:** Wickham, Jerry, Env. Health  
**Cc:** Rob Nelson; augerpro@sbcglobal.net; jpopp@clearwatergroup.com; l\_bitner@hotmail.com  
**Subject:** Proposed Schedule for Site Investigation, ACEH RO0000212

Thanks for your email of 1/5/07 which reinforced the priority of activity on this site. In response to your email, a revised map of the proposed soil boring locations was emailed for you to review. Pending your acceptance of that map, we propose proceeding as follows:

Fedex access agmt to SLUSD	1/9/07
Acquire access agmt. SLUSD	2/15/07
Acquire Soil Boring permits	2/15/07
GPR new boring locations	2/22/07
Field work starts	2/28/07
End boring/well fieldwork	3/8/07
Develop wells	3/10/07
All lab back	3/20/07
Report delivered	5/1/07

The access agreement with the School District is the main limiting factor at this point. The access agreement package with attached maps, reports and insurance requirements awaits the addition of the revised approved site map in order to be ready to be mailed.

Please let us know if this schedule is acceptable. I look forward to your response.

Thanks.

Olivia Jacobs

**Wickham, Jerry, Env. Health**

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**To:** Sandbach, Alyce, CEPD

**Subject:** Holland Oil Case, 16301 14th Street, San Leandro

Hi Alyce,

I spoke with Robert Nelson, the project manager for the environmental consulting firm working on the Holland Oil case. He confirmed that his firm was not authorized by Anne Marie Holland to do the site investigation. I then spoke with Anne Marie Holland who indicated she will authorize the work on Tuesday of next week and will submit a schedule for the investigation by the end of the week. We also discussed an issue regarding two off-site borings. I suggest that we wait until the end of next week to see if anything definite develops. Will keep you informed.

Regards,

*Jerry Wickham*

Alameda County Environmental Health

1131 Harbor Bay Parkway

Alameda, CA 94502-6577

510-567-6791 phone

510-337-9335 fax

[jerry.wickham@acgov.org](mailto:jerry.wickham@acgov.org)

12/29/2006

make sure she receives and understands this.

Regards,  
Jerry Wickham  
Alameda County Environmental Health  
1131 Harbor Bay Parkway  
Alameda, CA 94502-6577  
510-567-6791 phone  
510-337-9335 fax  
[jerry.wickham@acgov.org](mailto:jerry.wickham@acgov.org)

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**From:** Rob Nelson [mailto:[RNelson@clearwatergroup.com](mailto:RNelson@clearwatergroup.com)]  
**Sent:** Thursday, January 04, 2007 4:27 PM  
**To:** Wickham, Jerry, Env. Health  
**Cc:** [oj@clearwatergroup.com](mailto:oj@clearwatergroup.com); Jeanette Popp  
**Subject:** Holland Oil, San Leandro; RO0000212

Re: RO0000212  
Holland Oil  
16301 East 14th Street  
San Leandro, CA

Dear Jerry Wickham:

Our client, Ms. Ann Marie Holland, has signed a service agreement with the Clearwater Group (Clearwater) to initiate a soil and groundwater investigation, as presented in the Clearwater June 5, 2006 *Workplan Addendum*. Therefore, Clearwater will soon begin implementing the *Workplan Addendum*.

As Clearwater expects delays in obtaining access agreements with the adjacent landowners, does ACEH concur with the resumption of the quarterly groundwater monitoring program at this time?

Sincerely,

Robert L. Nelson, PG, CEG  
Clearwater Group



ALAMEDA COUNTY  
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



7

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

November 27, 2006

Ms. Ann Marie Holland Tiers  
Estate of Jack Holland  
1498 Hamrick Lane  
Hayward, CA 94544

Ms. Barbara Holland  
20993 Foothill Road  
Hayward, CA 94541

Subject: Fuel Leak Case No. [REDACTED] Holland Oil, 16301 East 14<sup>th</sup> Street, San Leandro, CA

Dear Ms. Tiers and Ms. Holland:

Alameda County Environmental Health (ACEH) staff previously requested in correspondence dated June 7, 2006 (copy attached) that you perform the site investigation as proposed in the documents entitled "Workplan Addendum," dated June 5, 2006 and prepared on your behalf by Clearwater Group and "Work Plan: Additional Subsurface Investigation Groundwater Monitoring Well Installation," dated March 3, 2003 and prepared by Environmental Bio-systems, Inc. The results of the site investigation were to be submitted in a Soil and Groundwater Investigation Report by October 7, 2006. To date, we have not received notification that the proposed field investigation was conducted nor have we received the requested Soil and Groundwater Investigation Report. **Therefore, your site is out of compliance with directives from this agency.**

In order for your site to return to compliance, please **complete the proposed site investigation activities immediately and submit the previously requested Soil and Groundwater Investigation Report.** Due to the lack of compliance with ACEH requests, ACEH recommends that the Underground Storage Tank Cleanup Fund no longer reimburse you for work until the site is brought back into compliance.

Please note that we have started the enforcement process on this case by requesting a revocation of your eligibility to receive grant money from the state's Underground Storage Tank Fund (Senate Bill 2004) to reimburse you for the cost of investigation and cleanup. Further delays in investigation, late reports, or enforcement actions may result in referral of your case to the Regional Board or other appropriate agency, including the County District Attorney, for possible enforcement actions. California Health and Safety Code, Section 25299.76 authorizes enforcement including administrative action or monetary penalties of up to \$10,000 per day for each day of violation.

### TECHNICAL REPORT REQUEST

Please submit technical reports to Alameda County Environmental Health (Attention: Jerry Wickham), according to the following schedule:

- **This Technical Report was due on October 7, 2006** – Soil and Groundwater Investigation Report

These reports are being requested pursuant to California Health and Safety Code Section 25296.10. 23 CCR Sections 2652 through 2654, and 2721 through 2728 outline the responsibilities of a responsible party in response to an unauthorized release from a petroleum UST system, and require your compliance with this request.

### ELECTRONIC SUBMITTAL OF REPORTS

The Alameda County Environmental Cleanup Oversight Programs (LOP and SLIC) require submission of all reports in electronic form to the county's ftp site. Paper copies of reports will no longer be accepted. The electronic copy replaces the paper copy and will be used for all public information requests, regulatory review, and compliance/enforcement activities. Instructions for submission of electronic documents to the Alameda County Environmental Cleanup Oversight Program ftp site are provided on the attached "Electronic Report Upload (ftp) Instructions." Please do not submit reports as attachments to electronic mail.

Submission of reports to the Alameda County ftp site is an addition to existing requirements for electronic submittal of information to the State Water Resources Control Board (SWRCB) Geotracker website. Submission of reports to the Geotracker website does not fulfill the requirement to submit documents to the Alameda County ftp site. In September 2004, the SWRCB adopted regulations that require electronic submittal of information for groundwater cleanup programs. For several years, responsible parties for cleanup of leaks from underground storage tanks (USTs) have been required to submit groundwater analytical data, surveyed locations of monitor wells, and other data to the Geotracker database over the Internet. Beginning July 1, 2005, electronic submittal of a complete copy of all necessary reports was required in Geotracker (in PDF format). Please visit the SWRCB website for more information on these requirements ([http://www.swrcb.ca.gov/ust/cleanup/electronic\\_reporting](http://www.swrcb.ca.gov/ust/cleanup/electronic_reporting)).

### PERJURY STATEMENT

All work plans, technical reports, or technical documents submitted to ACEH must be accompanied by a cover letter from the responsible party that states, at a minimum, the following: "I declare, under penalty of perjury, that the information and/or recommendations contained in the attached document or report is true and correct to the best of my knowledge." This letter must be signed by an officer or legally authorized representative of your company. Please include a cover letter satisfying these requirements with all future reports and technical documents submitted for this fuel leak case.

### PROFESSIONAL CERTIFICATION & CONCLUSIONS/RECOMMENDATIONS

The California Business and Professions Code (Sections 6735, 6835, and 7835.1) requires that work plans and technical or implementation reports containing geologic or engineering

evaluations and/or judgments be performed under the direction of an appropriately registered or certified professional. For your submittal to be considered a valid technical report, you are to present site specific data, data interpretations, and recommendations prepared by an appropriately licensed professional and include the professional registration stamp, signature, and statement of professional certification. Please ensure all that all technical reports submitted for this fuel leak case meet this requirement.

#### **UNDERGROUND STORAGE TANK CLEANUP FUND**

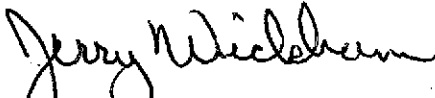
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#### **AGENCY OVERSIGHT**

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If you have any questions, please call me at (510) 567-6791.

Sincerely,



Jerry Wickham  
Hazardous Materials Specialist

Attachment: ACEH Correspondence Dated June 7, 2006

Enclosure: ACEH Electronic Report Upload (ftp) Instructions

cc: Alyce Sandbach, Deputy District Attorney, Consumer & Environmental Protection Division,  
7677 Oakport Street, Suite 400, Oakland, CA 94502-6577

Sunil Ramdass, SWRCB Cleanup Fund, 1001 I Street, 17<sup>th</sup> floor, Sacramento, CA 95814-2828

Shari Knierem, SWRCB Cleanup Fund, 1001 I Street, 17<sup>th</sup> floor, Sacramento, CA 95814-2828

Edward Martins, Law Offices of Edward Martins, 1164 A Street, Hayward, CA 94541

Ms. Ann Marie Holland Tiers and Ms. Barbara Holland  
November 27, 2006  
Page 4

Hal Reiland, Reiland and Reiland, P.O. Box 5490, Pleasanton, CA 94566

Robert Nelson, Clearwater Group, 229 Tewksbury, Pt. Richmond, CA 94801

Donna Drogos, ACEH  
Jerry Wickham, ACEH  
File



Linda S. Adams  
Secretary for  
Environmental Protection

# State Water Resources Control Board

## Division of Financial Assistance

1001 I Street • Sacramento, California 95814  
P.O. Box 944212 • Sacramento, California • 94244-2120  
(916) 341-5714 • FAX (916) 341-5806 • [www.waterboards.ca.gov/cwphome/ustcf](http://www.waterboards.ca.gov/cwphome/ustcf)



Arnold Schwarzenegger  
Governor

July 3, 2006

ANN MARIE HOLLAND TIERS, EXECUTOR ESTATE OF JOHN M. HOLLAND SR.  
1498 HAMRICK LN  
HAYWARD, CA 94544

UNDERGROUND STORAGE TANK CLEANUP FUND (FUND), REQUEST FOR  
FURTHER DOCUMENTATION DURING INITIAL REVIEW: CLAIM NUMBER 018757;  
FOR SITE ADDRESS: 16301 14TH ST E, SAN LEANDRO

After reviewing your claim application to the Cleanup Fund, we find that the following  
additional information is needed to determine your eligibility for placement on the  
Priority List:

### CLAIMANT NAME

Please clarify that the claimant name is: Estate of John M. Holland Sr.

### PERMIT HISTORY

Claimant has not demonstrated their compliance with the permit requirement. Provide  
the permit history for the subject USTs.

### COURT APPROVED DOCUMENTS FOR ESTATE & EXECUTOR

When the Estate files a claim application to the Fund, the Fund requires the Estate  
documents and the court approved Executor documents be sent to the Fund for review.  
Please provide copies of the subject documents.

### BOARD OF EQUALIZATION FEES

In 1998, claimant removed the subject USTs; however, claimant is required to provide  
documentation that all current and prior UST fees due on or after January 1, 1991  
imposed by Section 25299.41 of the Health and Safety Code have been paid. If any of  
the USTs owned or operated had product placed in them on or after January 1, 1991,  
attach the most recent copy of the UST Fee Return Form filed with the State Board of  
Equalization with proof of payment (copy of canceled check).

**NOTE:** Failure to respond to this request within thirty (30) calendar days from the date  
of this letter may result in an ineligibility determination of your claim.

*California Environmental Protection Agency*



Ann Marie Holland Tiers, Executor Estate Of John M. Holland Sr. -2-

If you have any questions, please contact me at (916) 341-5714.

Sincerely,

*Shari Knieriem*

Shari Knieriem  
Claims Review Unit  
Underground Storage Tank Cleanup Fund

cc: Ms. Donna Drogos  
Alameda County EHD  
1131 Harbor Bay Pkway, 2nd Fl.  
Alameda, CA 94502-6577

Ms. Ann Marie Holland Tiers and Ms. Barbara Holland

November 27, 2006

Page 4

Hal Reiland, Reiland and Reiland, P.O. Box 5490, Pleasanton, CA 94566

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Jerry Wickham, ACEH

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Linda S. Adams  
Secretary for  
Environmental Protection

# State Water Resources Control Board

## Division of Financial Assistance

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Arnold Schwarzenegger  
Governor

July 3, 2006

ANN MARIE HOLLAND TIERS, EXECUTOR ESTATE OF JOHN M. HOLLAND SR.  
1498 HAMRICK LN  
HAYWARD, CA 94544

UNDERGROUND STORAGE TANK CLEANUP FUND (FUND), REQUEST FOR  
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FOR SITE ADDRESS: 16301 14TH ST E, SAN LEANDRO

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### CLAIMANT NAME

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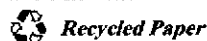
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*California Environmental Protection Agency*





Ann Marie Holland Tiers, Executor Estate Of John M. Holland Sr. -2-

If you have any questions, please contact me at (916) 341-5714.

Sincerely,

*Shari Knieriem*

Shari Knieriem  
Claims Review Unit  
Underground Storage Tank Cleanup Fund

cc: Ms. Donna Drogos  
Alameda County EHD  
1131 Harbor Bay Pkway, 2nd Fl.  
Alameda, CA 94502-6577

ALAMEDA COUNTY  
HEALTH CARE SERVICES

AGENCY  
DAVID J. KEARS, Agency Director



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

June 7, 2006

Ms. Ann Marie Holland Tiers  
Estate of Jack Holland  
1498 Hamrick Lane  
Hayward, CA 94544

Ms. Barbara Holland  
20993 Foothill Road  
Hayward, CA 94541

Subject: Fuel Leak Case No. RO0000212, Holland Oil, 16301 East 14<sup>th</sup> Street, San Leandro, CA  
– Work Plan Approval

Dear Ms. Tiers and Ms. Holland:

Alameda County Environmental Health (ACEH) staff has reviewed the fuel leak case file for the subject site and the document entitled, "Workplan Addendum," dated June 5, 2006, which was prepared on your behalf by Clearwater Group. This Workplan Addendum presents responses to ACEH technical comments (dated October 28, 2005) on the previous Workplan entitled, "Work Plan: Additional Subsurface Investigation Groundwater Monitoring Well Installation," dated March 3, 2003 and prepared by Environmental Bio-systems, Inc. The "Workplan Addendum," dated June 5, 2006, adequately incorporates or addresses the technical comments in our October 28, 2005 correspondence.

Due to the lack of compliance with previous ACEH requests, ACEH recommended in May 23, 2006 correspondence that the Underground Storage Tank Cleanup Fund no longer reimburse you for future work until the site is brought back into compliance. Based on the submittal of an approved Workplan Addendum, the case has been brought back into compliance with ACEH requests. In order for the case to remain in compliance, the proposed field investigation must be initiated by July 24, 2006 and a Soil and Groundwater Investigation Report submitted by October 7, 2006. Please provide 72-hour advance written notification to this office (e-mail preferred to [jerry.wickham@acgov.org](mailto:jerry.wickham@acgov.org)) prior to the start of field activities.

We request that you address the following technical comments, perform the proposed work, and send us the reports described below

**TECHNICAL REPORT REQUEST**

Please submit technical reports to Alameda County Environmental Health (Attention: Jerry Wickham), according to the following schedule:

- **October 7, 2006** – Soil and Groundwater Investigation Report

- **November 15, 2006** – Quarterly Groundwater Monitoring Report – Third Quarter 2006
- **February 15, 2007** – Quarterly Groundwater Monitoring Report – Fourth Quarter 2006

These reports are being requested pursuant to California Health and Safety Code Section 25296.10. 23 CCR Sections 2652 through 2654, and 2721 through 2728 outline the responsibilities of a responsible party in response to an unauthorized release from a petroleum UST system, and require your compliance with this request.

#### ELECTRONIC SUBMITTAL OF REPORTS

Effective **January 31, 2006**, the Alameda County Environmental Cleanup Oversight Programs (LOP and SLIC) require submission of all reports in electronic form to the county's ftp site. Paper copies of reports will no longer be accepted. The electronic copy replaces the paper copy and will be used for all public information requests, regulatory review, and compliance/enforcement activities. Instructions for submission of electronic documents to the Alameda County Environmental Cleanup Oversight Program ftp site are provided on the attached "Electronic Report Upload (ftp) Instructions." Please do not submit reports as attachments to electronic mail.

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#### PERJURY STATEMENT

All work plans, technical reports, or technical documents submitted to ACEH must be accompanied by a cover letter from the responsible party that states, at a minimum, the following: "I declare, under penalty of perjury, that the information and/or recommendations contained in the attached document or report is true and correct to the best of my knowledge." This letter must be signed by an officer or legally authorized representative of your company. Please include a cover letter satisfying these requirements with all future reports and technical documents submitted for this fuel leak case.

#### PROFESSIONAL CERTIFICATION & CONCLUSIONS/RECOMMENDATIONS

The California Business and Professions Code (Sections 6735, 6835, and 7835.1) requires that work plans and technical or implementation reports containing geologic or engineering evaluations and/or judgments be performed under the direction of an appropriately registered or certified professional. For your submittal to be considered a valid technical report, you are to present site specific data, data interpretations, and recommendations prepared by an appropriately licensed professional and include the professional registration stamp, signature,

and statement of professional certification. Please ensure all that all technical reports submitted for this fuel leak case meet this requirement.

**UNDERGROUND STORAGE TANK CLEANUP FUND**

Please note that delays in investigation, later reports, or enforcement actions may result in your becoming ineligible to receive grant money from the state's Underground Storage Tank Cleanup Fund (Senate Bill 2004) to reimburse you for the cost of cleanup.

**AGENCY OVERSIGHT**

If it appears as though significant delays are occurring or reports are not submitted as requested, we will consider referring your case to the Regional Board or other appropriate agency, including the County District Attorney, for possible enforcement actions. California Health and Safety Code, Section 25299.76 authorizes enforcement including administrative action or monetary penalties of up to \$10,000 per day for each day of violation.

If you have any questions, please call me at (510) 567-6791.

Sincerely,



Jerry Wickham  
Hazardous Materials Specialist

Enclosure: ACEH Electronic Report Upload (ftp) Instructions

cc: Alyce Sandbach, Deputy District Attorney, Consumer & Environmental Protection Division,  
7677 Oakport Street, Suite 400, Oakland, CA 94502-6577

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Robert Nelson, Clearwater Group, 229 Tewksbury, Pt. Richmond, CA 94801

Donna Drogos, ACEH  
Jerry Wickham, ACEH  
File

<b>Alameda County Environmental Cleanup Oversight Programs (LOP and SLIC)</b>	<b>ISSUE DATE:</b> July 8, 2005
	<b>REVISION DATE:</b> December 16, 2005
	<b>PREVIOUS REVISIONS:</b> October 31, 2005
<b>SECTION:</b> Miscellaneous Administrative Topics & Procedures	<b>SUBJECT:</b> Electronic Report Upload (ftp) Instructions

Effective **January 31, 2006**, the Alameda County Environmental Cleanup Oversight Programs (LOP and SLIC) require submission of all reports in electronic form to the county's ftp site. Paper copies of reports will no longer be accepted. The electronic copy replaces the paper copy and will be used for all public information requests, regulatory review, and compliance/enforcement activities.

#### REQUIREMENTS

- Entire report including cover letter must be submitted to the ftp site as a **single portable document format (PDF) with no password protection**. (Please do not submit reports as attachments to electronic mail.)
- It is **preferable** that reports be converted to PDF format from their original format, (e.g., Microsoft Word) rather than scanned.
- Signature pages and perjury statements **must** be included and have either original or electronic signature.
- **Do not password protect the document**. Once indexed and inserted into the correct electronic case file, the document will be secured in compliance with the County's current security standards and a password. **Documents with password protection will not be accepted.**
- Each page in the PDF document should be rotated in the direction that will make it easiest to read on a computer monitor.
- Reports must be named and saved using the following naming convention:  
RO#\_Report Name\_Year-Month-Date (e.g., RO#5555\_WorkPlan\_2005-06-14)

#### Additional Recommendations

- A separate copy of the tables in the document should be submitted by e-mail to your Caseworker in **Excel** format. These are for use by assigned Caseworker only.

#### Submission Instructions

- 1) Obtain User Name and Password:
  - a) Contact the Alameda County Environmental Health Department to obtain a User Name and Password to upload files to the ftp site.
    - i) Send an e-mail to [dehloptoxic@acgov.org](mailto:dehloptoxic@acgov.org)
    - or
    - ii) Send a fax on company letterhead to (510) 337-9335, to the attention of Alicia Lam-Finneke.
  - b) In the subject line of your request, be sure to include **"ftp PASSWORD REQUEST"** and in the body of your request, include the **Contact Information, Site Addresses, and the Case Numbers (RO# available in Geotracker) you will be posting for.**
- 2) Upload Files to the ftp Site
  - a) Using Internet Explorer (IE4+), go to <ftp://alcoftp1.acgov.org>
    - (i) Note: Netscape and Firefox browsers will not open the FTP site.
  - b) Click on File, then on Login As.
  - c) Enter your User Name and Password. (Note: Both are Case Sensitive.)
  - d) Open "My Computer" on your computer and navigate to the file(s) you wish to upload to the ftp site.
  - e) With both "My Computer" and the ftp site open in separate windows, drag and drop the file(s) from "My Computer" to the ftp window.
- 3) Send E-mail Notifications to the Environmental Cleanup Oversight Programs
  - a) Send email to [dehloptoxic@acgov.org](mailto:dehloptoxic@acgov.org) notify us that you have placed a report on our ftp site.
  - b) Copy your Caseworker on the e-mail. Your Caseworker's e-mail address is the entire first name then a period and entire last name at acgov.org. (e.g., [firstname.lastname@acgov.org](mailto:firstname.lastname@acgov.org))
  - c) The subject line of the e-mail must start with the RO# followed by **Report Upload**. (e.g., Subject: RO1234 Report Upload)

ALAMEDA COUNTY  
HEALTH CARE SERVICES

AGENCY  
DAVID J. KEARS, Agency Director



7

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

May 23, 2006

Ms. Ann Marie Holland Tiers  
Estate of Jack Holland  
1498 Hamrick Lane  
Hayward, CA 94544

Ms. Barbara Holland  
20993 Foothill Road  
Hayward, CA 94541

Subject: Fuel Leak Case N [REDACTED] Holland Oil, 16301 East 14<sup>th</sup> Street, San Leandro, CA

Dear Ms. Tiers and Ms. Holland:

Alameda County Environmental Health (ACEH) staff previously requested in correspondence dated March 3, 2006 (copy attached) that you submit a Work Plan Addendum by March 23, 2006. To date, we have not received a Work Plan Addendum. **Therefore, your site is out of compliance with directives from this agency.**

In order for your site to return to compliance, please **submit the previously requested Work Plan Addendum immediately.** Due to the lack of compliance with ACEH requests, ACEH recommends that the Underground Storage Tank Cleanup Fund no longer reimburse you for future work until the site is brought back into compliance.

Please note that we have started the enforcement process on this case by requesting a revocation of your eligibility to receive grant money from the state's Underground Storage Tank Fund (Senate Bill 2004) to reimburse you for the cost of investigation and cleanup. Further delays in investigation, late reports, or enforcement actions may result in referral of your case to the Regional Board or other appropriate agency, including the County District Attorney, for possible enforcement actions. California Health and Safety Code, Section 25299.76 authorizes enforcement including administrative action or monetary penalties of up to \$10,000 per day for each day of violation.

**TECHNICAL REPORT REQUEST**

Please submit technical reports to Alameda County Environmental Health (Attention: Jerry Wickham), according to the following schedule:

- **This Technical Report was due on March 23, 2006 – Work Plan Addendum**
- **120 days following regulatory approval of Work Plan Addendum – Soil and Groundwater Investigation Report**

These reports are being requested pursuant to California Health and Safety Code Section 25296.10. 23 CCR Sections 2652 through 2654, and 2721 through 2728 outline the responsibilities of a responsible party in response to an unauthorized release from a petroleum UST system, and require your compliance with this request.

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**UNDERGROUND STORAGE TANK CLEANUP FUND**

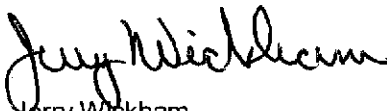
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If you have any questions, please call me at (510) 567-6791.

Sincerely,



Jerry Wickham  
Hazardous Materials Specialist

Attachment: ACEH Correspondence Dated March 3, 2006

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ALAMEDA COUNTY  
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



7

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

March 3, 2006

Ms. Ann Marie Holland Tiers  
Estate of Jack Holland  
1498 Hamrick Lane  
Hayward, CA 94544

Ms. Barbara Holland  
20993 Foothill Road  
Hayward, CA 94541

Subject: Fuel Leak Case [REDACTED] Holland Oil, 16301 East 14<sup>th</sup> Street, San Leandro, CA

Dear Ms. Tiers and Ms. Holland:

Alameda County Environmental Health (ACEH) staff has received a request for a time extension for submittal of a report for the above-referenced site provided (please see attached electronic mail message from Jessica Moreno of Clearwater Group, dated February 28, 2006). In correspondence dated October 28, 2005, ACEH provided technical comments on a March 3, 2003 Work Plan, and requested that the technical comments be addressed, the work be implemented, and a Soil and Groundwater Investigation report be submitted by March 23, 2006. The February 28, 2006 electronic mail message requests that, "an extension be granted to this deadline so that funding may be secured for the required corrective action." The February 28, 2006 request also proposes the preparation of a Work Plan Addendum to address ACEH's technical comments.

ACEH finds that the submittal of a Work Plan Addendum is acceptable. Therefore, ACEH has revised the schedule to incorporate a Work Plan Addendum. The incorporation of a Work Plan Addendum also extends the schedule for completion of the site investigation and submittal of a Soil and Groundwater Investigation Report. However, making the submittal of a Work Plan Addendum conditional upon claim acceptance by the Underground Storage Tank Cleanup Fund is not acceptable. ACEH's October 18, 2005 correspondence provided specific technical comments that can be readily addressed without extensive effort. **The Work Plan Addendum is to be submitted by March 23, 2006**, as requested below.

**TECHNICAL REPORT REQUEST**

Please submit technical reports to Alameda County Environmental Health (Attention: Mr. Jerry Wickham), according to the following schedule:

- **March 23, 2006** – Work Plan Addendum
- **120 days following regulatory approval of Work Plan Addendum** – Soil and Groundwater Investigation Report

- **60 days following regulatory approval of Soil and Groundwater Investigation Report – Corrective Action Plan**

These reports are being requested pursuant to California Health and Safety Code Section 25296.10. 23 CCR Sections 2652 through 2654, and 2721 through 2728 outline the responsibilities of a responsible party in response to an unauthorized release from a petroleum UST system, and require your compliance with this request.

#### ELECTRONIC SUBMITTAL OF REPORTS

Effective **January 31, 2006**, the Alameda County Environmental Cleanup Oversight Programs (LOP and SLIC) require submission of all reports in electronic form to the county's ftp site. Paper copies of reports will no longer be accepted. The electronic copy replaces the paper copy and will be used for all public information requests, regulatory review, and compliance/enforcement activities. Instructions for submission of electronic documents to the Alameda County Environmental Cleanup Oversight Program ftp site are provided on the attached "Electronic Report Upload (ftp) Instructions." Please do not submit reports as attachments to electronic mail.

Submission of reports to the Alameda County ftp site is an addition to existing requirements for electronic submittal of information to the State Water Resources Control Board (SWRCB) Geotracker website. Submission of reports to the Geotracker website does not fulfill the requirement to submit documents to the Alameda County ftp site. In September 2004, the SWRCB adopted regulations that require electronic submittal of information for groundwater cleanup programs. For several years, responsible parties for cleanup of leaks from underground storage tanks (USTs) have been required to submit groundwater analytical data, surveyed locations of monitor wells, and other data to the Geotracker database over the Internet. Beginning July 1, 2005, electronic submittal of a complete copy of all necessary reports was required in Geotracker (in PDF format). Please visit the SWRCB website for more information on these requirements ([http://www.swrcb.ca.gov/ust/cleanup/electronic\\_reporting](http://www.swrcb.ca.gov/ust/cleanup/electronic_reporting)).

In order to facilitate electronic correspondence, we request that you provide up to date electronic mail addresses for all responsible and interested parties. Please provide current electronic mail addresses and notify us of future changes to electronic mail addresses by sending an electronic mail message to me at [jerry.wickham@acgov.org](mailto:jerry.wickham@acgov.org).

#### PERJURY STATEMENT

All work plans, technical reports, or technical documents submitted to ACEH must be accompanied by a cover letter from the responsible party that states, at a minimum, the following: "I declare, under penalty of perjury, that the information and/or recommendations contained in the attached document or report is true and correct to the best of my knowledge." This letter must be signed by an officer or legally authorized representative of your company. Please include a cover letter satisfying these requirements with all future reports and technical documents submitted for this fuel leak case.

#### PROFESSIONAL CERTIFICATION & CONCLUSIONS/RECOMMENDATIONS

The California Business and Professions Code (Sections 6735, 6835, and 7835.1) requires that work plans and technical or implementation reports containing geologic or engineering evaluations and/or judgments be performed under the direction of an appropriately registered or

certified professional. For your submittal to be considered a valid technical report, you are to present site specific data, data interpretations, and recommendations prepared by an appropriately licensed professional and include the professional registration stamp, signature, and statement of professional certification. Please ensure all that all technical reports submitted for this fuel leak case meet this requirement.

#### **UNDERGROUND STORAGE TANK CLEANUP FUND**

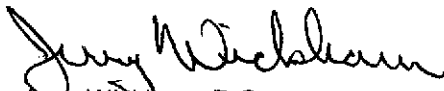
Please note that delays in investigation, later reports, or enforcement actions may result in your becoming ineligible to receive grant money from the state's Underground Storage Tank Cleanup Fund (Senate Bill 2004) to reimburse you for the cost of cleanup.

#### **AGENCY OVERSIGHT**

If it appears as though significant delays are occurring or reports are not submitted as requested, we will consider referring your case to the Regional Board or other appropriate agency, including the County District Attorney, for possible enforcement actions. California Health and Safety Code, Section 25299.76 authorizes enforcement including administrative action or monetary penalties of up to \$10,000 per day for each day of violation.

If you have any questions, please call me at (510) 567-6791.

Sincerely,



Jerry Wickham, P.G.  
Hazardous Materials Specialist

Attachment: Electronic Mail Message Dated February 28, 2006

Enclosure: ACEH Electronic Report Upload (ftp) Instructions

cc: Alyce Sandbach, Deputy District Attorney, Consumer & Environmental Protection Division,  
7677 Oakport Street, Suite 400, Oakland, CA 94502-6577

Edward Martins, Law Offices of Edward Martins, 22698 Mission Blvd., Hayward, CA 94541

Hal Reiland, Reiland and Reiland, P.O. Box 5490, Pleasanton, CA 94566

Jessica Moreno, Clearwater Group, 229 Tewksbury, Pt. Richmond, CA 94801

Donna Drogos, ACEH  
Jerry Wickham, ACEH  
File

**Wickham, Jerry, Env. Health**

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**From:** Wickham, Jerry, Env. Health  
**Sent:** Friday, March 03, 2006 12:03 PM  
**To:** 'Jessica Moreno'  
**Subject:** RE: R00212

Jessica,

Submitting a Work Plan Addendum prior to initiating the work is acceptable. The Work Plan Addendum can be done without significant effort and will be due March 23, 2006. I am sending out a letter today that will formally establish the following schedule:

March 23, 2006 - Work Plan Addendum  
120 days following regulatory approval of Work Plan Addendum - Soil and Groundwater Investigation Report  
60 days following regulatory approval of Soil and Groundwater Investigation Report - Corrective Action Plan

Regards,

*Jerry Wickham*  
Hazardous Materials Specialist  
Alameda County Environmental Health  
1131 Harbor Bay Parkway  
Suite 250  
Alameda, CA 94502-6577  
510-567-6791 phone  
510-337-9335 Fax  
[jerry.wickham@acgov.org](mailto:jerry.wickham@acgov.org)

---

**From:** Jessica Moreno [mailto:JMoreno@clearwatergroup.com]  
**Sent:** Tuesday, February 28, 2006 1:14 PM  
**To:** Wickham, Jerry, Env. Health  
**Subject:** R00212

Greetings Jerry,

I wanted to give you an update to the progress that we have made towards the USTCF application submittal for the Holland Oil project. For the last month Ann Marie and her lawyer Mr. Edward Martins have been trying to piece together the IRS returns that would be needed to support a Priority B claim assignment. There of course have been some issues with the estate taxes. The current CPA working on the project was preparing to go to the IRS to request the tax returns for the estate for the years of record, which is about 19 years. Mr. Martins had me call the Fund yesterday to confirm that they would require all 19 years as stated on the Chart of Required Federal Tax Returns.

I spoke with Ms. Sheri Kneriem, claims reviewer, at the Fund. I relayed to her the road blocks regarding the tax returns and she suggested that we forgo requesting a Priority B assignment for a Priority C, even though Ann Marie has never had either part-time or full time employees. Though the Priority B assignment is more desirable, a Priority C does not require the extensive tax return documentation. I have discussed this option with Mr. Martins and he has agreed, on behalf of Ann Marie, that it would be prudent to submit the application and receive a Priority C assignment now, so that there will be funding to move forward with the required Corrective Action. Per Sheri Kneriem, once they have obtained the required tax documentation they may appeal the Priority C assignment for the more desirable Priority B assignment.

3/3/2006

Clearwater Group will be finalizing the application this week based on the Priority Class C requirements. It will then be forwarded to Ann Marie and Mr. Martins for the appropriate signatures. Since Ann Marie has difficulty getting around, we will more than likely hand deliver the application to her and then follow up with her lawyer then Fed-ex it directly to the Fund. Clearwater is ready to move forward with the Corrective Action work on a "wait and pay" basis as soon as we receive documentation from the Fund that the claim has been accepted and is eligible for active reimbursement.

With this being said, I do not think that we are in a position to meet the March 23, 2006 report deadline. We respectfully request that an extension be granted to this deadline so that funding may be secured for the required corrective action. Once Clearwater has been notified of the claim's acceptance by the Fund we will prepare an addendum to the March 13, 2003 EBS Workplan and submit it to your office for review and approval within 45 days. The purpose of the workplan addendum will be to address the technical comments outlined in your October 28, 2005 letter. With your approval of the Workplan Addendum we request that a new deadline be set for the submittal of the Soil and Groundwater Investigation Plan noting that the submittal of the Corrective Action Plan would follow in 60 days.

If you would like, Clearwater is prepared to submit a monthly status report to your office until notice has been received from the Fund. If there are any questions or concerns regarding the project, please do not hesitate to contact my office at 510-590-1096 or via email at [jmoreno@clearwatergroup.com](mailto:jmoreno@clearwatergroup.com). I would like to thank you in advance for your consideration of our extension request.

Sincerely,  
*Jessica Moreno*  
Project Manager  
**Clearwater Group**  
229 Tewksbury Ave.  
Pt. Richmond, CA 94801  
510-590-1096  
[jmoreno@clearwatergroup.com](mailto:jmoreno@clearwatergroup.com)

3/3/2006

**Wickham, Jerry, Env. Health**

**From:** Jessica Moreno [JMoreno@clearwatergroup.com]  
**Sent:** Tuesday, February 28, 2006 1:14 PM  
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Sincerely,  
*Jessica Moreno*  
Project Manager  
**Clearwater Group**  
229 Tewksbury Ave.  
Pt. Richmond, CA 94801  
510-590-1096  
[jmoreno@clearwatergroup.com](mailto:jmoreno@clearwatergroup.com)

2/28/2006

**Wickham, Jerry, Env. Health**

---

**From:** Jessica Moreno [JMoreno@clearwatergroup.com]  
**Sent:** Tuesday, January 24, 2006 3:29 PM  
**To:** Wickham, Jerry, Env. Health  
**Subject:** R0212

Dear Jerry,

Thank you for taking a moment to speak with me today regarding the Holland Oil project. As we discussed, Clearwater Group has been retained by Ann Marie Holland to perform the work outlined in your October 28, 2005 letter. Prior to conducting the work associated with the required corrective action, we have been assisting Ann Marie with the completion of her application to the USTCF. Since she has no monies of her own to cover the cost associated with the corrective action, we have agreed to perform the work on a wait and pay basis, granted her claim is accepted into the Fund. Preparing the application has been a lengthy process due to many gaps in documentation, but we are just about ready to submit. We are currently waiting on financial documents to finalize the application. The documents will most likely need to come directly from the IRS due to a fire some years ago which destroyed all of Ann Marie's copies. I will keep you apprised of the progress made towards completing the corrective action as requested by your office. If there are any questions regarding the status of the project, please do not hesitate to contact my office at 510-590-1096 or via email at [jmoreno@clearwatergroup.com](mailto:jmoreno@clearwatergroup.com). We appreciate your willingness to allow Ann Marie the opportunity to obtain funding for the project prior to imposing any reporting deadlines and or fines. Clearwater will do everything in it's power to ensure that once the project receives funding, the corrective active will be implemented without delay.

Sincerely,

*Jessica Moreno*  
Project Manager  
**Clearwater Group**  
229 Tewksbury Ave.  
Pt. Richmond, CA 94801  
phone: 510-590-1096  
fax: 510-232-2823  
[jmoreno@clearwatergroup.com](mailto:jmoreno@clearwatergroup.com)

ALAMEDA COUNTY  
HEALTH CARE SERVICES

AGENCY  
DAVID J. KEARS, Agency Director



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

October 28, 2005

Ms. Ann Marie Holland Tiers  
Estate of Jack Holland  
1498 Hamrick Lane  
Hayward, CA 94544

Ms. Barbara Holland  
20993 Foothill Road  
Hayward, CA 94541

Subject: Fuel Leak Case [REDACTED] Holland Oil, 16301 East 14<sup>th</sup> Street, San Leandro, CA

Dear Ms. Tiers and Ms. Holland:

Alameda County Environmental Health (ACEH) staff has reviewed the fuel leak case file for the subject site and the document entitled, "Work Plan: Additional Subsurface Investigation Groundwater Monitoring Well Installation," dated March 3, 2003 and prepared by Environmental Bio-systems, Inc. The Work Plan presents plans for an additional subsurface investigation of the above-referenced site to include soil borings and monitoring well installation.

ACEH concurs with the proposed scope of work provided that the technical comments below are fully addressed. We request that you address the following technical comments, perform the proposed work, and send us the reports described below.

**TECHNICAL COMMENTS**

- 1. Proposed Soil Boring Locations.** ACEH concurs with the proposed boring locations but requests that borings be added in the western (downgradient) portion of the site. In order to assess the extent of soil contamination near the western boundary of the site and to assess potential groundwater contamination moving off-site, a transect of direct push borings is to be located near the western property boundary. Please include one additional boring between proposed locations SC54 and SC50, one additional boring between proposed locations SC50 and SC55, and one additional boring south of proposed location SC55. Please submit a revised map of proposed sampling locations for ACEH approval prior to field activities.
- 2. Laboratory Analysis of Soil Samples.** The Work Plan indicates, "at least one soil sample will be submitted for laboratory analyses from each borehole just above the soil/groundwater interface." ACEH requests that soil samples collected from depths of 2 feet bgs, 5 feet bgs, and the capillary fringe be submitted for laboratory analyses. In addition, ACEH requests that soil samples be submitted for laboratory analyses for all depth intervals where staining, odor, or elevated PID readings are observed. If staining, odor, or elevated PID readings are observed over an interval of several feet, a sufficient number of soil samples from this interval should be submitted for laboratory analyses to characterize the contamination within this



interval. Please include results in the Soil and Groundwater Investigation Report requested below.

3. **Grab Groundwater Samples in Direct Push Soil Borings.** The Work Plan is not clear regarding the collection of grab groundwater samples from direct push soil borings. Section 5.1 entitled "Drilling" states that "Eleven direct push technology (DPT) soil and groundwater samples will be collected designated SC45 to SC55." However, there is no description of the method for groundwater sampling from DPT borings in the remainder of the Work Plan. ACEH requests that grab groundwater samples be collected within 5 feet of the water table from each direct push soil boring. Please submit a description of the proposed method for grab groundwater sampling for ACEH approval prior to field activities.
4. **Vertical Delineation.** The Work Plan does not include a scope of work to characterize the vertical extent of contamination. ACEH requests that, at a minimum, three borings be extended to a depth of approximately 40 feet below ground surface to characterize the vertical extent of soil and groundwater contamination. Please propose at least two locations within areas of known shallow contamination and one location within the western portion of the site. Soils are to be continuously sampled and logged to assess the vertical extent of contamination. The soil boring logs are to be used to target coarse-grained layers below the water table for depth-discrete groundwater sampling. Each coarse-grained layer that may represent a significant contaminant migration pathway is to be targeted for depth-discrete groundwater sampling. Depth-discrete groundwater samples are to be collected in a boring(s) adjacent to the logged soil boring using techniques that will prevent cross-contamination of separate water-bearing zones and contamination of the depth-discrete groundwater sample by contaminated groundwater from a shallower interval. Please present the proposed locations for vertical delineation on the revised sample location map requested in technical comment 1 and submit a description of the proposed method for depth-discrete groundwater sampling for ACEH approval prior to field activities.
5. **Monitoring Well Installation.** ACEH concurs with the proposed installation of monitoring wells MW-6 and MW-7. However, the screened intervals for these wells are not to exceed 10 feet in length. The need to install monitoring wells MW-8 through MW-10 will be evaluated based upon the results of grab groundwater sampling along the western boundary of the property.
6. **Laboratory Analyses.** Due to potentially higher turbidity, ACEH does not recommend that grab groundwater samples be analyzed for PCBs, SVOCs, or total oil and grease. Please include 1,2-dichloroethane and ethylene dibromide as analytes for soil and groundwater samples. Please include lead as an analyte for soil samples. Please provide a revised summary of planned analytes for soil and groundwater samples for ACEH approval prior to field activities.
7. **Groundwater Monitoring.** Following implementation of the proposed subsurface characterization, quarterly groundwater monitoring will be required for this site.

### TECHNICAL REPORT REQUEST

Please submit technical reports to Alameda County Environmental Health (Attention: Mr. Jerry Wickham), according to the following schedule:

- **March 23, 2006** – Soil and Groundwater Investigation Report
- **60 days following regulatory approval of Soil and Groundwater Investigation Report** – Corrective Action Plan

These reports are being requested pursuant to California Health and Safety Code Section 25296.10. 23 CCR Sections 2652 through 2654, and 2721 through 2728 outline the responsibilities of a responsible party in response to an unauthorized release from a petroleum UST system, and require your compliance with this request.

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All work plans, technical reports, or technical documents submitted to ACEH must be accompanied by a cover letter from the responsible party that states, at a minimum, the following: "I declare, under penalty of perjury, that the information and/or recommendations contained in the attached document or report is true and correct to the best of my knowledge." This letter must be signed by an officer or legally authorized representative of your company. Please include a cover letter satisfying these requirements with all future reports and technical documents submitted for this fuel leak case.

### PROFESSIONAL CERTIFICATION & CONCLUSIONS/RECOMMENDATIONS

The California Business and Professions Code (Sections 6735, 6835, and 7835.1) requires that work plans and technical or implementation reports containing geologic or engineering evaluations and/or judgments be performed under the direction of an appropriately registered or certified professional. For your submittal to be considered a valid technical report, you are to

present site specific data, data interpretations, and recommendations prepared by an appropriately licensed professional and include the professional registration stamp, signature, and statement of professional certification. Please ensure all that all technical reports submitted for this fuel leak case meet this requirement.

**UNDERGROUND STORAGE TANK CLEANUP FUND**

Please note that delays in investigation, later reports, or enforcement actions may result in your becoming ineligible to receive grant money from the state's Underground Storage Tank Cleanup Fund (Senate Bill 2004) to reimburse you for the cost of cleanup.

**AGENCY OVERSIGHT**

If it appears as though significant delays are occurring or reports are not submitted as requested, we will consider referring your case to the Regional Board or other appropriate agency, including the County District Attorney, for possible enforcement actions. California Health and Safety Code, Section 25299.76 authorizes enforcement including administrative action or monetary penalties of up to \$10,000 per day for each day of violation.

If you have any questions, please call me at (510) 567-6791.

Sincerely,



Jerry Wickham, P.G.  
Hazardous Materials Specialist

Enclosure: ACEH Electronic Report Upload (ftp) Instructions

cc: Alyce Sandbach, Deputy District Attorney, Consumer & Environmental Protection Division,  
7677 Oakport Street, Suite 400, Oakland, CA 94502-6577

Edward Martins, Law Offices of Edward Martins, 22698 Mission Blvd., Hayward, CA 94541

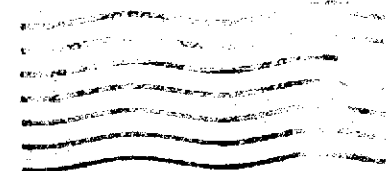
Hal Reiland, Reiland and Reiland, P.O. Box 5490, Pleasanton, CA 94566

James Jacobs, Environmental Bio-Systems, Inc, 707 View Point Road, Mill Valley, CA  
94941

Donna Drogos, ACEH  
Jerry Wickham, ACEH  
File



ALAMEDA COUNTY  
**HEALTH CARE SERVICES AGENCY**  
 Environmental Health Services Administration  
 1131 Harbor Bay Parkway, Suite 250  
 Alameda, CA 94502-6577



Ms. Barbara Holland

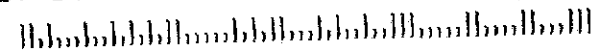
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**COMMERCIAL MAIL**  
 No Authorization to Return



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RETURN TO SENDER  
 NOT DELIVERABLE AS ADDRESSED  
 UNABLE TO FORWARD

BC: 94502654091 \*1705-17643-31-35



Environmental Bio-Systems, Inc.  
707 View Point Road, Mill Valley, CA 94941  
Tel: 415-381-5195 Fax: 415-381-5816 e-mail: augerpro@sbcglobal.net

December 24, 2004

Mr. Robert Schultz  
Alameda County Health Care Services Agency  
1131 Harbor Bay Parkway, Suit 250  
Alameda, CA 94502-6577

Alameda County  
DEC 29 2004  
Environmental Health

**Re: ACTIVITY REPORT**  
Jack Holland Sr. Oil Company  
16301 E. 14<sup>th</sup> Street  
San Leandro, California

Dear Mr. Schultz:

Environmental Bio-Systems, Inc. (EBS) is please to respond on behalf of Ms. Anne Marie Holland and her attorney, Mr. Edward E. Martins to recent letter dated December 13, 2004 from Ms. Alyce Sanbach, Alameda County District Attorney's Office. EBS has been involved with the technical portion of this project for several years.

#### **ACTIVITY REPORT**

At the written request of the Alameda County Department of Environmental Health (DEH), EBS submitted a workplan on March 3, 2004 regarding a request for additional work on the site. EBS concurred that additional investigation and remedial action is required on the property. The workplan was submitted to Mr. Scott Seery at his request on March 3, 2003. EBS has not heard anything from the DEH regarding that submittal. EBS is prepared to perform the tasks described in the workplan as part of a large subsurface investigation to characterize the shallow soil and groundwater so that remedial measures can be evaluated and implemented.

Since the time that EBS submitted the workplan to the DEH, Ms. Anne Marie Holland, as represented by counsel, has been in negotiations with the Hayward Area Recreation District for the purchase of the property to turn the property into a local park. The Trust for Public Land is helping to facilitate the purchase. Although there are public grants that have been applied for, on-going purchase discussions, and options on the property, the actual sale may be off by six months. Sale details should be obtained from Mr. Martins.

Therefore, EBS will be glad to discuss the proposed project with you on January 3, 2004 by telephone. I would appreciate any comments on the submitted workplan, which has still not been approved or rejected by the DEH. I would be glad to make sure that the work proposed meets your requirements to move the project forward. I did have similar discussions and correspondence with the previous regulator. EBS developed the current workplan to meet those technical objectives. Unfortunately, for whatever reason, neither EBS nor the client has ever heard back from the DEH on the status of the submitted workplan.

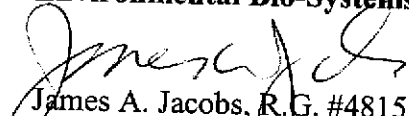
Environmental Bio-Systems, Inc.  
707 View Point Road, Mill Valley, CA 94941  
Tel: 415-381-5195 Fax: 415-381-5816 e-mail: [augerpro@sbcglobal.net](mailto:augerpro@sbcglobal.net)

As environmental assessments and cleanups are quite expensive, EBS did not want to proceed with implementing the as yet unapproved workplan without getting the DEH agreement on the scope of work and procedures. Now that you have been assigned to the case, I hope we can agree on the scope of work and get the submitted workplan approved.

Therefore, EBS would like a schedule for workplan review and implementation. You can reach me by telephone on January 3, 2004 at (415) 381-5195 (office) or (510) 590-1098 (cell) or at [augerpro@sbcglobal.net](mailto:augerpro@sbcglobal.net). I left a message on your phone-mail on December 24, 2004.

Sincerely,

**Environmental Bio-Systems, Inc.**

  
James A. Jacobs, R.G. #4815, C.H.G. #88  
Chief Hydrogeologist

Cc: Ms. Anne Marie Holland (Property Owner)  
Mr. Edward Martins (Attorney for Ms. Holland)  
Ms. Alyce Sandbach, Deputy District Attorney

ENVIRONMENTAL BIO-SYSTEMS, INC.  
www.EBSinfo.com Since 1989; Lic. 687236  
707 View Point Road, Mill Valley, CA 94801 USA  
Tel: 415-381-5195; Fax: 415-381-5816; email: augerpro@sbcglobal.net

**FAX**

(510) 337-9432 fax

TO: Robert Schultz Dept. Envt. Health  
COMPANY: Alameda County

FROM: Jim Jacobs DATE: 12/24/04 PAGES (inc. this page): 3

RE: \_\_\_\_\_ PROJECT #: Holland Oil

MESSAGE: 1131 Harbor Bay Pky  
Alameda CA 94502 L 6540

Environmental Bio-Systems, Inc.  
707 View Point Road, Mill Valley, CA 94941  
Tel: 415-381-5195 Fax: 415-381-5816 e-mail: augerpro@sbcglobal.net

December 24, 2004

Mr. Robert Schultz  
Alameda County Health Care Services Agency  
1131 Harbor Bay Parkway, Suit 250  
Alameda, CA 94502-6577

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At the written request of the Alameda County Department of Environmental Health (DEH), EBS submitted a workplan on March 3, 2004 regarding a request for additional work on the site. EBS concurred that additional investigation and remedial action is required on the property. The workplan was submitted to Mr. Scott Seery at his request on March 3, 2003. EBS has not heard anything from the DEH regarding that submittal. EBS is prepared to perform the tasks described in the workplan as part of a large subsurface investigation to characterize the shallow soil and groundwater so that remedial measures can be evaluated and implemented.

Since the time that EBS submitted the workplan to the DEH, Ms. Anne Marie Holland, as represented by counsel, has been in negotiations with the Hayward Area Recreation District for the purchase of the property to turn the property into a local park. The Trust for Public Land is helping to facilitate the purchase. Although there are public grants that have been applied for, on-going purchase discussions, and options on the property, the actual sale may be off by six months. Sale details should be obtained from Mr. Martins.

Therefore, EBS will be glad to discuss the proposed project with you on January 3, 2004 by telephone. I would appreciate any comments on the submitted workplan, which has still not been approved or rejected by the DEH. I would be glad to make sure that the work proposed meets your requirements to move the project forward. I did have similar discussions and correspondence with the previous regulator. EBS developed the current workplan to meet those technical objectives. Unfortunately, for whatever reason, neither EBS nor the client has ever heard back from the DEH on the status of the submitted workplan.

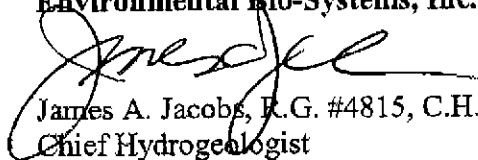


Environmental Bio-Systems, Inc.  
707 View Point Road, Mill Valley, CA 94941  
Tel: 415-381-5195 Fax: 415-381-5816 e-mail: [augerpro@sbcglobal.net](mailto:augerpro@sbcglobal.net)

As environmental assessments and cleanups are quite expensive, EBS did not want to proceed with implementing the as yet unapproved workplan without getting the DEH agreement on the scope of work and procedures. Now that you have been assigned to the case, I hope we can agree on the scope of work and get the submitted workplan approved.

Therefore, EBS would like a schedule for workplan review and implementation. You can reach me by telephone on January 3, 2004 at (415) 381-5195 (office) or (510) 590-1098 (cell) or at [augerpro@sbcglobal.net](mailto:augerpro@sbcglobal.net). I left a message on your phone-mail on December 24, 2004.

Sincerely,  
Environmental Bio-Systems, Inc.



James A. Jacobs, R.G. #4815, C.H.G. #88  
Chief Hydrogeologist

Cc: Ms. Anne Marie Holland (Property Owner)  
Mr. Edward Martins (Attorney for Ms. Holland)  
Ms. Alyce Sandbach, Deputy District Attorney



3

8.29.2001



4

8.29.2001

Holland Oil  
16301 E. 14th Street  
San Leandro

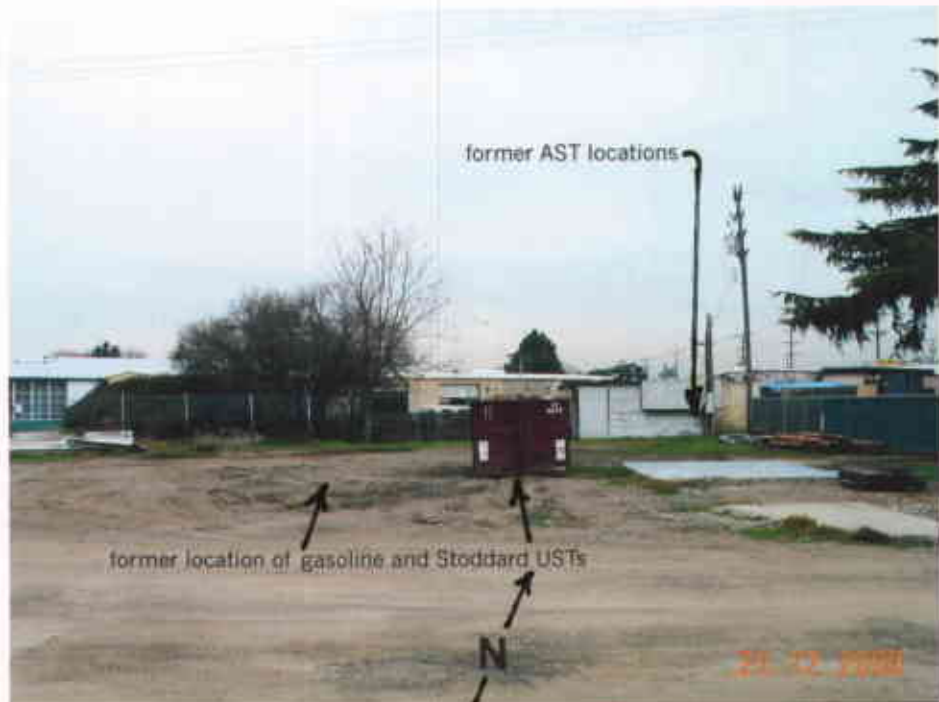
STID 2423

12-21-00



Holland Oil  
16301 E. 14th Street  
San Leandro

12-21-00



Rs 212

Environmental Bio-Systems, Inc.  
707 View Point Road, Mill Valley, CA 94941

Tel: 415-381-5195 Fax: 415-381-5816 e-mail: augerpro@sbcglobal.net

Alameda County

MAR 24 2003

March 19, 2003

Environmental Health

Mr. Scott Seery, CHMM  
Alameda County Health Care Services Agency  
1131 Harbor Bay Parkway, Suit 250  
Alameda, CA 94502-6577

Alameda County

MAR 24 2003

Environmental Health

Re: Addendum Letter for EBS Workplan (March 3, 2003)  
Jack Holland Sr. Oil Company  
16301 E. 14<sup>th</sup> Street  
San Leandro, California

Dear Mr. Seery:

Environmental Bio-Systems, Inc. (EBS) is please to respond to your recent telephone call regarding the EBS Workplan submitted to you in early March 3, 2003. Based on comments from your May 6, 2002 letter, which was not available to me at the time, I have comments or updates as follows:

The EBS Workplan was designed to define the vertical and lateral extent of contamination so that a Corrective Action Plan for remediation can be developed. At this point, the extent of contamination is still uncertain.

**AREAS OF INVESTIGATION:**

As you had requested in the May 6, 2002 letter, future work would encompass, among other areas, investigation into the following areas:

- Building A:

EBS proposes to have two borings (SC51 and SC52) in this area, in front of the warehouse area where contaminated soil may overlie a now buried concrete loading area.

- Western portion of the site, between building A and area C:

EBS proposes three borings on the western side - one boring on site (SC50) and two borings off-site at the Edendale School property (SC55 and SC 54).

- Eastern portion of the site, east of areas A and B:

EBS proposed two borings/wells SC56 and SC57, to be converted into monitoring wells MW6 and MW7, respectively. In addition, 3 borings further east of SC56 and SC57 are planned: SC45, SC46 and SC47. EBS also proposed a boring south of SC7 which is located on the ball park (SC48).

- Used car lots fronting along East 14<sup>th</sup> Street:

EBS proposed two borings, SC49 and SC53 in the used car lot area.

COMMENTS: The EBS Workplan of March 3, 2003 seems to have addressed the future work as outlined in your letter dated May 6, 2002.

The purpose of this next phase of investigation is to define the vertical and lateral extents of contamination.

#### **LABORATORY ANALYSIS:**

EBS recommends limiting the analysis to the main hydrocarbons. However, due to the impacts from PCBs in SC9, SC11, SC13 and SC14, EBS concurs with your letter, samples from proposed borings SC45, SC46, SC47, and SC49 should be analyzed for PCBs. In addition, SC51, SC52 and SC55 should also be analyzed for PCBs. MW-4 should also be analyzed for PCBs. Soil samples will be collected at selected depths or composited within each borehole to save funds.

Since the sample from MW5 contained MTBE, EBS concurs that soil samples collected nearby (SC53 and SC54) should also be analyzed for MTBE.

Since VOCs were found in a few soil samples collected from select locations, none appear to exceed the 2001 RWQCB residential RBSLs, therefore, unless EBS finds an exceptional reason to analyze for VOCs, additional analysis will not be recommended.

SVOCs will be analysed in SC45, SC46, SC47, SC51 and SC52 as these seem closest to the former ASTs or near impacted soil left on site.

COMMENTS: EBS concurs with the letter of May 6, 2002 and will add the above mentioned analyses to the Workplan dated March 3, 2003.

#### **UPDATED LOCATIONS:**

EBS proposes to update the locations of borings SC45, and SC46 by moving them to the east-southeast by 20 to 30 feet. At their currently mapped location in the Workplan, it is thought that the zero-contamination line will likely be located further east-southeast of the originally proposed locations.

Environmental Bio-Systems, Inc.

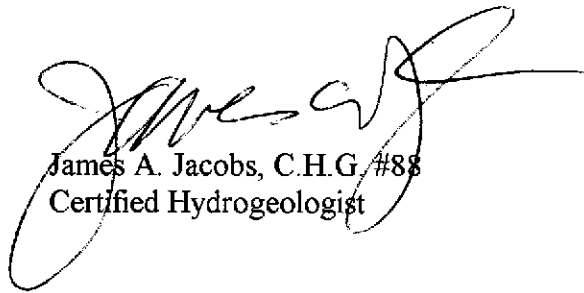
707 View Point Road, Mill Valley, CA 94941

Tel: 415-381-5195 Fax: 415-381-5816 e-mail: [augerpro@sbcglobal.net](mailto:augerpro@sbcglobal.net)

EBS hopes this addendum letter to the March 3, 2003 Workplan clarifies any remaining issues.

I will be out of the country on a Fulbright grant, returning on April 5, 2003. In my absence, please contact Dave Peacock, Ph.D. at 510-232-2728; ext. 237, if you need any specific information. You can reach me at (415) 381-5195 or at [augerpro@sbcglobal.net](mailto:augerpro@sbcglobal.net).

Sincerely,

A handwritten signature in black ink, appearing to read 'James A. Jacobs', written over the typed name and title.

James A. Jacobs, C.H.G. #88  
Certified Hydrogeologist

Cc: Ms. Anne Marie Holland  
Mr. Edward Martins

Environmental Bio-Systems, Inc.  
707 View Point Road, Mill Valley, CA 94941  
Tel: 415-381-5195 Fax: 415-381-5816 e-mail: augerpro@sbcglobal.net

March 19, 2003

RE: Estate of Jack Holland Sr.  
16301 East 14<sup>th</sup> Street  
San Leandro, California

**Alameda County**

**MAR 24 2003**

**Environmental Health**

Distribution List for EBS Workplan Addendum Letter dated March 19, 2003:

Mr. Edward E. Martins  
Law Offices of Edward E. Martins  
1164 A Street  
Hayward, CA 94541

Ms. Anne Marie Holland  
1498 Hamrick Lane  
Hayward, CA 94544

Mr. Scott Seery , CHMM  
Alameda County Health Care Services Agency  
1131 Harbor Bay Parkway, Suit 250  
Alameda, CA 94502-6577

Mr. Chuck Headlee  
RWQCB  
1515 Clay Street, Suite 1400  
Oakland, CA 94612



Environmental Bio-Systems, Inc.  
707 View Point Road, Mill Valley, CA 94941  
Tel: 415-381-5195 Fax: 415-381-5816 e-mail: augerpro@sbcglobal.net

Tuesday, March 11, 2003

Mr. Scott Seery, CHMM  
Alameda County Health Care Services Agency  
Environmental Health Services  
1131 Harbor Way Parkway, Suite 250  
Alameda, CA 94502

Alameda County  
MAR 14 2003  
Environmental Health

**Re: Workplan: Additional Subsurface Investigation Transmittal**  
Estate of Jack Holland Sr. Oil Company  
16301 E. 14<sup>th</sup> Street  
San Leandro, California

Dear Mr. Seery:

Environmental Bio-Systems, Inc. (EBS) is pleased to present this workplan for an additional subsurface investigation. EBS has designed the program to characterize the soils and groundwater prior to developing a site-wide corrective action plan (CAP). This characterization will allow for a better understanding of the vertical and lateral extent of contamination so that the volume of impacted soil and groundwater can be better quantified.

There are three borings proposed to be drilled off-site. EBS may request your help in securing permission to put one boring on the ball field, and two on the school yard of Edendale School. I request that we drill on the school yard at a time when students are not there, given the noise and distraction of a drilling rig. If your inspection of our work is required, please let me know your availability regarding the drilling at an off-time.

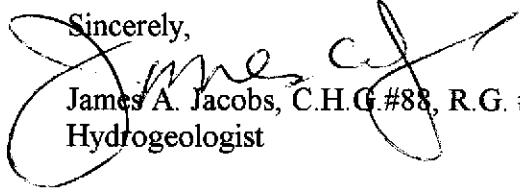
Also, please note, that as borings SC45 and SC46 are designed to establish the east-southeastern most extent of contamination, these borings may need to be moved further east-southeast by 20 to 30 feet (see Figure 4 – Proposed Boring and Well Locations).

The ultimate goal is site closure. After this subsurface evaluation, EBS proposes to have a meeting with your agency, the RWQCB, and land owners to define clean-up goals, potential remediation methods, potential uses of the property, and other regulatory issues.

Environmental Bio-Systems, Inc.  
707 View Point Road, Mill Valley, CA 94941  
Tel: 415-381-5195 Fax: 415-381-5816 e-mail: augerpro@sbcglobal.net

Please call me at (415) 381-5195 if I have any questions.

Sincerely,



James A. Jacobs, C.H.G.#88, R.G.#4815  
Hydrogeologist

Cc: Ms. Anne Marie Holland, Client  
Mr. Edward E. Martins, Client's Attorney\*  
Ms. Jessica Chiaro, Clearwater Group, assisting in USTCF paperwork  
Mr. Chuck Headlee, RWQCB

\* Two copies of the report were sent to Mr. Martins, one for another owner of the Subject Property.



Alameda County  
**District Attorney's Office**  
Thomas J. Orloff, District Attorney

March 10, 2003

**Alameda County**

**MAR 13 2003**

**Environmental Health**

Edward E. Martins  
1164 A Street  
Hayward, CA 94541

Re: Holland Estate  
Regulatory Requirements

Dear Mr. Martins:

Scott Seery, who is out of town, has informed us that Mr. Jacobs, your environmental consultant, has requested that he be provided with a copy of the letter in which the regulatory requirements regarding the further investigation and remediation of the estate property are spelled out.

Enclosed is a copy of the May 6, 2002 letter from Mr. Seery to Ann Marie and Barbara Holland which has the information requested. This letter was originally sent to all of the parties.

Very Truly Yours,

THOMAS J. ORLOFF  
DISTRICT ATTORNEY

By: 

Lawrence C. Blazer  
Senior Deputy District Attorney

cc: Scott Seery

Friday, March 07, 2003

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

Alameda County  
MAR 14 2003  
Environmental Health

**RE: DISTRIBUTION LIST: Workplan and Additional Subsurface Investigation**  
Estate of Jack Holland Sr. Oil Company  
16301 E. 14<sup>th</sup> Street  
San Leandro, California

Environmental Bio-Systems, Inc. (EBS) is pleased to submit this workplan to address regulatory requirements on the Subject Property. Copies of the above the workplan have been prepared and sent to the following individuals. I have been reassured that Mr. Martins will coordinate copies of this workplan with other owners.

(1) copy to: Ms. Anne Marie Holland  
Estate of Jack Holland  
1498 Hamrick Lane  
Hayward, CA 94544

(2) copies to: Mr. Edward E. Martins  
Law Offices of Edward E. Martins  
22698 Mission Blvd.  
Hayward, CA 94541

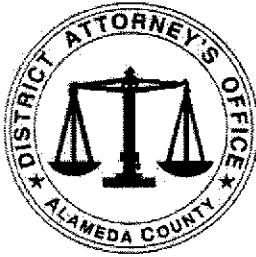
(1) copy to: Ms. Jessica Chiaro  
Clearwater Group (assisting client with USTCF paperwork)  
229 Tewksbury Ave.  
Pt. Richmond, CA 94801

(1) copy to: Mr. Chuck Headlee  
Regional Water Quality Control Board; RWQCB Region 2; San Francisco Region  
1515 Clay Street , Suite 1400  
Oakland, CA 94612

Please call me at (415) 381-5195 if you have any questions.

Sincerely,

  
James A. Jacobs, C.H.G. #88; R.G. #4815  
Certified Hydrogeologist



Alameda County  
District Attorney's Office  
Thomas J. Orloff, District Attorney

- M E M O R A N D U M -

**TO:** Scott Seery  
**FROM:** Alyce Sandbach  
**RE:** Holland Oil  
**DATE:** February 11, 2003

Alameda County  
FEB 18 2003  
Environmental Health

Hi Scott: Enclosed please find a copy of the order the Court agreed to sign yesterday (the blue scrawlings are my interlineations, consistent with the court's order – I won't get a copy of the original order until it is mailed to me). Once they get their workplan in, the plot is to get a similar order re clean-up, the crafting of which will require a little more thought since it involves the issue of to what use the property will be put. Thnaks again so much and good luck on that test.

A handwritten signature in cursive script, appearing to read "Alyce".

EDWARD E MARTINS, INC  
A Professional Law Corp.  
1164 A. St.  
Hayward, CA 94541  
(510) 537 3477

JUL 23 2002

July 18 2002

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

Dear Scott:

Please be advised that Ann Marie Holland has selected Hydrogeologist Jim Jacobs to be the Estate of John Holland's consultant in the continuing environmental matters on the property on East 14th St.

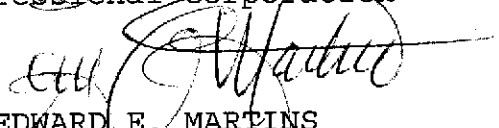
His office is 707 View Point Road Mill Valley, CA 94941 (415) 381-5195. I am informed that his firm has purchased the former firm of Environmental Bio Systems, however, he is a principal and will be directly responsible to carry out the duties in this matter.

I understand that he has made some initial contact with you, however I wished to formalize the decision of my client in this matter.

Thank you for your continuing courtesies.

Very truly yours,

LAW OFFICES OF EDWARD E. MARTINS  
A Professional Corporation

  
BY: EDWARD E. MARTINS

EEM:deem

- cc District Attorney
- cc Ann Marie Holland Tiers
- cc Harold Reiland
- cc Virginia Crisp
- cc Jim Jacobs

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ALAMEDA COUNTY  
HEALTH CARE SERVICES



AGENCY  
DAVID J. KEARS, Agency Director

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

May 6, 2002

STID 2423 / RO 212

Ms. Ann Marie Holland  
1498 Hamrick Lane  
Hayward, CA 94544

Ms. Barbara Holland  
20993 Foothill Road  
Hayward, CA 94541

Post-It® Fax Note	7671	Date	5-14-02	# of pages	4
To	Ed Martins	From	S. Seery		
Co./Dept.		Co.			
Phone #		Phone #	570-567-6783		
Fax #	510-537-5535	Fax #			

resent via FAX

RE: JACK HOLLAND SR. OIL COMPANY, 16301 E. 14TH STREET, SAN LEANDRO

Dear Ms. Ann Marie and Barbara Holland:

This office is in receipt and has completed review of the May 4, 2001 Environmental Bio-Systems, Inc. (EBS) *Subsurface Exploration and Monitoring Well Installation* report. This report documents the reported installation of 44 continuously-cored soil borings and two monitoring wells, designated MW-4 and MW-5. A reported 131 soil samples were collected during this effort from discrete depths between 2 and 9' below grade (bg). Selected soil samples from various sub-areas of the site, and water samples from the completed and existing wells, were analyzed for a specific range of petroleum hydrocarbon compounds, metals, volatile organic compounds (VOC), and polychlorinated biphenyls (PCB), as determined by the sub-area from which the samples were collected. We understand that several of the borings emplaced in the D and E sub-areas were advanced through materials previously removed from the underground storage tank (UST) excavations during the September 1998 tank removals. This material was placed back into the resultant excavations at that time to mitigate safety and soil disposal concerns.

ALAMEDA COUNTY  
HEALTH CARE SERVICES

AGENCY  
DAVID J. KEARS, Agency Director



ENVIRONMENTAL HEALTH SERVICES  
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1131 Harbor Bay Parkway, Suite 250  
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May 6, 2002

STID 2423 / RO 212

Ms. Ann Marie Holland  
1498 Hamrick Lane  
Hayward, CA 94544

Ms. Barbara Holland  
20993 Foothill Road  
Hayward, CA 94541

Alameda County  
MAR 14 2002  
Environmental Health

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The scope of work documented in the cited report was first proposed in an EBS workplan dated November 18, 1999. This workplan was later revised by EBS on January 7, 2000. The amended workplan was accepted by this office, with some additional changes to the proposed sampling and analyses strategies, on March 1, 2000. Subsequently, and in response to EBS correspondence dated April 5, 2000, the workplan scope was further modified by this office on April 7, 2000 to limit SVOC/PCB analyses in sub-areas A, B, and C to only those instances where diesel-, kerosene-, Stoddard solvent-, or petroleum oil-range hydrocarbons were identified. Areas A, B, and C were the historic locations of ~20 aboveground tanks which, at various times, were used to store used oil, among other materials (map attached).



ALAMEDA COUNTY  
HEALTH CARE SERVICES

AGENCY  
DAVID J. KEARS, Agency Director



ENVIRONMENTAL HEALTH SERVICES  
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1131 Harbor Bay Parkway, Suite 250  
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May 6, 2002

STID 2423 / RO 212

Ms. Ann Marie Holland  
1498 Hamrick Lane  
Hayward, CA 94544

Ms. Barbara Holland  
20993 Foothill Road  
Hayward, CA 94541

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Ms. Ann Marie and Barbara Holland  
RE: 16301 E. 14<sup>th</sup> St., San Leandro  
May 6, 2002  
Page 2 of 3

Review of the cited EBS report reveals the following:

- Soil in each sub-area is impacted by a range of petroleum hydrocarbons to depth explored at concentrations that exceed 2001 Regional Water Quality Control Board (RWQCB) surface soil ( $\leq 3$  m bg) Risk-Based Screening Levels (RBSL) for residential land use
- PCBs were found in soil samples collected from borings SC-9, -11, -13 and -14, and MW-4 at depths of 2 feet (SC-13), 5 feet (SC-14, MW-4), and 9 feet (SC-9, -11)
- PCBs were found at concentrations that exceed RWQCB residential RBSLs in borings SC-11, -14 and MW-4
- PCBs were not sought in each location where analyses selection criteria were otherwise met
- SVOCs were not sought in any samples where such analysis was warranted, contrary to workplan scope
- VOCs were found in a few soil samples collected from select locations, but none appear to exceed 2001 RWQCB residential RBSLs
- Hydrocarbon "sheen" was noted on water collected from well MW-1
- Methyl tert-butyl ether (MtBE) was tentatively identified (EPA 8020) in water sampled from well MW-5
- Encountered shallow sediments ( $\leq 3$  m bg) are comprised primarily of silts and clays

The body of work completed to date, up to and including the cited EBS report, has shown the subject site to be significantly impacted in the known source areas by historic activities that have occurred there. Additional assessment work is needed to evaluate the entire site in preparation for site redevelopment. This work would expand the scope of past work to areas outside the presently-known source areas, and to revisit areas of the site previously investigated, but where specific analyses were not performed (e.g., SVOC, PCB).

Such future work would encompass, among others, the following additional areas:

- Building A
- Western portion of the site, between building A and area C
- Eastern portion of the site, east of areas A and B
- Used car lots fronting along East 14<sup>th</sup> Street

This office understands that the Alameda County Community Development Agency (ACCD) has identified the subject property as being within a mixed-use (residential/commercial-retail) redevelopment area. Consequently, this office intends to apply residential cleanup standards (i.e., 2001 RWQCB RBSLs) when evaluating cleanup proposals and redevelopment plans. We also understand that ACCDA is in receipt of a grant through the Brownfields Economic Redevelopment Initiative (BERI), administered by Region IX of the U.S. Environmental Protection Agency. We have been informed that the subject site is eligible to receive BERI funds to help facilitate further assessment and clean-up at this site. However,

Ms. Ann Marie and Barbara Holland  
RE: 16301 E. 14<sup>th</sup> St., San Leandro  
May 6, 2002  
Page 3 of 3

this money may be available for only a limited period of time. We recommend that you contact Ms. Jennie Bloebaum (ACCCA) at (510) 670-6115 for further information about this grant.

At this time it appears prudent that I meet with your environmental consultant(s) to discuss and scope the specifics of the next round of property assessment. I would like to schedule that meeting within the next 30 days. Please contact me at your earliest convenience to 1) inform me who your consultant(s) is(are), and 2) to schedule a mutually acceptable date for our technical meeting.

I may be reached at (510) 567-6783.

Sincerely,



Scott O. Seery, CHMM  
Hazardous Materials Specialist

Attachment

cc: Jennie Bloebaum, Alameda County Community Development Agency  
224 West Winton Avenue, Rm. 110, Hayward, CA 94544-1215  
Alyce Sandbach, Alameda County District Attorney's Office  
Chuck Headlee, RWQCB  
Virginia A. Crisp, Coblenz, Patch, Duffy & Bass  
222 Kearny St., 7<sup>th</sup> Floor, S.F., CA 94108  
Edward E. Martins, 22698 Mission Blvd., Hayward, CA 94541  
Hal P. Reiland, Reiland & Reiland, P.O. Box 5490, Pleasanton, CA 94566  
Nalini Frusch, Compliance and Closure, 7020 Koll Center Parkway, Ste. 134, Pleasanton, CA 94566

LITTLE LEAGUE FIELD

EDENDALE SCHOOL

**FORMER AST CONTENTS**

- 1- waste oil/kerosene
- 2- waste oil/kerosene
- 3- waste oil/kerosene
- 4- waste oil/kerosene
- 5- waste oil/kerosene
- 6- waste oil/kerosene
- 7- waste oil/kerosene
- 8- virgin motor oil/automatic trans. fluid/pale stock
- 9- virgin motor oil/automatic trans. fluid/pale stock
- 10- virgin motor oil/automatic trans. fluid/pale stock
- 11- virgin motor oil/automatic trans. fluid/pale stock
- 12- virgin motor oil/automatic trans. fluid/pale stock
- 13- virgin motor oil/automatic trans. fluid/pale stock
- 14- virgin motor oil/automatic trans. fluid/pale stock
- 15- waste oil/kerosene/virgin motor oil/automatic trans. fluid/gasoline/diesel/kerosene
- 16- waste oil/kerosene/virgin motor oil/automatic trans. fluid/gasoline/diesel/kerosene
- 17- waste oil/kerosene/virgin motor oil/automatic trans. fluid/gasoline/diesel/kerosene
- 18- waste oil/kerosene/virgin motor oil/automatic trans. fluid/gasoline/diesel/kerosene
- 19- waste oil/kerosene/virgin motor oil/automatic trans. fluid/gasoline/diesel/kerosene
- 20- waste oil/kerosene/virgin motor oil/automatic trans. fluid/gasoline/diesel/kerosene

A

B

C

D

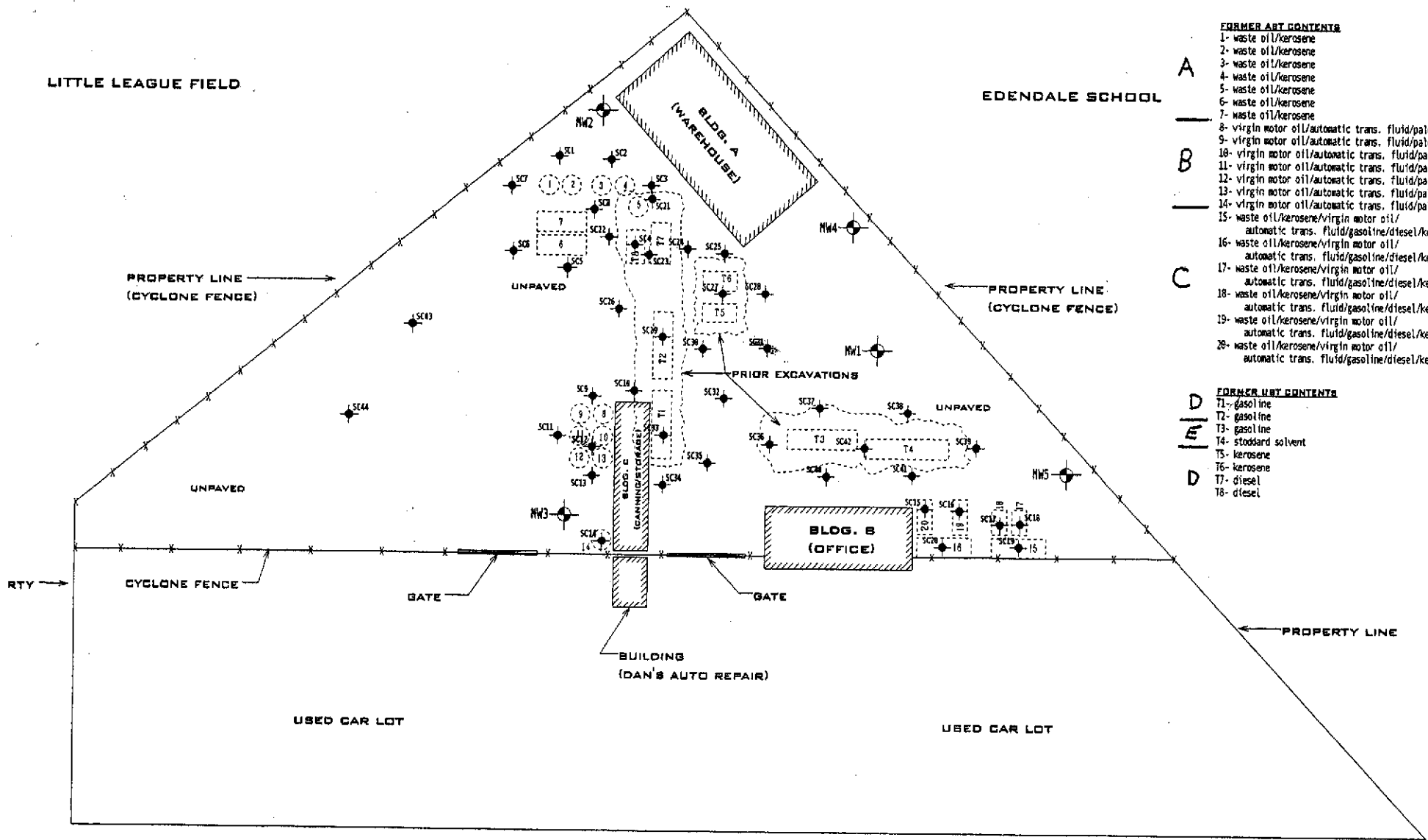
E

F

G

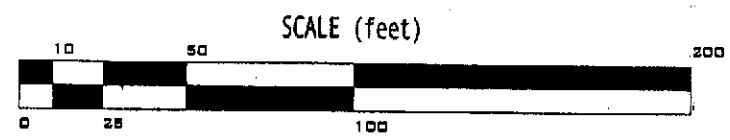
**FORMER UST CONTENTS**

- T1- gasoline
- T2- gasoline
- T3- gasoline
- T4- stoddard solvent
- T5- kerosene
- T6- kerosene
- T7- diesel
- T8- diesel



E. 14TH STREET

	DATE: 5/4/01	<b>FIGURE 3: CORE &amp; WELL LOCATIONS WITH FORMER AST/UST OVERLAYS</b>  ESTATE OF J. HOLLAND SR. 16301 E. 14th STREET SAN LEANDRO, CALIFORNIA
	DRAWN BY: DAS/TMB	
	PROJECT # 150-561B-R1	
	SCALE: AS SHOWN	



LEGEND	
	Former vertical AST location.
	Former horizontal AST location.
	Former UST location.
	Ground water monitoring well.
	Soil core location.

7020 Koll Center Parkway, Suite 134, Pleasanton, CA 94566-3107 (925) 426-5395 FAX (925) 426-5391



FACSIMILE TRANSMISSION COVER PAGE

\*\*\*\*\*

Date: 4-22-02

To: Scott Seery

Fax Number: 510-337-9335

Number of Pages To Follow: 2

\*\*\*\*\*

From: Gary Milkey

Telephone: (925) 426-5395

\*\*\*\*\*

Message: Scott: cost estimate we sent to Barbara

THKS  
[Signature]

Note: Please call if the total number of pages indicated is not received.

7020 Koll Center Parkway, Suite 134, Pleasanton, CA 94566-3107 (925) 426-5395 FAX (925) 426-5391



April 9, 2002

Ms. Barbara Holland  
207 Evergreen Drive  
Kentfield, California 94904

RE: Cost Estimate for Next Phase of Work  
16301 E. 14th Street, San Leandro, CA

Dear Ms. Holland:

In response to a telephone conversation with Mr. Scott Seery of Alameda County regarding the Holland property, located at 16301 E. 14th Street in San Leandro, Alameda County, California, Compliance & Closure, Inc. (CCI) proposes to prepare a work plan to that addresses resampling some of the "Hot Spots" reported in Environmental Bio-Systems May 2001 Subsurface Investigation and Monitoring Well Installation report. CCI's proposal will include resampling of the areas located just east of Building A, the area southwest of building C and the area southwest and northwest of Building B to verify the contaminant levels previously reported in these areas. These three areas were reported to contain high concentrations of soil contamination to depths of 12 feet. CCI will propose to use a Geoprobe direct push rig to collect soil samples from depth intervals of 2, 5 and between 8 to 12 feet. Grab water samples will also be collected.

CCI will collect soil samples from 3 locations inside Building A, the former truck maintenance shop. CCI proposes to also sample the southeast side of the property in the area where the cranes were formerly stored. We anticipate direct pushing 10 sample points in this area and another 10 sample locations randomly selected in the used car lot areas, located on the east side of the property. It is anticipated all these samples will be analyzed for high and low boiling point hydrocarbons, oil and grease, stoddard solvents and PCBs. The estimated cost for this scope of work is as follows:

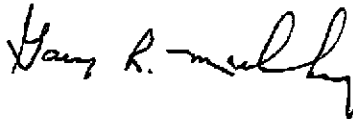
TASK	COST
1. Preparation of Work Plan for submittal to Alameda County	
Project Geologist 24 hrs x \$ 85/hr	\$ 2,040.00
Principal Review 5 hrs x \$ 100/hr	500.00

Holland Property  
 Cost Estimate for Next Phase of Work  
 Page 2

TASK	COST
2. Project set-up, scheduling, permitting, USA clearance, line location, Program management	\$ 2,950.00
3. GeoProbe drill rig for direct pushing 23 probes to 2, 5 & 12 feet	\$ 5,865.00
4. Project Geologist - 40 hrs x \$ 85/hr	3,400.00
Support Truck \$ 50/day	250.00
Organic Vapor Meter	450.00
5. Laboratory	
66 soil samples for TPHg/BTEX, TPHd, Oil & Grease, Stoddard Solvents and PCB's - + 15% - \$ 316.25/sample	20,872.50
30 water samples (includes wells+ QA/QC) - \$ 316.25/sample	9,487.50
6. Report Preparation	
Project Geologist 40 hrs x \$ 85/hr	3,400.00
Principal Review 8 hrs x \$ 100/hr	800.00
<b>Total Estimated Cost</b>	<b>\$ 50,015.00</b>
<b>(Valid for 90 days)</b>	

Please note that the above costs do not include any disposal of soil cuttings and/or drummed water generated during the investigation. CCI is prepared to start work on this project, upon receiving approval. It is anticipated the field portion of the project will take approximately 5 days to complete. If you have any questions, Please call our office at (925) 426-5395.

Sincerely



Gary R. Mulkey, R.G. 5842

cc: Mr. Hal Ryland



ALAMEDA COUNTY COMMUNITY DEVELOPMENT AGENCY  
REDEVELOPMENT DIVISION

Adolph Martinelli  
Agency Director

224  
West Winton Avenue  
Room 110

Hayward  
California  
94544-1215

phone  
510.670.6509  
fax  
510.670.6374

www.  
ca.alameda.ca.us/cda

April 5, 2002

Law Offices of Edward E. Martins, Inc.  
1163 A Street  
Hayward, CA 94541

Re: Expenditure of EPA Grant for East 14<sup>th</sup> Street / Mission Boulevard Brownfields Pilot  
On Real Property known as 16285, 16301, 16303, 16305, 16335 E. 14<sup>th</sup> Street.

Dear Mr. Martins:

The Alameda County Redevelopment Agency is in receipt of a grant through the Brownfields Economic Redevelopment Initiative administered by the United States Environmental Protection Agency Region IX. Brownfields being defined as, "abandoned or underutilized industrial or commercial areas where redevelopment of such property is complicated by real or perceived environmental contamination." Allowable activities under this grant include conducting Phase II environmental assessments on privately owned potential brownfields properties and creating clean-up plans for such sites. We can also utilize the funds to provide initial site evaluation by private environmental consultants, legal consulting and market analysis consulting services.

The five properties which make up what the Redevelopment Agency has called the "Holland Oil" site are eligible properties for this type of assistance. The Redevelopment Agency would prioritize these properties for utilization of the remaining funds available for Phase II assessments. There is approximately \$80,000.00 available for these services and the Agency has offered to your client, Ann Marie Holland, and Barbara Holland to use these funds to pay for the additional Well Boring and testing which the Alameda County Department of Public Health is requiring. According to our contract with the Environmental Protection Agency, we need to spend the remaining grant funds by September 2002.

It is my understanding that Scott Seery with the Department of Public Health will submit a memorandum to the real property owners of the Holland Oil site outlining the additional testing which needs to be completed. The Redevelopment Agency will need this scope of work from Mr. Seery in order to determine the cost of the work and contract with a consulting firm to complete it.

We will need written approval from the current property owner in order for us to proceed. This written approval should be obtained in a Memorandum of Understanding between both owners and the Redevelopment Agency with a final scope of work attached. Accepting the grant funds does not waive any of their rights as property owners, however, the intent of the grant is to use the funds on sites that have development potential and where the ultimate goal is clean-up and development of the site. We would impress upon the owners that once the studies are completed, that they make a best faith effort to either sell or develop the property to a use that




*Expenditure of EPA Grant on Holland Oil site*  
*April 5, 2002*  
*Page 2 of 2*

is consistent with the Specific Plan for the area.

The Redevelopment Agency would like to help the Holland owners in any way that we can and hopes that this will be a step in the right direction. Should you have any questions, please feel free to contact me at (510) 670-6115.

Sincerely,

  
Jennie Bloebaum  
Redevelopment Manager

Cc: Hal Reiland, Attorney at Law  
Barbara Holland  
Ann Marie Holland  
Alyce Sandbach, Alameda County District Attorney's Office



Alameda County  
**District Attorney's Office**  
Thomas J. Orloff, District Attorney

SEP 07 2001

September 4, 2001

Virginia A. Crisp, Esq.  
Colbentz, Cahen, McCabe & Breyer  
222 Kearney Street, Seventh Floor  
San Francisco, CA 94108

Hal Reiland, Esq.  
Reiland & Reiland  
P.O. Box 5490  
Pleasanton, CA 94566

Edward E. Martins, Esq.  
22698 Mission Boulevard  
Hayward, CA 94541

Scott Seery  
Alameda County Environmental Health Services  
1131 Harbor Bay Parkway, Suite 250  
Alameda, CA 94502

Re: **Estate of John Holland; 16301 E. 14<sup>th</sup> Street, San Leandro**

Dear Ladies and Gentlemen:

As you all know, the long awaited Subsurface Exploration and Monitoring Well Installation Plan (May 2001 ) has arrived, and Mr. Seery is completing his review of that document. Mr. Seery and I will meet to discuss the report findings and the long term prospects for the property. We anticipate that representatives from the Regional Water Quality Control Board and the Alameda County Planning Department will also attend. Although your presence is not required, we invite each of you to join us for that meeting. Your participation and insight will very likely influence any determination we may make.


The meeting is scheduled for September 19<sup>th</sup> at 3 o'clock in our offices at 7677 Oakport Street. We hope very much that this time will be convenient to you; regrettably, we are unable to arrange another time when all the agencies can come together.

Please write or call me at (510)569-9281 to let me know whether or not you or your clients plan to attend. Thank you for your cooperation.

Very truly yours,

THOMAS J. ORLOFF  
DISTRICT ATTORNEY

By:

  
\_\_\_\_\_  
Micheal O'Connor  
Deputy District Attorney

TJO:MOC:jcr

ALAMEDA COUNTY  
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



August 30, 2001

STID 2423

Dave Sadoff  
Environmental Bio-Systems, Inc.  
P.O. Box 7171  
San Jose, CA 95150-7171

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

RE: Jack Holland Sr. Oil Company, 16301 E. 14<sup>th</sup> Street, San Leandro

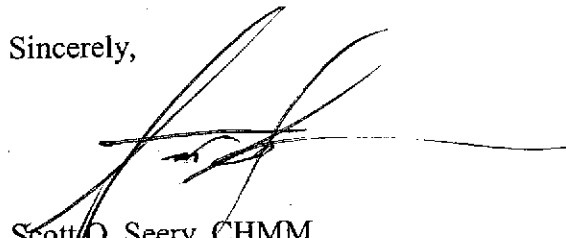
Dear Mr. Sadoff:

This letter is sent in follow-up to our mutual phone messages in the last couple of days regarding logs for the GeoProbe<sup>®</sup> borings advanced during the course of the recent assessment work performed at the subject site in January and February 2001. A few of these logs are to be provided. These logs will aid our interpretation of site geology, help identify potential preferential migration pathways, and facilitate the pending Risk-Based Corrective Action (RBCA) evaluation.

Please submit finalized boring logs for SC6, 12, 17, 24, 31, 35, 40, and 44 no later than Friday, September 14th.

Please contact me at (510) 567-6783 should you have any questions about the content of this letter.

Sincerely,



Scott O. Seery, CHMM  
Hazardous Materials Specialist

cc: Michael O'Connor, Alameda County District Attorney's Office  
Chuck Headlee, RWQCB  
Dave Deaner, SWRCB UST Fund  
Virginia A. Crisp, Coblenz, Patch, Duffy & Bass  
222 Kearny St., 7<sup>th</sup> Floor, S.F., CA 94108  
Edward E. Martins, 1164 "A" Street, Hayward, CA 94541  
Hal P. Reiland, Reiland & Reiland, P.O. Box 5490, Pleasanton, CA 94566

2001.08-30 14:34  
510 337 9335  
ALAMEDA CO EHS HAZ-DPS

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ALAMEDA COUNTY  
HEALTH CARE SERVICES

AGENCY  
DAVID J. KEARS, Agency Director



August 30, 2001

STID 2423

Dave Sadoff  
Environmental Bio-Systems, Inc.  
P.O. Box 7171  
San Jose, CA 95150-7171

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

RE: Jack Holland Sr. Oil Company, 16301 E. 14<sup>th</sup> Street, San Leandro

Dear Mr. Sadoff:

This letter is sent in follow-up to our mutual phone messages in the last couple of days regarding logs for the GeoProbe<sup>®</sup> borings advanced during the course of the recent assessment work performed at the subject site in January and February 2001. A few of these logs are to be provided. These logs will aid our interpretation of site geology, help identify potential preferential migration pathways, and facilitate the pending Risk-Based Corrective Action (RBCA) evaluation.

Please submit finalized boring logs for SC6, 12, 17, 24, 31, 35, 40, and 44 no later than Friday, September 14th.

Please contact me at (510) 567-6783 should you have any questions about the content of this letter.

Sincerely,

EDWARD E MARTINS, INC  
A Professional Corp.  
1164 A. St.  
Hayward, CA 94541  
(510) 537 3477

August 15 2001

AUG 17 2001

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

Dear Scott:

Because your conclusions on Clean up Requirements will be based in part on the use of the property on East 14th St., I am enclosing information which my client has sent to me re the proposed development of the property.

As you can see, the plan which has been considered for several years, is to develop a "Self Storage Facility" on the premises. The current thinking about the development of the property remains the same, that is, as a storage facility.

To the extent that you have any further questions, please contact me at your earliest convenience.

Thank you for your courtesies.

Very truly yours,

LAW OFFICES OF EDWARD E. MARTINS  
A Professional Corporation

BY: EDWARD E. MARTINS

EEM:deem

cc Michael O'Conner  
cc Ann Marie Holland Tiers

EDWARD E MARTINS, INC  
A Professional Corp.  
1164 A. St.  
Hayward, CA 94541  
(510) 537 3477

July 3 2001

Scott O. Seery  
Alameda County Health Care Services  
Environmental Health Services  
1131 Harbor Bay Parkway, Suite 250  
Oakland CA 94502-6577

Dear Scott:

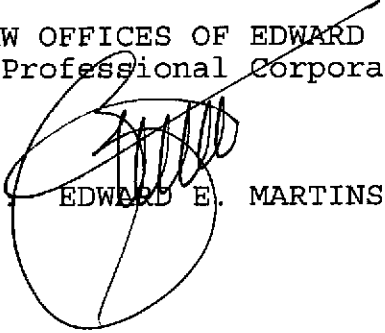
Enclosed is the Report that was belatedly forwarded to me from the EBS Company. I had anticipated that this report would have been received and forwarded to Michael O'Connor while I was on vacation.

I spoke to Mike today and he suggested that I forward the report directly to you. I'm sure that you will desire to speak to EBS and probably to David Sadoff and if you believe that I can be of help I would be happy to enter into a three way telephone conference or meet with you on this matter.

Thank you for your courtesies.

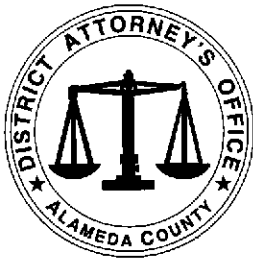
Very truly yours,

LAW OFFICES OF EDWARD E. MARTINS  
A Professional Corporation

BY:  EDWARD E. MARTINS

EEM:deem

cc Micael O'Conner  
cc Ann Marie Holland Tiers



Alameda County  
**District Attorney's Office**  
Thomas J. Orloff, District Attorney

**MAY 17 2001**

May 14, 2001

Virginia A. Crisp, Esq.  
Colbentz, Cahen, McCabe & Breyer  
222 Kearney Street, Seventh Floor  
San Francisco, CA 94108

Hal Reiland, Esq.  
Reiland & Reiland  
P.O. Box 5490  
Pleasanton, CA 94566

Edward E. Martins, Esq.  
22698 Mission Boulevard  
Hayward, CA 94541

Scott Seery  
Alameda County Environmental Health Services  
1131 Harbor Bay Parkway, Suite 250  
Alameda, CA 94502

**Re: Estate of John Holland; 16301 E. 14<sup>th</sup> Street, San Leandro**

Dear Ladies and Gentlemen:

This is to memorialize our meeting of May 10th, which was attended by Ms. Crisp, Ms. Ana Marie Holland Tiers, Mr. Martins, Mr. Reiland, and the undersigned.

At the meeting, Mr. Martins indicated that the Estate would be unable to provide the report requested by the County by the close of business on May 10, 2001. In a letter dated April 19, 2001, the County, through Mr. Seery, had directed that, by May 10, 2001, the Estate submit a technical report pursuant to California Water Code section 132167(b) regarding the proposed remediation of the above-referenced site. This office is concerned by the failure of the Estate to provide the requested reports.

In order to assist the remediation process and to keep the Estate from falling out of compliance with U.S.T. cleanup requirements, Ms. Crisp said that her client would be willing to execute a stipulation allowing the release of some Estate monies for the purpose of paying the contractor for the report. Mr. Martins indicated that if these monies were released, the report would probably be available by May 21st, when this matter is next on calendar in Department 705.

Given Mr. Martins' indication, this office is willing to forbear from enforcing the May 10th deadline until May 24, 2001. We request that the Executrix keep both Mr. Seery and the undersigned informed of the status of the report. If the report does not reach Mr. Seery by the 24<sup>th</sup>, this office will consider taking formal enforcement action against the Estate.

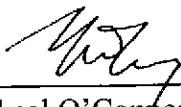
Virginia A. Crisp, Esq.  
Hal Reiland, Esq.  
Edward E. Martins, Esq.  
Scott Seery  
May 14, 2001  
Page 2

At the meeting, there was also a discussion of receipts from the rental of Estate property by the Executrix. On behalf of their clients, Ms. Crisp and Mr. Reiland requested that the Executrix provide an accounting of the checking account used to manage the rentals.

Thank you all for your professionalism in this matter.

Very truly yours,

THOMAS J. ORLOFF  
DISTRICT ATTORNEY

By:   
\_\_\_\_\_  
Micheal O'Connor  
Deputy District Attorney

TJO:MOC;jcr



ALAMEDA COUNTY  
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



April 19, 2001

STID 2423

Ann Marie Holland  
1498 Hamrick Lane  
Hayward, CA 94544

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

RE: Jack Holland Sr. Oil Company, 16301 E.14<sup>th</sup> Street, San Leandro – REQUEST FOR REPORT

Dear Ms. Holland:

On March 1, 2000, the November 18, 1999 Environmental Bio-Systems, Inc. (EBS) workplan and January 7, 2000 addendum were approved by this office with minor revisions. Although you were requested to implement this workplan within 90 days of the March 1<sup>st</sup> date, I understand that field work did not begin until January 2001. In early February 2001, I consulted with Mr. Dave Sadoff of EBS to determine the appropriate target compounds for water samples collected from the new and existing monitoring wells.

More than 2 months have now passed since my conversation with Mr. Sadoff, yet the expected EBS report documenting this work has not been submitted. I have been informed that EBS will not release the results of this work, nor the report, until they have been paid for work completed.

At this time you are directed to submit the referenced EBS report by the close of business on May 10, 2001.

Please be advised that this letter constitutes an official request for a technical report pursuant to California Water Code Sec. 13267(b), and provisions of Article 11, Title 23, California Code of Regulations.

Please contact me at (510) 567-6783 should you have any questions about the content of this letter.

Sincerely,

Scott O. Seery, CHMM  
Hazardous Materials Specialist

Ms. Holland  
Re: 16301 E. 14<sup>th</sup> St., San Leandro  
April 19, 2001  
Page 2 of 2

cc: Michael O'Connor, Alameda County District Attorney's Office  
Chuck Headlee, RWQCB  
Dave Deaner, SWRCB UST Fund  
Virginia A. Crisp, Coblenz, Patch, Duffy & Bass  
222 Kearny St., 7<sup>th</sup> Floor, S.F., CA 94108  
Edward E. Martins, 1164 "A" Street, Hayward, CA 94541  
Hal P. Reiland, Reiland & Reiland, P.O. Box 5490, Pleasanton, CA 94566  
Dave Sadoff, Environmental Bio-Systems, Inc.  
P.O. Box 7171, San Jose, CA 95150-7171



# State Water Resources Control Board



Winston H. Hickox  
Secretary for  
Environmental  
Protection

Division of Clean Water Programs  
2014 T Street • Sacramento, California 95814 • (916) 227-0740  
Mailing Address: P.O. Box 944212 • Sacramento, California • 94244-2120  
FAX (916) 227-4530 • Internet Address: <http://www.swrcb.ca.gov/cwphome/ustcf>

Gray Davis  
Governor

September 15, 2000

S.S  
RO 0212

Jack Holland Sr Oil Company  
Ann Marie Holland  
1498 Hamrick Lane  
Hayward, CA 94544

**PRE-APPROVAL OF CORRECTIVE ACTION COSTS, CLAIM NO. 003905,  
SITE ADDRESS: 16301 14TH ST E, SAN LEANDRO, CA 94578**

I have reviewed your request, received on July 21, 2000, for pre-approval of corrective action costs. I have included a copy of the "Cost Pre-Approval Request" form; please use this form in the future for requesting pre-approval of corrective action costs.

With the following provisions, the total cost pre-approved as eligible for reimbursement for completing the November 18, 1999, Environmental Bio-Systems (EBS) work plan approved by the Alameda County EHD (County) in their March 1, 2000 letter, is **\$18,595**; see the table below for a breakdown of costs.

Be aware that this pre-approval does not necessarily constitute a decision on reimbursement: reasonable and necessary (as determined by the Fund) corrective action costs for work **directed and approved by the County** will be eligible for reimbursement at costs consistent with those pre-approved in this letter. However, depending on what happens in the field, some costs may not actually be necessary. If the Fund agrees that they were in fact necessary, the Fund will reimburse at reasonable rates (consistent with those pre-approved.)

In an effort to expedite future reimbursement requests associated with the implementation of the corrective action tasks pre-approved in this letter, we ask that the attached 'Pre-Approval Specific Reimbursement Request Form' be completed, updated and submitted with each reimbursement request. All relevant supporting documentation must also be included with each reimbursement request.

*In order for future corrective action costs to be part of the expedited reimbursement process, they must be pre-approved in writing by Fund staff.*

*All corrective action costs must meet the requirements of Article 11, Chapter 16, Underground Storage Tank Regulations in order to be eligible for reimbursement.*

### COST PRE-APPROVAL BREAKDOWN

#	Task*	Amount Pre-Approved	Comments
1	H & S Plan, Permit, Clearance	\$505	50% of the amount requested.
2	Soil Core Drilling (22 Borings)	\$4,350	50% of the amount requested. <b>Only borings drilled in areas D and E are eligible for reimbursement.</b>
3	Well Installation, Borings Backfill	\$4,100	50% of the amount requested.

#	Task*	Amount Pre-Approved	Comments
4	Laboratory Analyses	\$7,000	Only the petroleum analyses specified for and samples taken from areas D and E are eligible.
5	Well Survey, Development and Sampling	\$1,015	50% of the amount requested.
6	Project Management & Reporting	\$1,200	50% of the amount requested.
7	Drum Disposal	\$425	50% of the amount requested.
	<b>TOTAL PRE-APPROVED</b>	<b>\$18,595</b>	

- \* Task descriptions are the same as those identified in EBS 's February 17, 2000 cost estimate.
- Only the tasks/costs reflected on the above table are pre-approved at this time. The Fund will review any tasks/costs that go beyond the pre-approved amount to be determined if the additional tasks and costs are necessary and reasonable. However, if costs exceed the above pre-approved amounts, the Fund will be unable to expedite your Reimbursement Request.
- The work products must be acceptable to the County and the Regional Water Quality Control Board.
- Corrective action costs must be directly related to an eligible underground storage tank release at the site. **Costs associated with remediating above ground tanks are not eligible for reimbursement.**
- If a different scope of work becomes necessary, then you must request pre-approval of costs on the new scope of work.
- Although I have referred to the Environmental Bio-Systems, Inc. proposal in my pre-approval above, please be aware that you will be entering into a private contract: the State of California cannot compel you to sign any specific contract. This letter **pre-approves the costs** as presented in the proposal dated February 17, 2000 by Environmental Bio-Systems, Inc. for conducting the work approved by the County for implementing the November 18, 1999, Environmental Bio-Systems, Inc. work plan.

I also want to remind you that the Fund's regulations require that you obtain at least three bids, or a bid waiver from Fund staff, from qualified firms for all necessary future corrective action work. Call me if you need assistance in procuring contractor and consultant services.

Please remember that it is still necessary to submit the actual costs of the work as explained in the Reimbursement Request Instructions to confirm that the costs are consistent with this pre-approval before you will be reimbursed. ***Please insure that your consultant prepares their invoices to include the required breakdown of costs on a time and materials basis, that invoiced tasks are consistent with the original proposal, and that reasonable explanations are provided for any changes made in the scope of work or increases in the costs. When the invoices are submitted you must include copies of all:***

Jack Holland Sr Oil Company  
Claim No. 003905

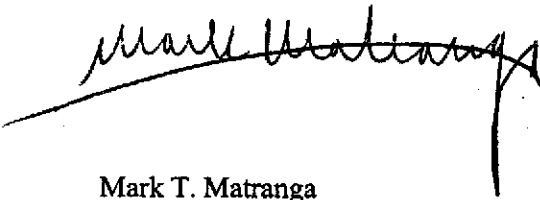
-3-

September 15, 2000

- *subcontractor invoices,*
- *technical reports, when available, and*
- *applicable correspondence from the County.*

Please call if you have any questions; I can be reached at (916) 227-0740.

Sincerely,



Mark T. Matranga  
Water Resources Control Engineer  
Technical Review Unit  
Underground Storage Tank Cleanup Fund

Enclosure

cc: Mr. Scott O'Seery, CHMM  
Alameda County EHD  
✓ 1131 Harbor Bay Pkway, Suite 250  
Alameda, CA 94502-6577

EDWARD E MARTINS, INC  
A Professional Corp.  
22698 Mission Blvd.  
Hayward, CA 94541  
(510) 537 3477

July 17 2000

Scott O. Seery  
Alameda County Health Care Services  
Environmental Health Services  
1131 Harbor Bay Parkway, Suite 250  
Oakland CA 94502-6577

Dear Scott:

Enclosed is the copy of the letter from Ann Marie Holland Tiers to the California Underground Cleanup Fund dated May 27 2000. per your request.

Very truly yours,

LAW OFFICES OF EDWARD E. MARTINS  
A Professional Corporation

  
BY: EDWARD E. MARTINS

EEM:

27 May 2000

Mark Owens  
California Underground Storage Tank Cleanup Fund  
P.O. Box 944212  
Sacramento, CA 94244-2120

**RE: Cost Pre-Approval Request, Claim No. 3905**

Dear Mr. Owens:

I am in receipt of your correspondence to me dated May 15, 2000. I would like to respond to your queries, and add some comments.

You state "the scope of work appears excessive (44 borings?)...". The scope of work was precisely tailored to the mandate of the lead oversight program (Alameda County Health Care Services Agency). I have attached a copy of their March 15, 1999 directive. On page 2 of this document, the County states that a sample points shall be placed using a grid system with approximate 20' centers are less, in each of 5 target areas. This equates to approximately 44 borings.

The number of soil samples (three from each boring) and the target compounds are also stipulated in the County's March 15, 1999 and March 1, 2000 letters (copy attached). The use of a mobile lab would not decrease the number of soil samples to be analyzed.

I request a waiver of the 3-bid requirement for pre-approval. I am very satisfied with the performance to date by Environmental Bio-Systems, Inc. I believe their pricing to be reasonable. In fact, they successfully negotiated with the county for a potential decrease in analytical costs by screening PCB samples using another stipulated analysis. I have attached a copy of their 5 April 2000 letter to the County, and a copy of the County's response letter dated April 7, 2000.

Thank you for your attention to this matter. If you have any questions, you may reach me at (510) 782-4307.

Sincerely,

ALAMEDA COUNTY  
HEALTH CARE SERVICES

AGENCY  
DAVID J. KEARS, Agency Director



June 20, 2000

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

Ms. Zohreh Pierow  
San Lorenzo Unified School District  
15510 Usher Street  
San Lorenzo, CA 94580-1641

Re: (former) Jack Holland Sr. Oil Company facility, 16301 E. 14<sup>th</sup> Street, San Leandro

Dear Ms. Pierow:

This letter is sent in follow-up to your inquiry into the current status of this Department's oversight of environmental investigations and cleanup of the referenced site. I understand that Scott Seery of my staff provided you with some information during your telephone conversations in the last couple of weeks, but that you also wished to receive a letter memorializing the history of the project.

The Jack Holland Sr. Oil Company (Holland Oil) operated a petroleum bulk plant from this location for many years. The site is comprised of several linked parcels. Both above-ground and underground storage tanks (AST and UST, respectively) were used to store a variety of petroleum products, including gasoline, diesel fuel, kerosene, and Stoddard solvent. A small oil canning business was also in operation for a short period of time, storing virgin lubricating oil products in a number of ASTs. Other ASTs were used by Holland Oil to store waste oil. In addition, several tenants operated (or still operate) businesses at the site, including used car lots, truck and auto repair, and an overhead crane contractor. This office was informed that Holland Oil ceased day-to-day operations in the late 1980s following the death of Jack Holland Sr.

This Department first became aware of the Holland Oil facility in 1989 during an inspection of the property, apparently after Holland Oil had effectively terminated its operations. The USTs and ASTs were still in place at that time, although they may have been void of product. Soil samples were collected by the inspector in the vicinity of several USTs and ASTs because the bare ground appeared stained. Laboratory analyses of these samples confirmed the presence of petroleum in the shallow soil at that location. In response to this discovery, a limited assessment of the property followed in 1990, confirming the presence of petroleum products in soil.

In the years following the completion of the initial limited site assessment, little substantial progress was made in the case, an apparent result of estate financial troubles and those associated with probate actions. This apparent lack of progress was not due to an absence of effort exerted by this office and that of the District Attorney's during those years. Numerous joint meetings and administrative hearings were convened over the course of several years with the involved parties and their attorneys.



Ms. Pierow  
Re: 16301 E. 14<sup>th</sup> Street, San Leandro  
June 20, 2000  
Page 2 of 3

These efforts resulted in the installation of an array of monitoring wells in late 1996, which were regularly sampled through April 1998. Further, site security, a primary concern early on in this project, was improved by repairing fences and placement of signs in an attempt to preclude unauthorized entry by those hoping to gain access to, and from, the adjoining Little League field and elementary school. This work was funded by a responsible party other than the estate that was identified during the course of our efforts with the District Attorney's Office in the preceding years.

During August and September 1998, all ASTs and USTs were removed from the property under guidance and oversight from this office and that of the Alameda County Fire Department, after first profiling the chemical makeup of any residual materials that such tanks may have contained. In addition, all other containers (e.g., drums) were assembled on-site and their contents also profiled. All containers and collected materials were eventually transported to licensed disposal facilities. This work was funded by the sale of other, unrelated estate assets, and redirection of sale proceeds towards this project, the result of the tireless efforts by the District Attorney's Office in their dealings with the Probate Court on this matter.

Presently, a workplan for an additional, comprehensive assessment of the property has been approved by this office, and we are awaiting its implementation. The pending work, which includes the installation of additional wells and numerous soil borings, is expected to provide the data necessary to determine an appropriate correction action plan for the site, and to assess potential risks, if any, to both on- and off-site receptor populations.

Additionally, the site falls within a joint San Leandro/Alameda County redevelopment project area to be managed by the Alameda County Community Development Agency (ACCCA). We understand that the Holland Oil site is envisioned by ACCDA for residential, commercial or mixed-use (commercial/residential) redevelopment. ACCDA has recently applied for a \$25,000 California Center for Land Recycling grant to fund the development of a reuse strategy and economic feasibility study for the Holland Oil site. I understand that preliminary feedback has been favorable.

I trust the information provided herein satisfies your request. Please feel free to contact Scott Seery of my staff at (510) 567-6783 should you have any additional questions about the environmental assessment issues associated with this site. Questions about the redevelopment of this site, or the redevelopment project area in general, are best directed to Ms. Eileen Dalton of ACCDA. Ms. Dalton can be reached at (510) 670-6509.

Sincerely,



Ariu Levi  
Chief, Environmental Protection

Ms. Pierow  
Re: 16301 E. 14<sup>th</sup> Street, San Leandro  
June 20, 2000  
Page 3 of 3

cc: Eileen Dalton, Alameda County Community Development Agency  
Jim Ferdinand, Alameda County Fire Department  
Mike O'Connor, Alameda County District Attorney's Office  
Scott Seery, ACDEH



# State Water Resources Control Board



Winston H. Hickox  
Secretary for  
Environmental  
Protection

**Division of Clean Water Programs**  
2014 T Street • Sacramento, California 95814 • (916) 227-7887  
Mailing Address: P.O. Box 944212 • Sacramento, California • 94244-2120  
FAX (916) 227-4530 • Internet Address: <http://www.swrcb.ca.gov/~cwphome/ustcf>

Gray Davis  
Governor

May 15, 2000

Ms. Ann Marie Holland  
1498 Hamrick Lane  
Hayward, CA 94544

**PRE-APPROVAL OF CORRECTIVE ACTION COSTS, CLAIM NO. 3905,  
SITE ADDRESS: 16301 E. 14<sup>TH</sup> STREET, SAN LEANDRO**

I have reviewed your request, received on April 17, 2000, for pre-approval of corrective action costs; I will place these documents in your file for future reference. I have included a copy of the "Cost Pre-Approval Request" form; please use this form in the future for requesting pre-approval of corrective action costs.

Your pre-approval request submittal is incomplete and cannot be processed. The following marked items were not included in your submittal and must be submitted before review and determination will be made by Fund staff. The scope of work appears excessive (44 borings). Only a minimum number of borings necessary for plume delineation should initially be drilled. Additional step-out borings must be justified based on the contamination detected during the initial borings. Finally, you may want to consider usage of a mobile lab for more efficient lab testing, considering the potential number of borings.

- A completed cost pre-approval request form; signed by the claimant or an authorized representative. A consulting engineer or contractor performing, or proposing to conduct corrective action work at your site, cannot act as an authorized representative due to a potential conflict of interest. An authorized representative form must be on file or submitted with your request.
- A complete and signed copy of the proposed work plan, corrective action plan, or any other work plan; plan(s) must describe in sufficient and appropriate detail the proposed corrective action work, per the requirements of Article 11, Chapter 16 of the California Underground Storage Tank Regulations.
- A signed copy of the appropriate lead regulatory oversight agency approval letter for the proposed plan.
- A complete copy of the Request for Bids (RFB), of all firms invited to bid. The RFB should include a *blank* cost proposal breakdown, which reflects the major tasks of the proposed work and breakdowns of staff classification, labor rate and number of hours per task.

15:00 NO 81 AVN00  
PROTECTION  
ENVIRONMENTAL

Complete copies of all bids and other correspondence submitted in response to the RFB.

*If a minimum of 3 qualified/responsive bids are not submitted, then a cover letter requesting and justifying a waiver of the three-bid minimum requirement for the specific proposed work.* The Fund's regulations require that you obtain at least three bids from qualified firms for all necessary corrective action work. A waiver of the 3 bid requirement may be granted by the Fund if you request a waiver, provide reasonable justification as to why 3 bids are unnecessary, unreasonable or impossible to comply with, and the Fund staff agrees that it is not necessary to obtain additional bids.

The selected detailed cost proposal in the format specified in the RFB. All cost proposals should include the *completed* cost proposal breakdown, with task subtotals and a grand total cost for the entire scope of work..

The legislation governing the Fund requires that the Fund assist you in procuring contractor and consultant services for corrective action. If you need assistance to procure corrective action services or if you have any questions, don't hesitate to call me. I can be reached at (916) 227-7883.

Sincerely,



Mark Owens, Water Resources Control Engineer  
Technical Review Unit  
Underground Storage Tank Cleanup Fund

cc: Mr. Scott O. Seery, Alameda County Health Care Services, Alameda



Alameda County  
District Attorney's Office  
Thomas J. Orloff, District Attorney

April 24, 2000

Virginia A. Crisp  
COBLENTZ, CAHEN, McCABE & BREYER, LLP  
222 Kearny Street, Seventh Floor  
San Francisco, CA 94108

Hal P. Reiland  
Reiland and Reiland  
P.O. Box 5490  
Pleasanton, CA 94566

Edward E. Martins  
LAW OFFICES OF EDWARD E. MARTINS  
22698 Mission Boulevard  
Hayward, CA 94541

**Re: Holland Estate**

Dear Counsel:

This is to inform you that I have been transferred from the Consumer & Environmental Protection Division, effective May 1.

In the future this matter will be handled by my able colleague, Micheal O'Connor, whose address and phone number are the same as mine have been.

Very truly yours,

THOMAS J. ORLOFF  
District Attorney

By:

  
Lawrence C. Blazer  
Senior Deputy District Attorney

TJO:LCB:md

cc: Scott Seery

ALAMEDA COUNTY  
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



April 7, 2000

STID 2423

Ann Marie Holland  
1498 Hamrick Lane  
Hayward, CA 94544

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

RE: JACK HOLLAND SR. OIL COMPANY, 16301 E. 14TH STREET, SAN LEANDRO

Dear Ms. Holland:

I am in receipt of the April 5, 2000 Environmental Bio-Systems, Inc. (EBS) letter requesting revision to the prescribed analyses plan for the pending assessment work at the subject site. Attached to the EBS letter is another from Mark Valentini, Ph.D., of Analytical Services, the contract laboratory that I understand EBS will be using for this phase of the project. EBS proposes, with support presented in Dr. Valentini's discussion, that analyses for semi-volatile organic compounds (SVOC) and polychlorinated biphenyls (PCB) only be performed where a given sample has shown evidence of diesel-range hydrocarbons (TPH-D). Dr. Valentini further recommends the use of a particular analysis method (EPA Method 8080) when seeking PCBs.

This approach appears sound, but with one addition: SVOC/PCB shall only be sought in those samples where diesel-, kerosene-, Stoddard solvent-, or petroleum oil-range hydrocarbons are identified. This methodology would apply to those samples collected from Areas A, B, and C.

As before, please contact me at (510) 567-6783 to inform me when field work has been scheduled or should you have any questions.

Sincerely,

Scott O. Seery, CHMM  
Hazardous Materials Specialist

cc: Larry Blazer, Alameda County District Attorney's Office  
Chuck Headlee, RWQCB  
Virginia A. Crisp, Coblenz, Patch, Duffy & Bass  
222 Kearny St., 7<sup>th</sup> Floor, S.F., CA 94108  
Edward E. Martins, 22698 Mission Blvd., Hayward, CA 94541  
Gary Mulkey, Compliance & Closure, Inc.  
7020 Koll Center Pkwy., Ste. 134, Pleasanton, CA 94566  
Hal P. Reiland, Reiland & Reiland, P.O. Box 5490, Pleasanton, CA 94566  
Dave Sadoff, Environmental Bio-Systems, Inc.  
P.O. Box 7171, San Jose, CA 95150-7171



# Environmental Bio-Systems, Inc.

Innovative Solutions for a Better Environment

Contractor's License A-Haz 687236

ENVIRONMENTAL  
PROTECTION  
00 APR -7 PM 2:58

5 April 2000

Scott Seery  
Alameda County Health Care Services Agency  
Department of Environmental Health  
1131 Harbor Bay Parkway, Room 250  
Alameda, CA 94502-6577

**RE: Jack Holland Sr. Oil Company, 16301 E. 14th Street, San Leandro**

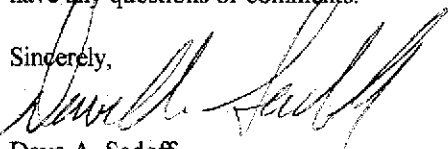
Dear Mr. Seery:

On behalf of the Estate of Jack Holland Sr., EBS wishes to respond to your correspondence to Ann Marie Holland dated March 1, 2000. Specifically, we request an alteration to the analyses schedule. We request that the analyses be performed at the ELAP certified laboratory of Analytical Sciences, Petaluma, CA. Based upon past site analytical data, sufficient positive TPHd sample results are anticipated to warrant significant SVOC analysis.

I recently spoke with Mark Valentini, owner of Analytical Sciences, an ELAP certified laboratory in Petaluma, regarding EPA 8015 and EPA 8270 analyses. According to Mr. Valentini, if semi-volatile organic compounds are present in a sample, they will elute on a TPHd (EPA 8015) chromatogram. Therefore, subjecting a sample which shows below reportable concentrations of TPHd to the 8270 analysis would result in significantly increased expense without useful data accumulation. A copy of Mr. Valentini's letter regarding this issue is attached. Copies of diesel, phthalates, and polynuclear aromatic standard chromatograms are also included. These chromatograms show the overlap of these target compounds elution times.

Thank you for your consideration of our request. You may reach me at my direct line (510.317.1455) if you have any questions or comments.

Sincerely,

  
Dave A. Sadoff  
Project Geologist, R.G., C.P.G., R.E.A.

/DAS

enc. Valentini letter of 3/27/00  
Diesel standard chromatogram  
Phthalates standard chromatogram  
Polynuclear aromatic standard chromatogram

cc: Ann Marie Holland Tiers  
Edward Martins



March 27, 2000

Mr. Dave Sadoff  
Environmental Bio-Systems, Inc.  
P.O. Box 7171  
San Jose, CA 95150-7171

Dear Dave,

In an effort to improve the data quality while reducing the analytical costs for your Holland Oil site, I would suggest adjustments to your proposed workscope. It is my understanding from our discussions and the data obtained during the tank removal phase that the Holland site was fundamentally a bulk fuel transfer facility. Given this, and the significant number of samples to be taken, I would suggest you utilize the TPH Diesel analysis to screen for the presence of semi-volatile hydrocarbons prior to selecting which samples are to be analyzed by EPA 8270. The EPA 8015 protocol uses a very similar GC column and GC temperature program and is able to detect both phthalates and polynuclear aromatic hydrocarbons at comparable detection limits to the EPA 8270 (see attached reference chromatograms; the PNA and Phthalate standards are compared directly with a diesel standard in separate chromatographic runs that have identical chromatographic conditions). The TPH Diesel chromatograms will provide a pattern that permits samples to be grouped together permitting a focus on the samples most able to answer questions related to the presence or absence of PNA, phthalates and other specific chemical semi-volatile targets. The samples identified or found positive from the TPH Diesel analysis could then be analyzed by EPA 8270 to both quantitate and conclusively identify the specific semi-volatile targets of concern. The net effect is to provide a broad, informative screening, given the numbers of TPH Diesel analysis, while allowing for a specific, cost effective, utilization of the GC/MS EPA 8270 method for identifying and quantitating specific semi-volatile targets.

In addition I would strongly recommend that EPA 8080 (sulfuric acid cleanup) be used for investigating the presence of Polychlorinated Biphenyls (PCB's) instead of EPA 8270. The EPA 8080 (sulfuric acid cleanup) method provides orders of magnitudes better detection limits with interference free, unambiguous identification. High levels of other organics inhibit or prevent the EPA 8270 method from correctly identifying and quantitating PCB's. Most laboratories will not even test for PCB's by EPA 8270 because of the difficulties when other contaminants exist and the poor detection limits.

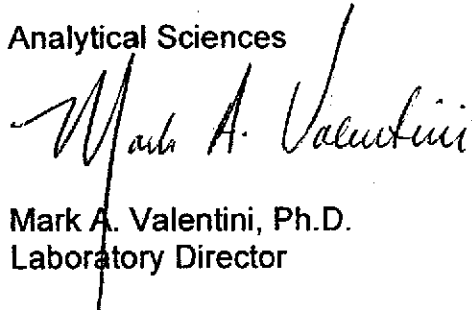


It should also be noted that the GC/MS detection limits for PCB's are typically above the threshold for human health risk. The EPA 8270 protocol for PCB's is simply technically inferior to the more sensitive, interference free EPA 8080 when the concentrated sulfuric acid cleanup is utilized. If PCB's are of concern, selecting EPA 8270 for PCB investigation is, in my opinion, a significant technical error. In addition, the very low detection limits for PCB's available when EPA 8080 is performed opens up the possibility of compositing samples for PCB's thereby retaining acceptably low detection limits for individual discrete samples being blended in a composite.

Should you, your client or participating regulator have any questions regarding the content of this letter, please contact me at your convenience.

Sincerely,

Analytical Sciences

A handwritten signature in black ink that reads "Mark A. Valentini". The signature is written in a cursive style with a large, sweeping initial "M".

Mark A. Valentini, Ph.D.  
Laboratory Director

Analysis date: 03/23/2000 15:20:05

Method: EPA 8015M

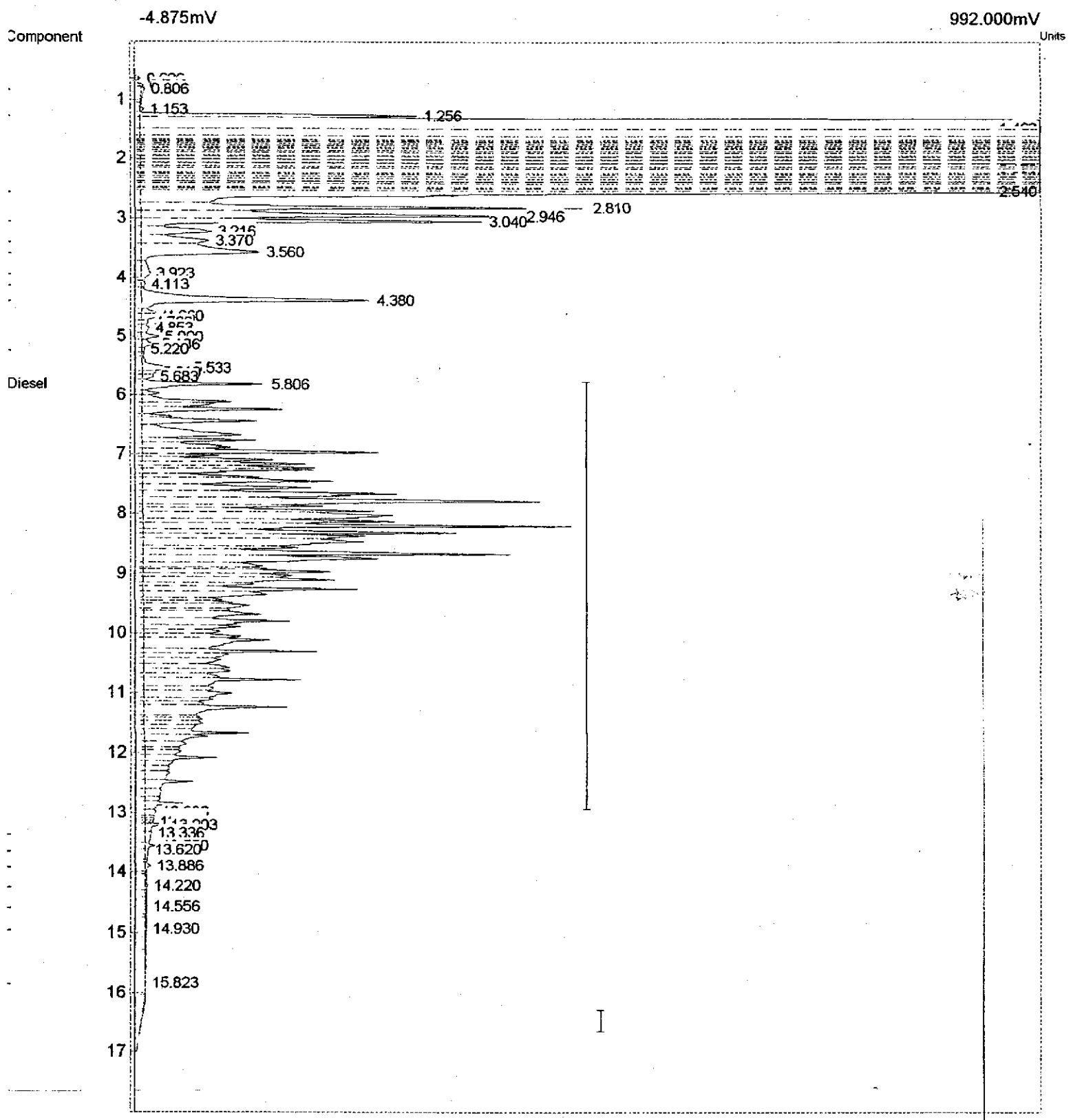
Description: HP5890a

Column: J&W 30m DB-5

Data file: Diesel1760.chr ()

Sample: 5ul 820ppm Diesel Std

820 ppm Diesel



Analysis date: 03/23/2000 16:37:24

Method: EPA 8015M

Description: HP5890a

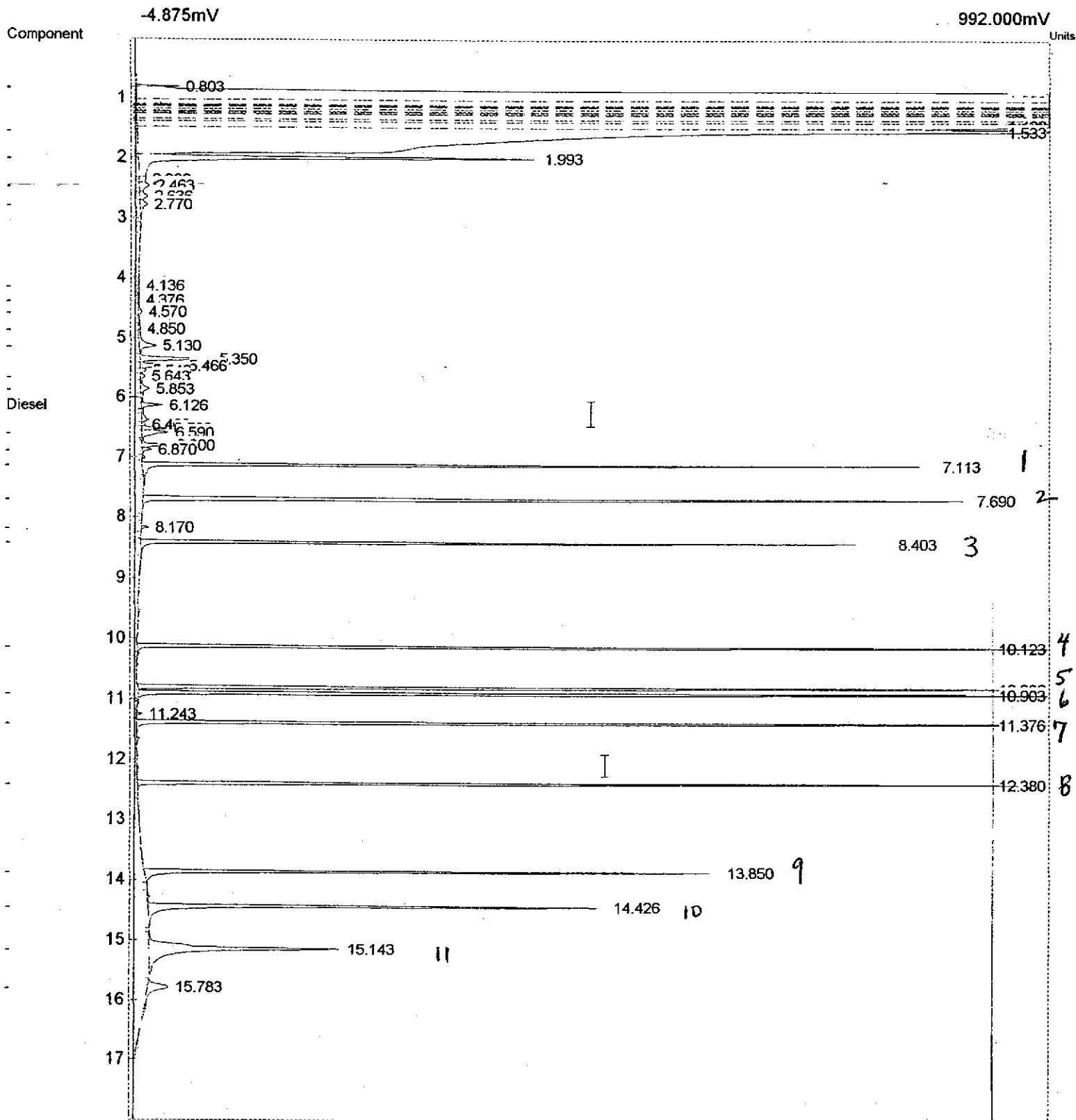
Column: J&W 30m DB-5

Data file: Diesel1763.chr ()

Sample: 5ul 80ppm 8270 Phthalates

40 (4 min)  $\xrightarrow{28^\circ/\text{min}}$  320 (2 min)

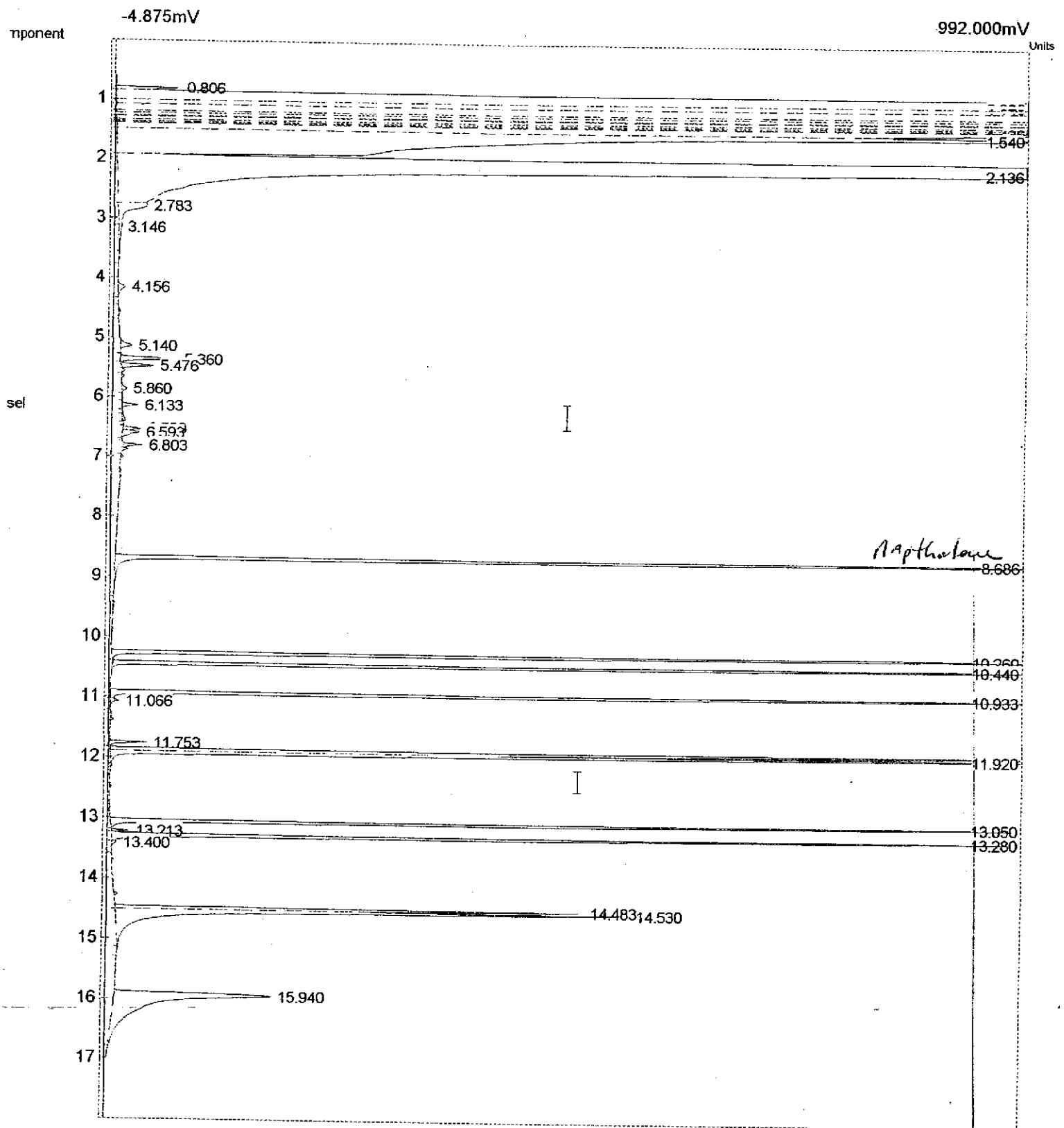
11 target phthalates



Analysis date: 03/23/2000 15:45:43  
Method: EPA 8015M  
Description: HP5890a  
Column: J&W 30m DB-5  
Data file: Diesel1761.chr ()  
Sample: 5ul 80ppm 8270 PNA

40(4min) → 28min → 320(2min)

PNA mix



ALAMEDA COUNTY  
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



March 1, 2000

STID 2423

Ann Marie Holland  
1498 Hamrick Lane  
Hayward, CA 94544

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

RE: JACK HOLLAND SR. OIL COMPANY, 16301 E. 14TH STREET, SAN LEANDRO

Dear Ms. Holland:

I have completed my review of the November 18, 1999 Environmental Bio-Systems, Inc. (EBS) work plan as well as their January 7, 2000 work plan addendum. As you are aware, the primary goal of this phase of the project is to collect additional soil and groundwater samples from five (5) areas of the site where above-and below-ground storage tanks were previously located (designated Areas A - D in the EBS work plan).

EBS proposes that a series of soil borings will be advanced within each target area using a Geoprobe® or similar push-tool sampling device. Soil samples will be collected from three discrete depth zones during boring advancement. Each soil sample will be analyzed for the chemical constituents that are consistent with the products and/or wastes that the subject tanks in each area once stored. In addition, two monitoring wells (MW-4 and -5) will be installed using a hollow stem auger drill rig. Both the new wells and existing wells will be sampled during this phase of work.

The cited EBS work plan, as amended, has been accepted for this phase of work at the site, with the following modifications:

1. In those instances where a range of products or wastes may have been stored in one or more tanks in a particular tank area, the target compounds sought from each sample must reflect the full suite of potential constituents, as follows:

Area A and C - Total oil and grease (O&G), total petroleum hydrocarbons as gasoline (TPH-G), diesel (TPH-D), Stoddard solvent (TPH-SS), and kerosene (TPH-K); benzene, toluene, ethylbenzene, total xylene isomers (BTEX), and methyl tert-butyl ether (MtBE); halogenated volatile organic compounds (HVOC); semi-volatile organic compounds (SVOC), including polychlorinated biphenyl (PCB); and metals (Zn, Pb, Ni, Cd, Cr)

Area D and E - TPH-G, TPH-D, TPH-SS, TPH-K, BTEX, MtBE

Area B - O&G, SVOC (including PCB)


Ms. Holland  
Re: 16301 E. 14<sup>th</sup> St., San Leandro  
March 1, 2000  
Page 2 of 2

2. Target compounds sought in groundwater samples collected from the monitoring wells should mirror those that were *detected at elevated concentrations* in the soil samples collected from the various tank areas. Final determination of target compounds, consequently, should only occur after the consultant's receipt of the soil analyses report from the contracted laboratory, and following consultation with this office.
3. An additional Geoprobe<sup>®</sup> boring shall be emplaced in an unimpacted area of the site, upgradient of the known source areas, from which additional soil samples are to be collected. Sample depths shall be the same as with all other borings. Soil samples collected from this boring shall be analyzed for the anticipated physical parameters necessary to complete a *Risk-Based Corrective Action (RBCA)* evaluation. Sample parameters shall include, among others possible: fraction organic carbon ( $f_{OC}$ ), total soil porosity ( $\theta_T$ ), soil bulk density ( $\rho_S$ ), and volumetric water content in vadose zone and capillary fringe soils ( $\theta_{WS}$  and  $\theta_{wcap}$ , respectively).

The referenced EBS workplan, as amended and modified herein, shall be implemented within 90 days of the date of this letter.

Please contact me at (510) 567-6783 to inform me when field work has been scheduled or should you have any questions.

Sincerely,



Scott O. Seery, CHMM  
Hazardous Materials Specialist

cc: Larry Blazer, Alameda County District Attorney's Office  
Chuck Headlee, RWQCB  
Virginia A. Crisp, Coblenz, Patch, Duffy & Bass  
222 Kearny St., 7<sup>th</sup> Floor, S.F., CA 94108  
Edward E. Martins, 22698 Mission Blvd., Hayward, CA 94541  
Gary Mulkey, Compliance & Closure, Inc.  
7020 Koll Center Pkwy., Ste. 134, Pleasanton, CA 94566  
Hal P. Reiland, Reiland & Reiland, P.O. Box 5490, Pleasanton, CA 94566  
Dave Sadoff, Environmental Bio-Systems, Inc.  
P.O. Box 7171, San Jose, CA 95150-7171



CALIFORNIA  
CENTER FOR  
L A N D  
RECYCLING

REC'D FEB 29 2000

*Redeveloping Land for  
Sustainable Communities*

Eileen Dalton  
Redevelopment Manager  
Alameda County Community Development Agency  
224 W. Winton Ave, Room 151  
Hayward, CA 94544

February 28, 2000

RE: Project Learning Program Round VI

Dear Ms. Dalton,

Thank you for submitting a proposal for our Round VI Project Learning Program grant opportunity. We are pleased to announce that we received 68 proposals, totaling a gross request of over \$1,600,000 and representing 25 counties in California.

We will be reviewing each proposal in March and expect to make a final decision by the end of April. Due to the number of responses, we anticipate contacting you by mid-March to update you on the review process and possibly request additional information.

We appreciate the time and effort invested in your proposal and your efforts to assist land recycling and brownfield redevelopment in California.

Sincerely,

Emily Rosenberg  
Project Associate



**ALAMEDA COUNTY COMMUNITY DEVELOPMENT AGENCY**  
**REDEVELOPMENT DIVISION**

February 18, 2000

**Adolph Martinelli**  
*Agency Director*

224  
 West Winton Avenue  
 Room 151

Hayward  
 California  
 94544-1215

phone  
 510.670.6509  
 fax  
 510.670.6529

**Field Office**

16378  
 East 14th Street  
 Suite 100

San Leandro  
 California  
 94578

phone  
 510.276.1372  
 fax  
 510.276.0289

www  
 co.alameda.ca.us/cdu

**Ms. Emily Rosenberg**  
**California Center for Land Recycling**  
**455 Market Street, Suite 1100**  
**San Francisco, CA 94105**

**Re: CCLR Project Learning Program Grant Proposal**

**Dear Ms. Rosenberg:**

The Alameda County Community Development Agency (Agency) is pleased to respond to your Request for Proposals for a \$25,000 grant to assist us with our brownfields redevelopment program.

Our proposed project involves the redevelopment of a 2.3 acre brownfield site located in the heart of Ashland, a low-income unincorporated community of approximately 17,000 residents. Ashland is located between the Cities of San Leandro and Hayward and is bisected by East 14<sup>th</sup> Street. The site, know by the local residents as the Holland Oil property, is located on East 14<sup>th</sup> Street and is a former oil company that now is the home to two used car lots, an uninhabitable single family residence, a crane company and a dismantler. Under the auspices of the Alameda County District Attorney's Office and the Alameda County Environmental Health Department, the property owners finally removed sixteen above and below ground storage tanks. However, the property has not yet been completely assessed or remediated. The site lies immediately adjacent to a public middle school and Little League ball fields. The property's blighted condition contributed to the adoption of a redevelopment plan for the East 14<sup>th</sup> street corridor and in September of 1999, the Board of Supervisors and Redevelopment Agency authorized the Agency to designate the site as one the Agency may acquire under eminent domain.

The project site is owned jointly by two family members who are not on good terms with each other. One owner would like to sell the property as soon as possible, even under eminent domain, while the other is less eager to reveal her plans. Due to the ownership conflicts, the eminent domain authority granted to the Redevelopment Agency was seen as a method to encourage the reuse of the site. The property has been the subject of several zoning enforcement complaints lodged by the neighboring residents and is perceived by the community as a blight on the community. Many of the older residents are concerned that the redevelopment of the site will divert all the Redevelopment agency funds earmarked for street beatification.

The East 14<sup>th</sup> Street corridor was designated as an EPA Brownfields Assessment Pilot in 1998 and the Agency is currently completing Phase II environmental testing along East 14<sup>th</sup> Street



Ms. Emily Rosenberg  
February 18, 2000  
Page 2

using the EPA Pilot grant funds. The testing is in conjunction with the implementation of the recently adopted East 14<sup>th</sup> Street Streetscape Master Plan and Underground Utility District slated to begin in June, 2000. The Master Plan improvements will include utility undergrounding, pedestrian and transit access improvement such as widened sidewalks, intersection "bulb-outs" with enhanced bus stops, a planted median, street trees and new street lighting. The adoption of the Master Plan is the result of many years of planning and collaboration with the local residents and merchants. The Agency staffs a Redevelopment Citizens Advisory Committee that is made up of representatives of the two local homeowners associations as well as residents and merchants. In addition, Agency staff has played an active role in the formation of a local merchants association as well as forming a new neighborhood organization focused on safety and improvements of the Ashland community.

As the Agency's Redevelopment Manager, I will be managing the proposed project. I have 12 years experience in managing redevelopment projects including managing consultant contracts, constructing public improvements, operating a façade improvement loan program and administering large grants. Although our redevelopment budget is approximately \$500,000 per year, it funds two staff positions, a graffiti abatement program, a façade improvement loan program and our capital improvement program on East 14<sup>th</sup> Street. There is no funding in our current year budget for the preparation of an economic feasibility study for the Holland Oil site.

The Holland Oil property has been identified by the Agency as a development opportunity site and the Agency has been coordinating redevelopment efforts with the property owners and the involved County agencies. Unfortunately, as with most brownfield sites, most potential developers are concerned about liability and are not willing to study the property for development potential.

Therefore, the Agency would like to use the \$25,000 grant funds to develop a reuse strategy that would include a economic feasibility study for the development of residential, commercial or mixed use project as well as site design services. A professional market study and development plan would allow the Agency to better market the property to urban infill developers.

Thank you for the opportunity to present our project for funding consideration. Our Agency looks forward to the redevelopment of this environmentally challenged property into an asset for the Ashland community. Please feel free to contact me with any questions at (510) 670-6509 or [edalton@co.alameda.ca.us](mailto:edalton@co.alameda.ca.us).

Sincerely,

*Eileen Dalton /ep*

Eileen Dalton  
Redevelopment Manager



# ALAMEDA COUNTY COMMUNITY DEVELOPMENT AGENCY

◆ Planning ◆ Housing & Community Development ◆ Surplus Property Authority ◆  
◆ Redevelopment ◆ Agriculture/Weights & Measures ◆ Lead Poisoning Prevention ◆

◆ Personnel, Administrative and Fiscal Services ◆ Bonds and Finance Administration ◆

224 W. Winton Avenue, Suite 110, Hayward, CA 94544-1215  
(510) 670-5333 ◆ FAX: (510) 670-6374

## FAX COVER SHEET

Original to follow \_\_\_\_\_  
Confidential \_\_\_\_\_  
Per Your Request \_\_\_\_\_  
Per Our Conversation \_\_\_\_\_

Original will not follow \_\_\_\_\_  
Urgent \_\_\_\_\_  
For Your Review \_\_\_\_\_  
For Your Information \_\_\_\_\_

PLEASE DELIVER THE FOLLOWING PAGES TO:

NAME Scott Seery PHONE \_\_\_\_\_

DATE \_\_\_\_\_ FAX # 337-9335

ORGANIZATION Env Health

SUBJECT CCLR Proposal - Holland Prop.

FROM Eileen Dalton PHONE 670.6509

YOU WILL RECEIVE 4 PAGES INCLUDING THIS COVER SHEET. IF YOU DO NOT RECEIVE ALL THE PAGES, PLEASE CALL OUR OFFICE AT (510) 670-5360 AS SOON AS POSSIBLE. THANK YOU.

COMMENTS:

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# Environmental Bio-Systems, Inc.

Innovative Solutions for a Better Environment

Contractor's License A-Haz 687236

ENVIRONMENTAL  
PROTECTION

00 JAN 26 PM 2: 14

7 January 2000

Scott Seery  
Alameda County Health Care Services Agency  
Department of Environmental Health  
1131 Harbor Bay Parkway, Room 250  
Alameda, CA 94502-6577

**RE: Work Plan Addendum, Jack Holland Sr. Oil Company, 16301 E. 14th Street, San Leandro**

Dear Mr. Seery:

I have prepared the following work plan addendum regarding the referenced site per your request. This addendum addresses three issues raised during our phone conversation on 16 December 1999.

### AST Contents

Please refer to Figure 2 in the work plan for the AST numbering scheme. I spoke with Ann Marie Holland Tiers and Steve Hancock regarding contents of the above ground storage tanks previously located at the site. They said that tanks 1 through 7 were used to contain waste oil. In addition, tank 5 was intermittently used to contain kerosene.

Tanks 9 through 14 were used to contain virgin motor oil, automatic transmission fluid, and "pale stock". According to Anne Marie Holland Tiers, pale stock is a virgin petroleum product used in blending procedures.

Tanks 15, 16, and 18 were used to contain waste oil. According to Mr. Hancock, waste oil in these tanks may have contained up to 3 ppm PCBs based upon his knowledge of sampling conducted during previous tank cleaning activities. Tank 17 was used to contain kerosene. Tank 19 was used to contain virgin motor oil and automatic transmission fluid. Tank 20 was used to contain virgin gasoline, diesel and kerosene.

### Soil Sample Depths

Soil samples will be collected from 2 and 5 feet bgs, and from the zone of ground water first encounter (estimated between 8 and 12 feet bgs).

### Ground Water Sample Analytes

Ground water samples will be analyzed for the following:

- TOG using Standard Method 5520E, F.
- TPHd, TPHk and TPHss using EPA Method 8015M.
- TPHg using EPA Method 8015M.
- BTEX and MTBE using EPA Method 8020. The sample exhibiting the highest level of MTBE will also be confirmed using EPA Method 8260.

PCB?

HVOC?

SVOC?

ALAMEDA COUNTY  
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



January 5, 2000

ENVIRONMENTAL HEALTH SERVICES

ENVIRONMENTAL PROTECTION

1131 Harbor Bay Parkway

Alameda, CA 94502-6577

(510) 567-6700

(510) 337-9432

STID 2423

Ann Marie Holland  
1498 Hamrick Lane  
Hayward, CA 94544

RE: JACK HOLLAND SR. OIL COMPANY, 16301 E. 14TH STREET, SAN LEANDRO

Dear Ms. Holland:

I have completed a cursory review of the November 18, 1999 Environmental Bio-Systems, Inc. (EBS) work plan. I discussed several elements of the work plan with EBS's Dave Sadoff on December 20, 1999. One element Mr. Sadoff and I discussed dealt with the historic contents of each of the 20 or so above ground storage tanks (AST). This information is necessary in order to fine-tune the eventual laboratory analyses appropriate for samples collected in various areas of the site.

Please quickly forward the AST contents information to Mr. Sadoff. Your full attention to this issue is critical in order to get this pending work started.

Please contact me at 510/567-6783 should you have any questions.

Sincerely,



Scott O. Seery, CHMM  
Hazardous Materials Specialist

cc: Larry Blazer, Alameda County District Attorney's Office  
Chuck Headlee, RWQCB  
Edward E. Martins, 22698 Mission Blvd., Hayward, CA 94541  
Virginia A. Crisp, Coblenz, Patch, Duffy & Bass  
222 Kearny St., 7<sup>th</sup> Floor, S.F., CA 94108  
Hal P. Reiland, Reiland & Reiland, P.O. Box 5490, Pleasanton, CA 94566  
Gary Mulkey, Compliance & Closure, Inc.  
7020 Koll Center Pkwy., Ste. 134, Pleasanton, CA 94566  
Dave Sadoff, Environmental Bio-Systems, Inc.  
P.O. Box 7171, San Jose, CA 95150-7171

ALAMEDA COUNTY  
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



ENVIRONMENTAL HEALTH SERVICES

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

September 7, 1999

STID 2423

Edward E. Martins, Esq.  
Law Offices of Edward E. Martins  
22698 Mission Boulevard  
Hayward, CA 94541

RE: Holland Oil, 16301 E. 14<sup>th</sup> Street, San Leandro

Dear Mr. Martins:

During our May 26, 1999 meeting you agreed to submit monthly progress reports to this agency and other involved parties, commencing July 1<sup>st</sup>. Each report was to detail the status of the pending soil and water investigation (SWI) work plan, your efforts to secure private funding to perform the SWI and any subsequent tasks, and your progress in completing a joint application with Barbara Holland to the State UST Fund, among other elements.

Only one such report has been received, and it arrived a week late.

We spoke on August 11<sup>th</sup> regarding this issue, and at that time you informed me of a pending September 3<sup>rd</sup> date with the probate court. I reminded you of the continued need for the monthly status reports. Although you conceded that a second report was due, we saw no report for the month of August, and the September report is already a week late.

Please submit your status report. I would like to remind you that no substantial strides in pursuit of site investigation or clean-up have occurred at the site in the last 12 months.

I may be reached at (510) 567-6783 should you have any questions.

Sincerely,

Scott O. Seery, CHMM  
Hazardous Materials Specialist

Mr. Edward E. Martins  
RE: 16301 E. 14<sup>th</sup> St., San Leandro  
September 7, 1999  
Page 2 of 2

cc: Larry Blazer, Alameda County District Attorney  
Chuck Headlee, RWQCB  
Jim Ferdinand, Alameda County Fire Department  
Eileen Dalton, Alameda County Planning Department  
Dave Deaner, SWRCB UST Fund  
Virginia Crisp, Esq., Coblenz, Patch, Duffy & Bass  
222 Kearny St., 7<sup>th</sup> Floor, S.F., CA 94108  
Hal Reiland, Esq., Reiland & Reiland, P.O. Box 5490, Pleasanton, CA 94566



Alameda County  
District Attorney's Office  
Thomas J. Orloff, District Attorney

June 1, 1999

Edward E. Martins, Esq.  
22698 Mission Boulevard  
Hayward, CA 94541

Re: **Holland Estate**

Dear Mr. Martins:

This is to commemorate what was agreed to at our meeting of May 26<sup>th</sup>.

It is legally necessary to accomplish the next phase of the environmental investigation, and you have a price quote for the work from Mr. Sadoff of Environmental Bio-Systems. You indicated that you would file a petition, within 10 days of the meeting, for court approval of a loan to pay for this, with a probable hearing date in mid-July.

Meanwhile, Mr. Sadoff and Mr. Babcock said that they would determine within 2-3 weeks whether they would be willing to risk doing the work before being paid, in anticipation of reimbursement from the Underground Storage Tank Fund.

Also, pursuant to Mr. Seery's suggestion, you agreed to provide us with monthly progress reports, commencing July 1<sup>st</sup>, detailing the progress of the work, including the status of its funding, and any applications to the state fund.

While this letter does not purport to cover all that was discussed (neglecting the various collateral issues between the parties), these are the items of most concern to the County and this office.


Edward E. Martins, Esq.  
June 1, 1999  
Page 2

If you have any questions, please give me a call.

Very truly yours,

THOMAS J. ORLOFF  
DISTRICT ATTORNEY

By:

  
\_\_\_\_\_  
Lawrence C. Blazer  
Senior Deputy District Attorney

TJO:LCB:jcr

cc: ✓ Scott Seery  
Virginia Crisp  
Barbara Holland





## **Environmental Bio-Systems, Inc.**

Innovative Solutions for a Better Environment

Contractor's License A-Haz 687236

26 May 1999

Mr. Edward E. Martins  
22698 Mission Boulevard  
Hayward, CA 94541

**RE: Estate of J. Holland Sr., 16301 E. 14th Street, San Leandro, California**

Dear Mr. Martins:

Environmental Bio-Systems, Inc. has prepared the following subsurface exploration cost estimate per your request. The intended scope of work has been tailored to the requests of the Alameda County Health Care Services Agency, as expressed by Mr. Scott Seery in his letter dated 15 March 1999.

All work will be conducted using standard methodologies, and will be in accordance with ACHCSA, RWQCB and DWR regulations and guidelines. A workplan will be submitted to the ACHCSA for approval prior to project commencement.

EBS anticipates the installation and sampling of soil collected from approximately 44 exploratory borings in addition to the installation, development and sampling of two ground water monitoring wells at the site. Borings will be concentrated in 5 impacted areas identified during previous site mitigation conducted by EBS in 1998 (designated as areas A-E). All borings will be drilled to first water encounter, which is estimated at approximately 10 feet below ground surface (bgs).

Area A encompasses the former locations of aboveground tanks (AGTs) 1 through 7. Area B includes the former locations of AGTs 8 through 14 as well as the former drum storage area adjacent to and west of the former location of AGT 8. Area C includes the former locations of AGTs 15 through 20. Area D will encompass the former locations of underground storage tanks (USTs) T1, T2, T5, T6, T7 and T8. Area E will include former locations of USTs T3 and T4.

Soil samples will be collected from 2, 5 and 10 feet bgs within each boring. All soil samples from Areas A, B and C (60 total) will be analyzed for TOG, TPHd/k, and TPHg+BTEX. All 2 foot bgs samples from Areas A, B and C (20 total) will be additionally analyzed for PCBs. All soil samples from Areas D and E (66 total) will be analyzed for TPHd/k and TPHg+BTEX. All soil samples from Area E (21 total) will be additionally analyzed for TPHss. One sample from each area (5 total) will be

additionally analyzed for TOC, bulk density, moisture content and porosity to aid in potential future RBCA calculations.

Two 2-inch diameter ground water monitoring wells will be installed, developed, sampled, and surveyed in the reported down-gradient ground water flow direction, at locations near the property boundary with Edendale School. Soil and ground water samples (4 total) collected from the boreholes/wells will be analyzed for TPHg+BTEX, TPHd/k, TOG, TPHss and PCBs.

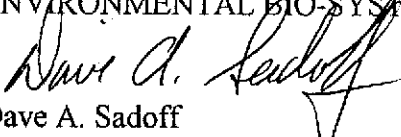
Estimated associated costs are as follows:

Permits	\$ 200
Work Plan	\$ 800
Health and Safety Plan	\$ 200
Subsurface Utility Clearance	\$ 350
Drilling (5 days maximum)	\$ 10,350
Staff Geologist (5 days)	\$ 3,000
Photoionization detector (5 days)	\$ 500
Drilling, Well and Sampling Materials	\$ 1,200
Well Development	\$ 450
Well Sampling	\$ 450
Well Surveying	\$ 800
Lab Analyses: 130 TPHg+BTEX, 130 TPHd/k, 25 TPHss, 64 TOG, 24 PCBs, 4 each TOC, bulk density, moisture content and porosity	\$ 19,000
Disposal: 1 drum water, 1 drum soil (non-haz)	\$ 650
Project Management and Report	\$ 3,000
Total	\$ 40,950

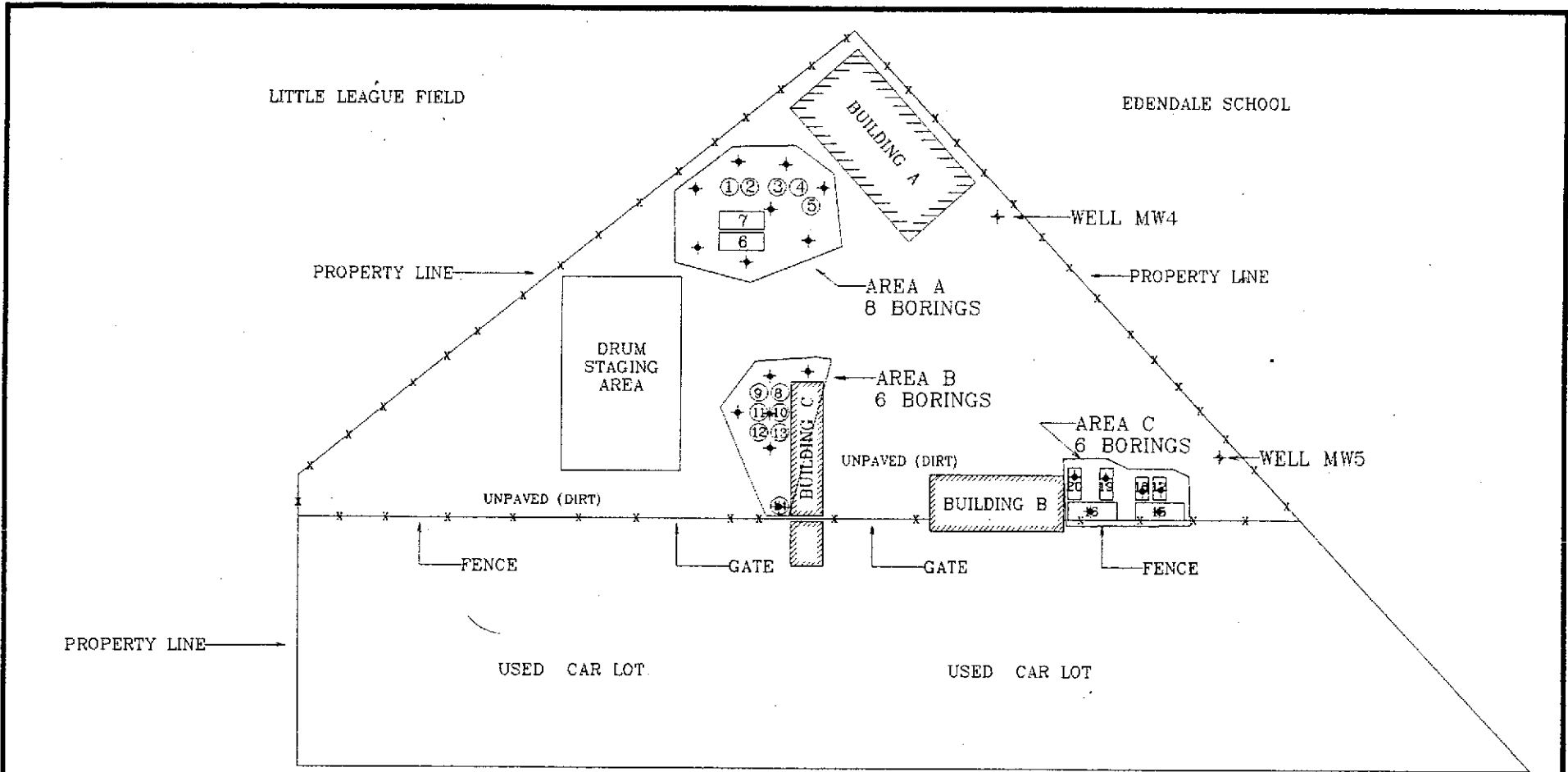
EBS appreciates this opportunity to provide you with our services. If you have any questions, please call the undersigned at (408) 979-8600.

Sincerely,

ENVIRONMENTAL BIO-SYSTEMS, INC.

  
Dave A. Sadoff  
Project Geologist, R.G., C.P.G., R.E.A.

/DAS



← E. 14th STREET →

**ENVIRONMENTAL  
BIO-SYSTEMS, INC.**

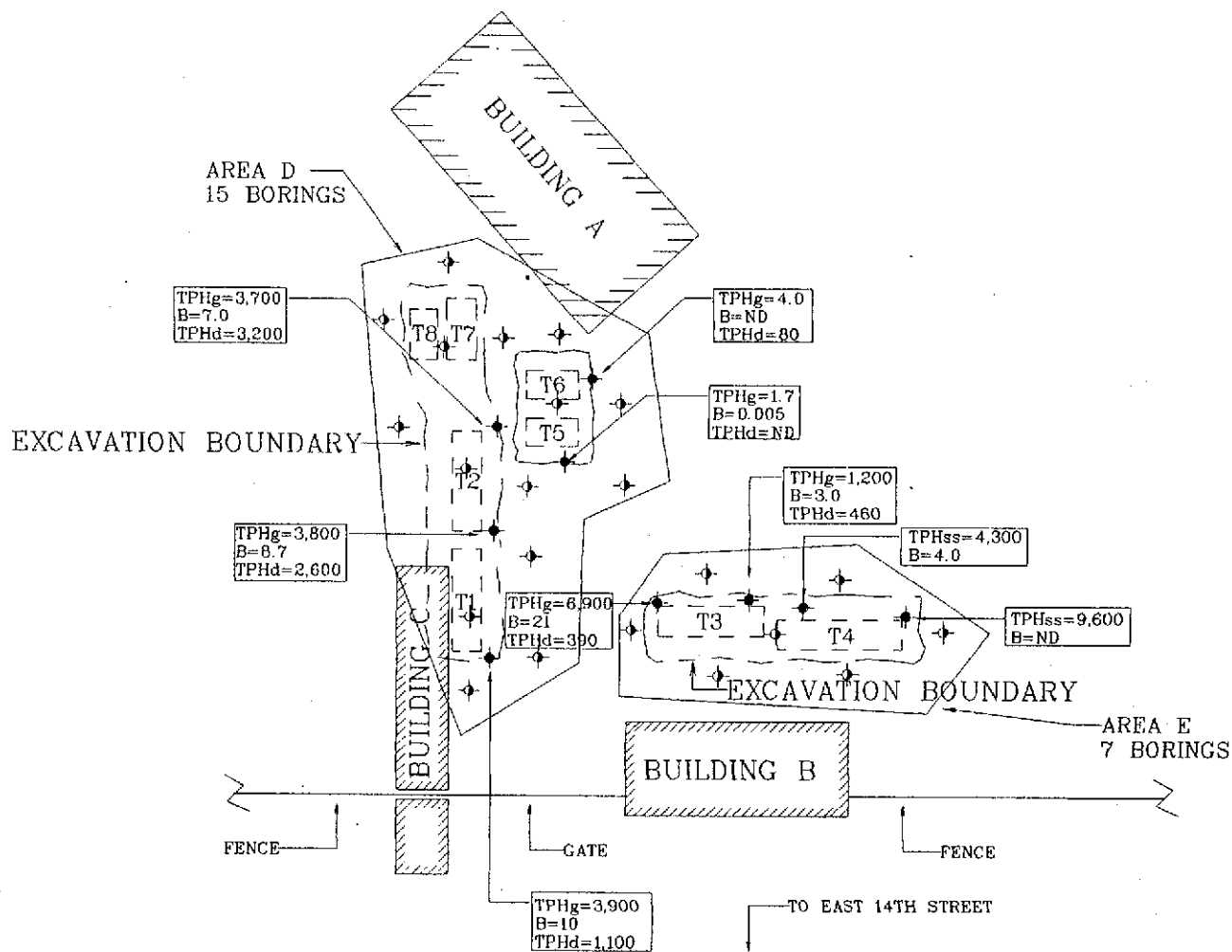
DATE: 12/9/98	FIGURE 2: SITE MAP WITH AST LOCATIONS
DRAWN BY: DAS	
SCALE: AS SHOWN	EBS PROJECT #150-504B
	ESTATE OF J. HOLLAND SR. 16301 E. 14th STREET SAN LEANDRO, CALIFORNIA

**NOTES**

20 AST LOCATION AND DESIGNATION

0 50 100 150 200

SCALE IN FEET





**NOTES**

TPHg Total Petroleum Hydrocarbons as Gasoline  
 B Benzene  
 TPHd Total Petroleum Hydrocarbons as Diesel  
 TPHss Total Petroleum Hydrocarbons as Stoddard Solvent

All Results in mg/kg

0 20 40  
 SCALE IN FEET



 <b>ENVIRONMENTAL        BIO-SYSTEMS, INC.</b>	DATE: 12/9/98	<b>FIGURE 4: SOIL        SAMPLE RESULTS</b>
	DRAWN BY: DAS	
	SCALE: AS SHOWN	<b>ESTATE OF J. HOLLAND SR.        16301 E. 14th STREET        SAN LEANDRO, CALIFORNIA</b>

ALAMEDA COUNTY  
HEALTH CARE SERVICES

AGENCY  
DAVID J. KEARS, Agency Director



March 15, 1999

STID 2423

Barbara Holland  
20993 Foothill Boulevard  
Hayward, CA 94541

Ann Marie Holland  
1498 Hamrick Lane  
Hayward, CA 94544

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

RE: JACK HOLLAND SR. OIL COMPANY, 16301 E. 14TH STREET, SAN LEANDRO

Dear Ms. Holland and Ms. Holland:

The December 9, 1998 Environmental Bio-Systems, Inc. *Site Mitigation Report* has been reviewed. This report documents the activities associated with underground storage tank (UST) and above-ground storage tank (AST) removals, and the collection and disposal of various other hazardous materials containers and their contents that were accumulated at the site. Approximately 200 containers in a range of sizes, 20 ASTs and 8 USTs were reportedly removed and/or accounted for during the course of this two-phase project.

To facilitate container removal activities, all contents were profiled. A reported total of approximately 4636 gallons of "oily water", 650 gallons of "oily water with halogens", 100 gallons of "oily water with PCBs", and 50 gallons of sodium hypochlorite were removed from assembled drums and other containers. To facilitate both AST and UST removals, approximately 2700 gallons of liquids were reportedly removed from the USTs and 5200 gallons were removed from the ASTs. The ASTs were cut-up on site and reportedly transported to Shnitzer Steel (Oakland, CA) as scrap. The USTs were removed from the site intact and transported to ECI (Richmond, CA) for decommissioning.

Laboratory results for soil and water samples collected during UST closures, as well as observations made at the time of these activities, confirm that there have been releases of a variety of petroleum products at the site. All gasoline USTs showed advanced stages of galvanic corrosion. All gasoline USTs were severely pitted; two exhibited large throughgoing holes. Observations made of the bare ground where various ASTs and drums were clustered indicate substantial spillage or leaks have occurred in those areas. All soil material excavated during the course of UST closures was placed back into the excavations due to safety considerations. All such soil material was clearly contaminated.

Further assessment of the above- and belowground releases at this site is required before an appropriate corrective action plan (CAP) may be developed.

Barbara and Ann Marie Holland  
RE: 16301 E. 14<sup>th</sup> Street, San Leandro  
March 15, 1999  
Page 2 of 2

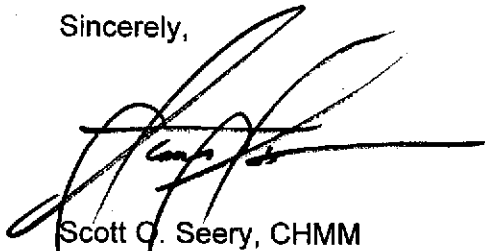
At this time, please have your "lead" consultant submit a soil and water investigation (SWI) work plan for review. This work plan shall present a comprehensive approach and include, among other elements, the following:

- Plans to assess the various source areas (e.g., UST, AST, drum accumulation area, piping and dispenser areas, etc.). This equates to about 5 target areas.
- Sample points within each target area shall be placed using a grid system with approximate 20' centers or less, dependent upon the specific area in question
- Include both shallow, intermediate, and deep soil sampling intervals (e.g. 2, 5, 10') to facilitate the appropriate Risk-Based Corrective Action (RBCA) evaluation following the ASTM RBCA E1739-95 framework
- Target compounds shall include diesel and gasoline fuel components, oil and grease, Stoddard solvent, and PCBs. Samples for determination of physical soil characteristics necessary for completion of the RBCA evaluation shall also be collected
- Placement of additional permanent down-gradient monitoring wells

This work plan is due for submittal within 45 days of the date of this letter.

Please contact me at 510/567-6783 should you have any questions.

Sincerely,



Scott O. Seery, CHMM  
Hazardous Materials Specialist

cc: Larry Blazer, Alameda County District Attorney's Office  
Chuck Headlee, RWQCB  
Paul Smith, ACDEH  
Jim Ferdinand, Alameda County Fire Department  
Dave Deaner, SWRCB UST Fund  
Eileen Dalton, Alameda County Planning Department  
Virginia Crisp, Coblenz, Patch, Duffy & Bass  
222 Kearny St., 7<sup>th</sup> Floor, S.F., CA 94108

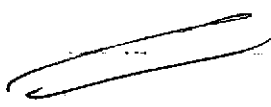
~~10/10/01 Meeting~~

~~5/26/01~~

- ① Roll-off containers
- ② RBCA
- ③ SWI w.p.
- ④ UST fund / other \$ sources

• Estate assets

- Sonoma property (\$500K?)
- loan of some sort
- sell of property (ies)



~~10/10/01 Meeting~~ beginning July 4<sup>th</sup>

- ① - UST Fund application process (progress)
- ② - ~~UST~~ other financing mechanisms (private loans)
- ③ - property sales/encumbrances

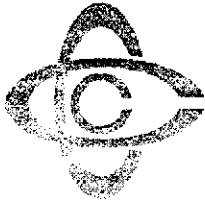
- ② joint UST Fund application 4-5 weeks
- ③ pre approval 2-3 "
- ④ file papers w/ court to get loan ~ 10 days (?)  
on estate properties
- ⑤ work plan SWI 2-3 days

5/26/99

## Attendees

Nalin Frush	CCJ	(925) 426-5395
Eileen Dalton	AI Co. CDA	510.670.6509
Virginia Crisp	Coblentz, et al	415 391-4800
WALLY BUTZER	PA'S OFFICE	570 569-9281
Gary Mulkey	CCJ	(925) 426-5395
Scott Seery	AI Co. Env. Health	(510) 567-6783
Jill Duerig	AI Co DA's office	510 569-9281
ED MARTIN	ATTY ESTATE HOLLAND	510 537 3477
Ann Marie Holland	Estate Holland	510-752-4307
DAVE SADDFF	ENVIRONMENTAL BIO-SYSTEMS, INC.	(408) 979-8600
TIM BARROCK	ENVIRONMENTAL BIO-SYSTEMS, INC.	408-279-8600
Barbara Holland		510 581-9197
Jay Holland	Beneficiary	415/824-5995





**Cubix  
Construction  
Company**

1050 Marina Village Parkway  
Alameda, California 94501 USA  
Phone: 510.769.1010  
FAX: 510.769.1214  
e-mail: cubix@msn.com  
Contractor License No. 144402

September 23, 1998

AUG 17 2001

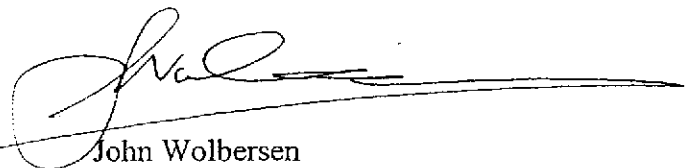
Mr. Ron Cane  
Phone: (510) 537-4462

Dear Mr. Cane,

Please find enclosed some information about Cubix' involvement with respect to the construction in the Self Storage industry.

If you have any questions please feel free to call.

Yours Truly,

  
John Wolbersen

Encl.  
File: Prospects\Cane-09.23.98  
JHW/sbb

## COMPANY HISTORY

Cubix Construction Company and its predecessors Camping Construction (1953-1990), and Plymouth Construction (1948-1953), have been in the design and construction business in the Western United States, Hawaii, Alaska and Australia, since 1948.

During this time, the focus of the Company has been the industrial and commercial building field. The Company has built 42 neighborhood shopping centers, 81 churches, a number of cold-storage plants, office buildings, and some residential structures. The Company has also designed and built some institutional and government buildings, including the main Post Office in Alameda, California, which is still owned and leased by the Company to the US Government. The Company is also involved in the development of the South Tracy Industrial Park in Tracy, California.

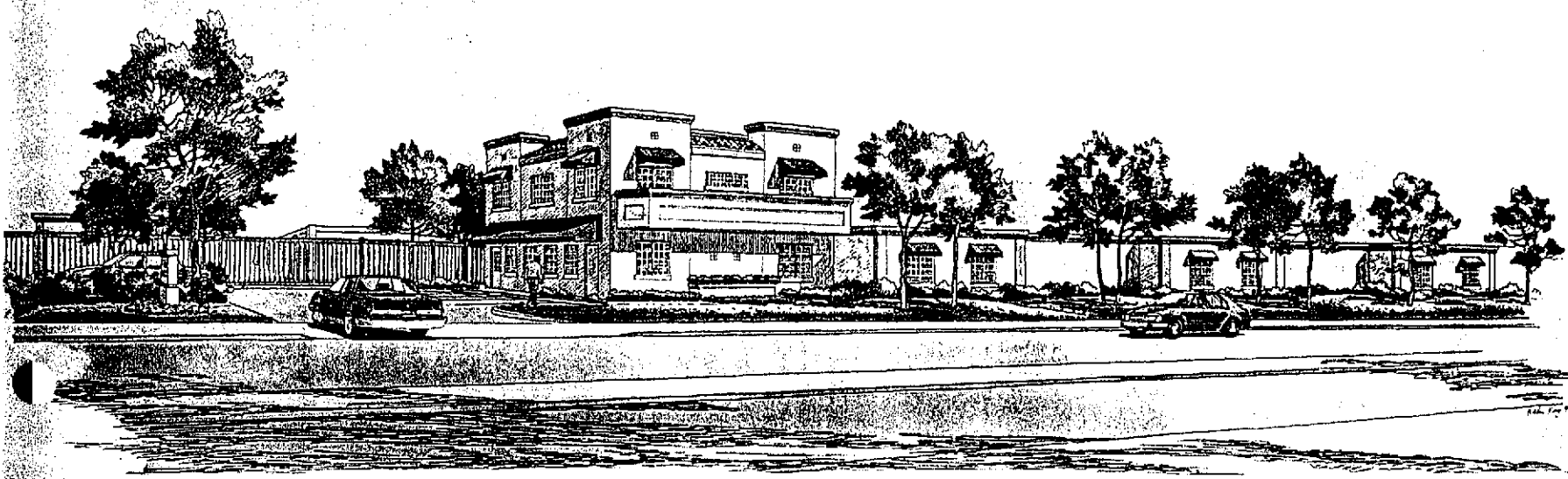
In 1972 the Company built its first Self-Storage facility for Kaiser Aetna in Pacheco, California. After completing that project, the Company realized that standard construction methods were inefficient and costly for this type of use. The Company developed new design concepts and standardized construction systems that resulted in a higher quality product providing a competitive edge for the owner and greater security and access for the tenants. The Cubix Construction Company Self-Storage concept has become the model for the industry. Cubix's president, Mr. Stanley Boersma has, on several occasions, been the featured speaker for the Self-Storage Association's seminars on the construction of Self-Storage facilities. The Company also participates in S.O.N., a local network of Self Storage operators and developers, and has built in excess of 250 projects, containing a total of more than 20 million square feet of storage buildings for such companies as:

Public Storage	- Pasadena	Self Storage Company	- Los Angeles
Kaiser Aetna	- Oakland	Crocker's Lockers	- Santa Inez
ER Development	- Oakland	Whorton Development	- San Jose
Grupe Properties Co.	- Stockton	Sobrato Development Co.	- San Jose
Hunter Properties	- San Jose	Pegasus Group	- Walnut Creek

Mr. Boersma is also a principal owner in Allsafe Self-Storage LTD., Sydney, Australia, Allsafe Self-Storage, Dublin, California, Allsafe Self-Storage, Fremont, California, Allsafe Self-Storage, Hayward, California, Alameda Ministorage, Alameda, California, and Concord Self-Storage, Concord, California. The Company is active in the management of these properties and is currently involved in the development of additional self-storage facilities for its own account as well as the design and construction of self-storage projects for other clients.

**LIST OF RECENTLY COMPLETED PROJECTS BY**  
**CUBIX CONSTRUCTION COMPANY**

Mr. Space - 8959 Pocket Road, Sacramento	Grupe Properties Co.
Mr. Space - 21655 Redwood Road, Castro Valley	Grupe Properties Co.
Mr. Space - 37444 Cedar Blvd., Newark	Grupe Properties Co.
Mr. Space - 4223 Pacific Ave., Stockton	Grupe Properties Co.
Mr. Space - 16024 Ashland Ave., San Lorenzo	Grupe Properties Co.
Mr. Space - 2011 Marina Blvd., San Leandro	Grupe Properties Co.
Concord Self Storage Phase I, II & III - 1597 Market St., Concord	Concord Storage Associates
Bird Avenue Ministorage - 1140 Bird Ave., San Jose	Hunter Properties
Security Self Storage - 1451 El Camino Real, Redwood City	Jules Duc Construction
Stormaster Self Storage - 2750 California Ave., Pittsburg	Kelly Family Trust
Allsafe Self-Storage - 5959 Dougherty Rd., Dublin	Allsafe Storage Partners
St. Helena Self Storage - 950 Vintage Ave., St. Helena	SRH Construction
Bernal 85 Self Storage - 6020 Monterey Rd., San Jose	Hunter Properties
Allsafe Self-Storage - 4771 Thornton Avenue, Fremont	Allsafe Storage Partners
San Ramon Valley Self Storage - 1911 San Ramon Valley Blvd.	SRSS Associates
Diamond Mine Mini Storage - 175 Guthrie Lane, Brentwood	Diamond Mine-Mini-storage
Bridgehead Self Storage - 1651 Drive - In Way, Antioch	Stamm Theaters Inc.
Cordelia Self Storage - 301 Lopes Rd., Cordelia	Lothrop Ventures Inc.
Central Self Storage of Rohnert Park - 1600 State Farm Dr., Rohnert Park	Pegasus Group
Belmont Self Storage Phase I & II - 1520, 1509 Industrial Ave., Belmont	Hunter Properties
Allsafe Self-Storage - 15 Cannery Court, Hayward	Allsafe Storage Partners
Acorn Self Storage - 5025 Railroad Ave., Pittsburg	JMI Properties
Industrial/880 Self Storage - 1820 Pacheco Blvd., Hayward	Industrial/880 Storage Partners
Central Self Storage of Milpitas - 700 Montague Expressway, Milpitas	Pegasus Group
San Pedro Self Storage - 222 San Pedro Ave., Morgan Hill	RASP Limited Partnership



## Marketing Survey (163rd and East 14th)

	5x6	5x10	6x10	5x14	8x10	10x10	10x15	10x20	10x25	10x30	13x30	30x30	% Occup.
<b>ABC Mini Storage</b> 13760 E. 14th St., San Leandro 510 357-6353	\$60 (8x7)	\$80 (8x10)			\$60 (8x7)	\$80 (8x10)	\$115 (8x15)						98%
<b>Public Storage</b> 15984 E. 14th St., San Leandro 510 0663	\$43 (5x5)	\$64			\$93 in \$124 out	\$146 in \$156 out	\$177 out						96%
<b>Public Storage</b> 15285 Hesperian, San Leandro 510 276-6208	\$39 (4x5)	\$60 (5x9)			\$90 up \$124 dwn	\$146 in \$156 out	\$177 out						92%
<b>Public Storage</b> 14280 Washington, S Leandro 510 895-0355	\$41 up \$51 dwn (5x5)	\$66				\$97 up \$107 dwn							96%
<b>Public Storage</b> 15951 Hesperian, San Lorenzo 510 276-6261	\$47 (5x5)	\$72				\$124 in \$134 out				\$199			93%
<b>Shurgard</b> 16025 Ashland, San Lorenzo 510 278-2329	\$42 (5x5)	\$59 in \$83 out				\$125 out							95%
<b>Shurgard</b> 2011 Marina Blvd., San Leandro 510 644-0224	\$59	\$69 in				\$99 \$125							94%

white -env. health  
yellow -facility  
pink -files

# ALAMEDA COUNTY, DEPARTMENT OF ENVIRONMENTAL HEALTH

1131 Harbor Bay Pkwy  
Alameda CA 94502  
510/567-6700

## Hazardous Materials Inspection Form

II, III

Site ID # 2423 Site Name Holland Oil Today's Date 9/9/98

Site Address 16301 E. 14th St.

City S. Leandro Zip 94578 Phone \_\_\_\_\_

\_\_\_\_ MAX AMT stored > 500 lbs, 55 gal., 200 cft.?

**Inspection Categories:**

\_\_\_\_ I. Haz. Mat/Waste GENERATOR/TRANSPORTER

\_\_\_\_ II. Hazardous Materials Business Plan, Acutely Hazardous Materials

III. Under ground Storage Tanks

9-1:45; 2:30-3:00

\* Calif. Administration Code (CAC) or the Health & Safety Code (HS&C)

Comments: On-site to observe UST removals (8).

- 9:00 AM T8 Single wall steel ~5,000 diesel UST. Appears in good shape, no evident holes or corrosion
- 9:25 T7 Single wall steel ~6000 diesel UST. Appears in similar shape as T8
- T5 Single wall steel ~5000 Kerosene UST. Appears in similar shape as T7 and T8
- 10:00 T2 Single wall steel ~10,000 gasoline UST. Severely pitted, with several throughgoing holes (up to 2" across) along tank bottom.
- 10:30 T6 Single wall steel ~5000 gal kerosene UST. Appears in good shape, no evident holes or corrosion
- 10:45 T4 Single wall steel ~10,000 gasoline UST. Severely pitted locally. Throughgoing holes not observed.

Contact Dave Sadoff

Title EHS proj mgr

Signature Dave Sadoff

Inspector [Signature]

Signature [Signature]

II, III

1131 Harbor Bay Pkwy  
Alameda CA 94502  
510/567-6700

# ALAMEDA COUNTY, DEPARTMENT OF ENVIRONMENTAL HEALTH

## Hazardous Materials Inspection Form

II, III

white - env. health  
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pink - files

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II. Hazardous Materials Business Plan, Acutely Hazardous Materials

\_\_\_\_ III. Under ground Storage Tanks

\* Calif. Administration Code (CAC) or the Health & Safety Code (HS&C)

**Comments:**

11:05 **(T3)** Single wall steel ~10,000 gasoline UST. Severe corrosion with several, large (up to 2") holes were observed. Although reportedly voided of product yesterday, an estimated 100s of gallons of product/water gushed from the tank when lifted, draining to its and adjoining tank pits and the ground.

12:10 **(T4)** Single wall steel ~12,000 Standard solvent UST. This tank is tar paper wrapped. Some degree of this wrapping is dissolved or missing.

Significant evidence of product emulsion seen on GW, in each UST pit. Soils are heavily stained from grade to GW, and odorous in all but the T4 excavation, and less so in the T3 excavation.

Sampling as follows: **(T1)/(T2)** - 3 soil, 1GW; **(T3)** - 2soil, 1GW; **(T4)** - 2soil, 1GW; **(T5)/(T6)** - 2soil, 1GW; **(T7)/(T8)** - 1GW

Analysis: **(T1)(T2)(T3)(T5)(T6)(T7)(T8)** - TPH-G, TPH-D, BTEX, MCBE and total Pb  
**(T4)** - TPH-SS, BTEX

Contact Dave Sadoff  
Title EHS proj. mng  
Signature [Signature]

Inspector S. [Signature]  
Signature [Signature]

II, III

1131 Harbor Bay Pkwy  
Alameda CA 94502  
510/567-6700

# ALAMEDA COUNTY, DEPARTMENT OF ENVIRONMENTAL HEALTH

## Hazardous Materials Inspection Form

II, III

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yellow -facility  
pink -files

Site ID # 2423 Site Name Holland Oil Today's Date 9/9/98

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**Inspection Categories:**

\_\_\_\_ I. Haz. Mat/Waste GENERATOR/TRANSPORTER

\_\_\_\_ II. Hazardous Materials Business Plan, Acutely Hazardous Materials

III. Under ground Storage Tanks

\* Calif. Administration Code (CAC) or the Health & Safety Code (HS&C)

**Comments:**

Permission was given to replace previously excavated, contaminated overburden into the tank pits in order to "temporarily" restore the site to grade to the extent possible at this time. This will facilitate: 1) San Leandro Crane having ingress/egress to site, 2) decrease potential exposure/injury risk posed by 5 large, open excavations located next to a school and baseball field frequented by children, and 3) allow the development/application of a comprehensive corrective action plan (CAP).

Contact Dave Sedoff

Title EHS Proj Mgr

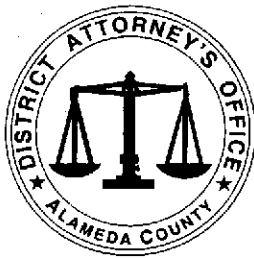
Signature Dave A. Sedoff

Inspector S. Sedery

Signature \_\_\_\_\_

II, III





Alameda County  
District Attorney's Office  
Thomas J. Orloff, District Attorney

July 22, 1998

Edward E. Martins  
22698 Mission Blvd.  
Hayward, CA 94541

Re: Holland Estate  
Failure to Comply with Court Order

Dear Mr. Martins:

Yesterday I learned from Scott Seery that no workplan for the removal of the tanks has been received. He had called Mr. Sadow and learned that no workplan has been produced because there has been no contract entered into between the parties.

I believe this turn of events, which is part of a seemingly deliberate pattern of delay and recalcitrance, violates 1) California law, 2) the schedule agreed upon at our meeting, and 3) the Court's order.

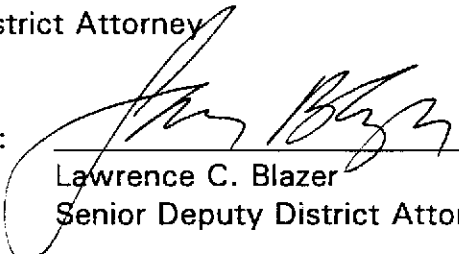
I believe we have been more than patient with your client's unwillingness or inability to move forward on this investigation.

It is our position that this most recent and completely unnecessary difficulty must be resolved satisfactorily by July 31. If not I will be filing an Order to Show Cause and possibly a motion to relieve Ms. Holland of her position.

Very truly yours,

THOMAS J. ORLOFF  
District Attorney

By:

  
Lawrence C. Blazer  
Senior Deputy District Attorney

cc: Hal Reiland  
Virginia Crisp  
Scott Seery

**ALAMEDA COUNTY  
DISTRICT ATTORNEY'S OFFICE  
CONSUMER & ENVIRONMENTAL PROTECTION DIVISION**



**FACSIMILE  
TRANSMITTAL**

TO: 337-9335  
(Fax Phone Number)

DATE: 7-14-98

NAME: Scott Seery

AGENCY: \_\_\_\_\_

FROM: Larry Blazer

SPECIAL INSTRUCTIONS/COMMENTS: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

NUMBER OF PAGES (INCLUDING COVER SHEET) 3

IF YOU DO NOT RECEIVE ALL PAGES OR HAVE ANY PROBLEMS WITH THIS FAX  
PLEASE TELEPHONE (510) 569-9281  
FAX (510) 569-0505

7677 OAKPORT STREET, SUITE 400  
OAKLAND, CA 94621



Alameda County  
District Attorney's Office  
Thomas J. Orloff, District Attorney

July 14, 1998

Edward E. Martius  
22698 Mission Blvd.  
Hayward, CA 94541

Fax: 351-1204

Hal Reiland  
Reiland & Reiland  
P.O. Box 5490  
Pleasanton, CA 94566

Fax: 925-485-4220

Virginia A. Crisp  
Coblentz, Patch, Duffy & Bass  
222 Kearny St., 7th Floor  
San Francisco, CA 94108

Fax: 415-989-1663

I received the enclosed e-mail today.

For further information I suggest that you call Eileen Dalton.

Very truly yours,

THOMAS J. ORLOFF  
District Attorney

By: 

Lawrence C. Blazer  
Senior Deputy District Attorney

TJO:LCB:md

Enclosure

cc: Scott Seery

**Blazer, Larry, CEPD**

---

**From:** Seery, Scott, Public Health, EH  
**To:** Blazer, Larry, CEPD; Smith Paul  
**Subject:** FW: Brownfield Grant  
**Date:** Tuesday, July 14, 1998 8:52AM

This appears to be the grant concept Eileen Dalton (Planning) presented to the group at the Holland Oil meeting a few weeks ago. This should, hopefully, put a fire under the RPs to get the site in a condition for development.

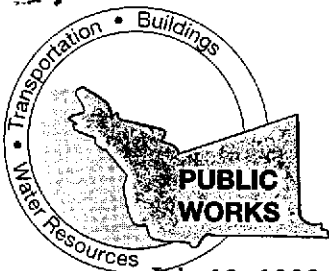
Scott

-----  
**From:** Dalton, Eileen, Planning  
**Sent:** Monday, July 13, 1998 4:27 PM  
**To:** Tung, Mee Ling, Public Health, EH; Seery, Scott, Public Health, EH; Peacock, Tom, Public Health, EH  
**Cc:** Bailey, Lane, HCD  
**Subject:** Brownfield Grant

Good news!!! The E. 14th Street / Mission Blvd. Brownfield Project was selected as a demonstration pilot for the full \$200,000 grant amount. The official announcement will be made on Wednesday, July 15th by Vice President Gore. I have informed Board members....EPA higher-ups will also call Sup. King with the official news.

Deadline for workplan and federal application is August 7th.

More to come!



COUNTY OF ALAMEDA  
**PUBLIC WORKS AGENCY**

951 Turner Court, Room 300  
Hayward, CA 94545-2651  
(510) 670-5543

July 13, 1998

Ms. Ann Marie Holland Tiers  
Co-owner Estate Administrator  
1498 Hamrick Lane  
Hayward, CA 94544

Ms. Barbara Holland  
Co-owner  
20993 Foothill Blvd.  
Hayward, CA 94541

**Re: Conditional Work Plan Approval for Drum Removal at Holland Oil,  
16301 E. 14<sup>th</sup> St., San Leandro, CA 94578**

Dear Ann Marie and Barbara:

I have received and reviewed the July 1, 1998 Drum Removal Work Plan, prepared by Environmental Bio-Systems, Inc. This work plan presents proposed steps for the removal of hazardous materials and wastes from all containers at the site. Following are concerns or issues requiring clarification:

Item 11 states that emptied drums exhibiting a "Lower Explosive Limit (LEL) of 0" will be crushed on site. I am concerned that activities associated with drum crushing or during transfer to the rolloff bin may generate some spillage. Please ensure that this activity be conducted within the lined drum staging/inventory and containment area and not out on the dirt yard. (Also see comments in item 12 below regarding contaminated containers). Item 11 also states that crushed drums and other wastes will be hauled under special waste manifest.

I discussed this matter with your consultant, Dave Sadoff of Environmental Bio-Systems. He explained that the "special waste" designation he referred to in the work plan was one Forward Landfill uses not the one specified in Section 66261.124 CA Code of Regulations (CCR) which requires, among other things, prior written approval from the Department of Toxic Substances Control (DTSC) before transport of such waste. Please be advised that all unknown wastes associated with work performed during all phases of site remediation at this site must be profiled to determine whether they exceed hazardous waste criteria specified in Section 662610 CCR. Only then may transportation, treatment or disposal options be determined.

Item 12 indicates that drums exhibiting an LEL > 0 will be inerted and cold cut during later demolition of above ground tanks. **If such drums or other vessels contain significant amount of sludge or other residue then they are considered**

Ms. Holland  
July 13, 1998  
page 2 of 3

**hazardous waste and must either be manifested to an authorized hazardous waste facility or rinsed out on-site (via an on-site Department of Toxic Substances Control (DTSC) permitted waste treatment unit).** Section 66261.7(b)2, Title 22, (CCR) states that: "Following material removal, the top, bottom and sidewalls of such a container shall not contain remaining adhered or crusted materials resulting from buildup of successive layers of material or a mass of solidified material. A thin uniform layer of dried material or powder is considered acceptable." Drums and other containers with significant residue as discussed above are required to be managed as hazardous waste.

Item 13 states that drums which are not accepted by Evergreen Environmental Services will be additionally profiled as necessary. You are required to perform hazardous waste characterization particularly for non petroleum wastes, as per Sections 66260.20 through 66261.24 CCR. Please also include copies of all waste profile results with waste disposal manifests/bill of lading invoices.

Item 16 states that a security guard will be present on-site during "all inactive periods (nights)" while the above scope of work is being conducted on-site. Inactive periods shall include weekends and all non-work periods (i.e. after hours) for all aspects of work specified in the Drum Removal Work Plan.

This scope of work does not include removal of visible and non visible soil contamination at the site. I understand that this work will be conducted in the next (phase 2) work plan which will be overseen by Environmental Health, Hazardous Materials Division. Environmental Health has been apprised of Public Work's interest in ensuring that all surface and subsurface contamination or associated clean up debris does not pose a threat to stormwater. Please continue to include my Agency in future correspondence relating to clean up of surface contamination at the subject site or any other issues regarding storm water exposure associated with current or future activities.

The work plan as specified is hereby approved under the condition that each of the above concerns are implemented or clarified prior to initiating the work at the site. Work plan approval assumes that you are in compliance with all applicable regulations, statutes and local ordinances.

Ms. Holland  
July 13, 1998  
page 3 of 3

Please contact Alameda County Fire Department, Environmental Health, or Public Works if you have any questions. Also please call me if scheduling changes to those proposed in the work plan occur or if you have any other questions regarding the above at 670-5236.

Sincerely,

*Paul M. Smith*

Paul M. Smith  
Hazardous Materials Specialist  
Alameda County Public Works Agency

c:

Dave Sadoff, Environmental Bio-Systems, Inc., P.O. Box 7171, San Jose, CA 95150-7171

James Ferdinand, Fire Marshal, Alameda County Fire Department, 22341 Redwood Rd., Castro Valley, CA 94546

Scott Seery, Alameda County Environmental Health Department, Hazardous Materials Division, 1131 Harbor Bay Parkway, Rm. 250, Alameda, CA 94502

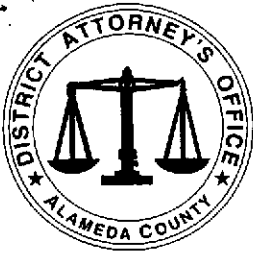
Stephen Jones, Field Supervisor, Alameda County Public Works Agency, 951 Turner Ct., Hayward, CA 94545-1395

Larry Blazer Esq., Alameda County District Attorney's Office, Consumer & Environmental Affairs Division, 7677 Oakport Dr., Oakland, CA 94621

Edward E. Martins Esq., 22698 Mission Blvd., Hayward, CA 94541

Hal P. Reiland Esq., Reiland & Reiland, P.O. Box 5490, Pleasanton, CA 94566

Virginia Crisp Esq., Coblentz, Patch, Duffy & Bass, 222 Kearny St., 7<sup>th</sup> Floor, San Francisco, CA 94108



Alameda County  
District Attorney's Office  
Thomas J. Orloff, District Attorney

June 24, 1998

Edward Martins, Esq.  
22698 Mission Blvd.  
Hayward, CA 94541

Re: Holland Property

Dear Ed:

This is to memorialize what occurred at yesterday's meeting with the agencies and other parties.

Because each of the agencies involved feel that the leaking drums of apparent hazardous waste are an immediate concern, a workplan for their removal will be submitted to Paul Smith of Alameda County Public Works (with copies to Scott Seery and Jim Ferdinand) by July 1, with work to commence as soon as possible following the approval of the plan. Mr. Smith also indicated a desire that the liquids within the above ground tanks be profiled at the same time, if feasible.

It was further agreed that the workplan for the removal of the above ground storage tanks and underground storage tanks and initial soil sampling will be submitted to Mr. Ferdinand and Mr. Seery by July 15. They have indicated that they will be able to review the plan within the following two weeks and suggest any necessary changes, allowing the work to commence during the month of August.

The private issues which need to be discussed between you and Mr. Heiland include 1) whether to use one consultant or more than one; and if more than one are used, how to divide up the work or work jointly on the project, and 2) how the expense of the project might be shared.

Once the drums and tanks are removed, the next phase of the assessment will be to determine the full extent of the contamination, bearing in mind that a preliminary investigation has already been done.




Edward Martins, Esq  
June 24, 1998  
Page 2

If you have any questions, feel free to call me. Also, if you have any technical questions for Scott Seery, Paul Smith or Jim Ferdinand, I have no objection to you contacting them directly.

Very truly yours,

THOMAS J. ORLOFF  
District Attorney

By:

  
\_\_\_\_\_  
Lawrence C. Blazer  
Senior Deputy District Attorney

TJO:LCB:baf

cc: Scott Seery  
Jim Ferdinand  
Paul Smith  
Virginia Crisp  
Hal Reiland  
Dave Sadoff  
Nelini Frush

• Drums / fluids w.p.

July 1

• AST / AST w.p.

July 15

Sign-In Sheet

6/23/98

Name	Company / Agency
Virginia Crisp	Coblentz, Patch, Duffy & Bass Attorneys for Jay & Guy phone 415 391-4800 Holland fax 415 989-1663
Eileen Dalton	Alameda County Community Dev. Agency (510) 670-6509 fax (510) 670-6529
Nalinia Frush (925) 426-5395 (925) 426-5391 (fax) JAMES FERDINAND	Compliance & Closure, Inc. Alameda Co. Fire 510-670-5853
Scott Seery	Alameda Co. Health Dept 510/567-6783
Larry Blazer	DPA's office 510 569-9281
Paul Smith	Ala Co Public works Ag. Clean water Program (510) 670-5236 FA 510 670 5251
EDWARD MARTINEZ ESQ	ATTY FOR ANN <del>HE</del> <sup>MARIN</sup> HOLLAND (510) 537-3477 351-1204
Ann Marie Holland DAVE A. SAROFF	510-782-4307 ENVIRONMENTAL BIO-SYSTEMS, INC. (408) 979-8600 (voice) (408) 264-3123 (fax)
Tim Babcock	Environmental Bio-Systems, Inc. (408) 979-8600 (408) 264-3123 (fax)

HAL REILAND

Atty For BARBARA  
HOLLAND.

REILAND + REILAND

P.O. Box 5490

PLEASANTON, CA

94166

925-485-4220  
~~622-9~~

FAX 925-485-4222

BARBARA HOLLAND

510/581-9197

- ~~11~~ ~~of 25/10~~
- "Environmental" court order was in place by courts

## Redevelopment

- 10 year plan "Aduland-Cherryland Specific Plan"
- adj site (trailer park) up for sale - residential may be planned
- CPA "brownfields" grant applied for redevelopment zone
- \$200,000 applied for
- Site may be considered for residential

"Blanco Act" - deals w/ redevelopment agency/developer issues

City of S. L. City Council serves as "Redevelopment Agency for this project"

Drums - CCI has gotten bids for drum characterization and disposal (~\$7000)

Coordinate product removal from ASTs, too?

need to get them profiled

## UST/AST

- EBS proposing all field work to be done w/in 2 weeks (??)



RECEIVED  
JUN 16 1998

ENVIRONMENTAL HEALTH SERVICES  
NORTH COUNTY

June 4, 1998

Ms. Barbara Holland  
20993 Foothill Blvd., # 505  
Hayward, CA 94541

RE: Summary of Environmental Investigation Conducted at Jack Holland Sr. Oil Company Property, East 14th Street, San Leandro, California

Dear Ms. Holland:

At your request, Compliance & Closure, Inc. (CCI) is hereby providing you with a summary of the environmental work CCI has performed at the above-referenced site since you retained our firm in October 1995, as well as some background information about the site.

## BACKGROUND

The Jack Holland Sr. Oil Company property is comprised of approximately 3.0 acres and was formerly a bulk fuel storage and retail facility. There are at least 18 above-ground storage tanks and eight known underground fuel storage tanks currently on the site. The site is located in a commercial area of San Leandro, bound on the south and west sides by a park and recreation facility and an elementary school and by used car lots on the north and east sides. The facility was in operation from approximately 1960 to the mid-1980s.

In 1990, the firm of Crosby and Overton conducted a limited site investigation around the underground fuel tanks located toward the southwest side of the property. The investigation involved drilling 5 soil borings. Total petroleum hydrocarbons as diesel (TPHD) were reported in soil samples collected from the fuel tank area. TPHD concentrations were reported as high as 25,000 parts-per-million (ppm). Groundwater was encountered at approximately 15 feet below the ground surface. Due to the close proximity of the groundwater to the contaminated soil, the Alameda County Health Care Agency (County) had requested that further investigation of the contamination be conducted. No further work was conducted at the site. In late October 1995, Ms. Barbara Holland retained Compliance & Closure, Inc. to assist her with certain additional environmental investigation required by the County. On November 14, 1995, CCI prepared a Work Plan for Preliminary Site Assessment for the subject site. The County approved the Work Plan in December 1995, and CCI began field work in February 1996.

### **Field Work Conducted by Compliance & Closure, Inc.**

The purpose of the Preliminary Site Assessment was to determine the location of all underground storage tanks on the property. In addition, CCI installed 3 groundwater monitoring wells to a) determine the groundwater flow direction at the site by surveying them to a common datum, and b) determine whether groundwater had been impacted and, if it had, the extent to which it had been impacted.

On February 6, 1996, CCI subcontracted Subdynamic Locating Services (Subdynamic) of San Jose, California to search the former Jack Holland Sr. Oil Company property for underground storage tanks. Maps of the site provided by Ms. Barbara Holland indicated there were at least eighteen aboveground fuel tanks and possibly three underground tanks located at the subject site.

The locating equipment Subdynamic used was a T-W6 M-Scope by Fisher Industries, which sends a radio signal into the subsurface to search for the tanks. When metal is encountered, the radio signal is reflected back to the surface where it is picked up by the instrument in the form of an audible sound. The perimeter of the underground tank is located by working in a specific area and recording the sound, then marking the tank location on the surface with paint. The Fisher instrument is capable of detecting metal to a depth of 9 feet.

Subdynamic began its search of the property near Building C (west side of the property) in the vicinity of two known (or suspected) underground tanks. (See attached map). The search of that area revealed the existence of two additional 10,000 gallon tanks located at approximately a 90-degree angle to the known tanks. The loading dock area was also searched. Two, 10,000-gallon storage tanks, positioned end to end, and parallel to Building A, were located in this area. Another underground fuel tank was located next to the aboveground fuel pump in the vicinity of Building B. The size of this tank is estimated to be approximately 5,000 gallons. A total of five additional underground storage tanks were located during this phase of work. There appear to be a total of eight underground and at least eighteen aboveground storage tanks at the site.

### **Exploratory Drilling and Soil Sampling**

CCI conducted exploratory drilling for the site assessment on April 1, 1996. The field work included drilling three exploratory borings, installing groundwater monitoring wells in each of the borings, and developing and sampling the wells.

Soil samples collected were found to be generally composed of silty-clay near the surface, with thin layers of silty-sand and sand at depths ranging from 2 feet to 18 feet in MW-2. These soil conditions were encountered in all three monitoring wells.

Five of six soil samples submitted for laboratory analysis were found to have hydrocarbon contamination. Soil sample MW-2-1, collected from a depth of five feet, was reported by the laboratory to contain the highest levels of petroleum hydrocarbons contamination, at 4,400 ppm TPHG and 8,200 ppm TPHD. In general, petroleum hydrocarbon contamination was found in the upper ten feet of the soil column, with the exception of MW-1-1, which was reported to be free of petroleum hydrocarbon contamination at a depth of five feet. The contamination reported in the soil samples from a depth of 10 feet is most likely the result of the contaminated groundwater table rising and falling during seasonal changes. The shallow soil in the vicinity of MW-3 is contaminated with oil. During drilling of that well, visible oil was noted on the soil cuttings in the upper five feet. This oil may be the result of spillage from oil canning operations that reportedly formerly took place in Building A. Very small quantities of chlorinated solvents were reported in the soil samples collected from the three borings. Soil sample MW-3-2 was reported to contain 1,4-dichlorobenzene, at a concentration of 0.024 ppm. Methylene chloride was reported in all six soil samples, at concentrations ranging from 0.014 to 0.4 ppm. No other chlorinated solvent compounds were reported in soil samples collected.

Laboratory analyses of the groundwater samples collected during the investigation revealed petroleum hydrocarbon contamination in the groundwater in all three monitoring wells. During sampling of the wells, a sheen was noted on the surface of the purge water collected from monitoring well MW-1. Monitoring well MW-1 was reported to contain 33,000 ppb TPHG and 9,700 ppb TPHD in the water. Monitoring well MW-2 also contained high levels of TPHG and TPHD at 6,900 ppb and 8,900 ppb, respectively. Monitoring well MW-3 was found to be free of detectable TPHG/BTEX compounds. However, this well was reported to contain 1,100 ppb TPHD and 41,000 ppb TRPH.

Since April 1996, CCI has conducted quarterly groundwater monitoring of the three groundwater monitoring wells. The quarterly monitoring of the site indicates that two of the three wells (MW-2 and MW-3) have been predominantly free of detectable hydrocarbon contamination for nearly four quarters. Monitoring well MW-1 (the down-gradient well) continues to have detectable concentrations of petroleum hydrocarbon, although at much lower levels since the well was installed in April 1996.

#### **CCI's Opinions and Recommendations:**

It appears there exists some petroleum hydrocarbon contaminated soil in the upper ten feet of the soil column in the vicinity of the fuel tanks. Much of this contamination may be from the rising and lowering of the water table during the year. Quarterly groundwater monitoring indicates the contamination near the fuel tanks is not migrating far from the source areas. Natural biodegradation of the petroleum contaminated groundwater appears to be taking place at the subject site. Groundwater contamination levels have decreased significantly since April 1996.



Holland Summary

Page 4

Based on this information, it is CCI opinion that the next course of action for the subject site is to remove all drums (some of which appear to contain waste oil) and all aboveground and underground located at the site. The removal of the drums and tanks should be completed as soon as possible. Once these activities are completed, CCI recommends that a Soil and Water Investigation (SWI) be conducted (as outlined in CCI's Work Plan of August 1996). Additional activities for the site would be determined by the results of the SWI.

CCI obtained two bids to remove the drums off the site since the removal of those was the most pressing issue 4 to 6 weeks ago, when the Alameda County Public Works Agency and the Alameda County Community Development Agency issued Notices of Nuisance and Violation of certain Alameda County ordinances. Since that time CCI has been informed that Anne Marie Holland has retained another consultant to assist her with performing certain tasks outlined in a letter dated May 1, 1998 from Mr. Larry Blazer of the Alameda County District Attorney's Office to Ms. Holland's attorney, Mr. Ed Martins. Mr. Blazer suggested a meeting with all the agencies and parties involved with the subject site. To date no such meeting has taken place, therefore this summary may be helpful in providing the respective parties with current site information and activities so that no duplication of effort takes place. We certainly intend to cooperate with any other consultant retained to work at the Holland site.

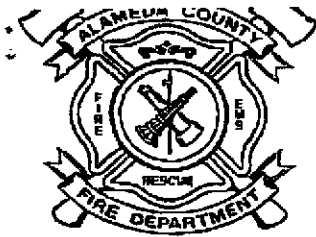
We hope this addresses and answers the issues about which you've raised questions and/or concerns. If you do have additional questions or have comments, please don't hesitate to call us.

Very truly yours,



Nalini Rajender Frush

cc: Lawrence Blazer, Alameda County District Attorney's Office  
Scott Seery, Alameda County Department of Environmental Health  
Virginia Crisp, Coblenz, Patch, Duffy & Bass, LLP  
Paul Smith, Alameda County Department of Public Works  
Edward Martins, Esq.



William J. McCamou, Fire Chief

# Alameda County Fire Department FIRE PREVENTION BUREAU

22341 Redwood Road • Castro Valley, California 94546 • (510) 670-5853 • Fax (510) 582-4347

## FAX TRANSMITTAL

DATE: 5/4/98

TO: SCOTT SEERY FROM: Jim

DEPARTMENT \_\_\_\_\_ TITLE \_\_\_\_\_

FAX #: 337 9331 FAX #: (510) 582-4347

PHONE #: \_\_\_\_\_ PHONE #: (510) 670-5853

**COMMENTS:**

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Total number of pages faxed, including this cover sheet: 3

ALCO FIRE PREVENTION

REPORT

97015090-000

## GENERAL SECTION

INCIDENT DATE [REDACTED]  
DISPATCH TIME 1258.00  
ARRIVAL TIME 1259.00  
END TIME 1319.00  
RESPONSE (IN MIN) 1  
FIRST IN COMPANY E3443  
DISTRICT 3  
SITUATION(S) FOUND OTHER OUTSIDE FIRE (17)  
MUTUAL AID NO AUTOMATIC/MUTUAL AID (8)  
METHOD OF ALARM TELEPHONE TIE-LINE TO FIRE DEPARTMENT (7)  
WEATHER CLEAR (1)  
TEMPERATURE 65  
PROPERTY MANAGEMENT PRIVATE TAX-PAYING PROPERTY (1)  
ADDRESS/LOCATION 16301 EAST 14TH ST  
ZIP CODE 94578  
NUMBER OF PERSONNEL  
CAREER 3  
NUMBER OF APPARATUS  
ENGINE 3  
TRUCK 1  
OTHER 1  
GENERAL PROPERTY USE PROPERTY UNDERGOING TRANSFORMATION (92)  
SPECIFIC PROPERTY USE FLAMMABLE, COMBUSTIBLE LIQUID TANK STORAGE (841)  
ALARM TYPE INDUSTRIAL/MANUFACTURING FIRE (L)  
STATION Station #3 (3)  
SHIFT B

## FIRE SECTION

ACTION(S) TAKEN INVESTIGATE (71)  
FIRE ORIGIN  
AREA PRODUCT STORAGE ROOM/AREA, STORAGE TANK/BIN (41)  
LEVEL GRADE OR FIRST FLOOR (A01)  
FORM OF HEAT SPARK, EMBER, HEAT OR FLAME - CUTTING TORCH (11)  
IGNITION FACTOR RECKLESS - FAILURE TO USE ORDINARY CARE (21)  
CONTRIBUTING PERSON(S)  
SEX MALE  
MATERIAL FIRST IGNITED  
TYPE OF MATERIAL CLASS IA FLAMMABLE LIQUID (21)  
FORM OF MATERIAL GAS OR LIQUID IN OR FROM PIPE OR CONTAINER (86)  
EXTINGUISHMENT METHOD SELF-EXTINGUISHED (1)

## PEOPLE INVOLVED SECTION

EMPLOYEE MARK NICKERSON  
ADDRESS [REDACTED]  
PHONE 510-483-9301

## SUMMARY

comercial fire, oil tank fire. gazdik, palatino, baldwin

## REPORTED BY

PALATINO, ROY T

## INCIDENT NARRATIVE

At 1258 hours on Tuesday, December 9, 1997 (B-Shift), we were dispatched to an outside fire. E3443 was the first fire unit to arrive on scene. Five units were assigned to this incident. Three personnel responded. We arrived on scene at 1259 hours and cleared at 1319 hours. The incident was reported to the fire department by a telephone tie-line. No automatic or mutual aid was provided or received. Industrial/manufacturing fire. The weather was clear. The temperature was 65 degrees.

The incident occurred at 16301 EAST 14TH ST in district 3. This

## ALABAMA COUNTY FIRE DEPARTMENT

## INCIDENT REPORT

97015090-000

## INCIDENT NARRATIVE

location is a private tax-paying property. The local station is 3 (Station #3). The general description of this property is property undergoing transformation (flammable, combustibles liquid tank storage).

The primary task(s) performed by responding personnel was investigating. "Product storage room/area, storage tank/bin" best describes the primary use of the room or space where the fire originated. The fire occurred on the first floor or at grade level. "Spark, ember, heat or flame from a cutting torch" best describes the form of heat energy that caused the ignition. The act, condition or situation that allowed the heat source to combine with the material first ignited to start the fire was recklessness. There was a failure to use ordinary care. Contributing to the ignition of the fire was a male. The material first ignited was "Class IA flammable liquid". The use, or purpose of the material that was first ignited was "Gas or liquid in or from a pipe or container". The fire self-extinguished.

while enroute 3443 noticed a large black column of smoke. upon our arrival fire was extinguished by employee.

3443 and 3463 remained on scene to take report and fire prevention was notified.

Alarm number 97015090 has been assigned to this incident.



Alameda County  
District Attorney's Office  
Thomas J. Orloff, District Attorney

May 1, 1998

Mr. Edward E. Martins  
22698 Mission Blvd.  
Hayward, CA 94541

Re: Holland Property  
16301 East 14th Street, San Leandro

Dear Mr. Martins:

This is to memorialize our conversation of yesterday morning.

Now that your client, Ann Marie Holland Tiers, has been ordered by the court to conduct an environmental investigation and commence any necessary cleanup at the above site, we wish this process to begin as soon as possible.

There are three issues which need to be dealt with:

- 1) The tank closure and investigation associated with the underground tanks;
- 2) The removal and cleanup associated with the dilapidated drums apparently containing hazardous waste (i.e. waste oil) on the property, and;
- 3) The proper removal of the above ground tanks.

Three agencies are involved:

- 1) The County Department of Environmental Health will oversee the underground tank closure and investigation (Scott Seery).
- 2) The drums fall within the jurisdiction of the County Department of Public Works (Paul Smith), and;
- 3) The above ground tank closure requires a permit from the Alameda County Fire Marshall (James Ferdinand), who will then stand by as the removal occurs.

Mr. Edward E. Martins  
May 1, 1998  
Page 2

All of these matters can be attended to by an environmental consultant or contractor acceptable to the County Department of Environmental Health. As we discussed, a good first step towards finding the consultant would be to speak with Mr. Seery about who would be appropriate.

In our conversation we agreed to try and set up a meeting with all the agencies and parties involved, to go over what must be done and perhaps arrive at a set of priorities.

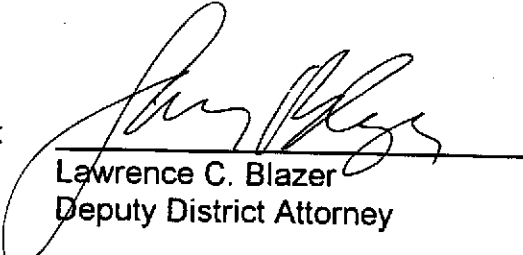
We further agreed that this meeting should occur on or shortly after May 20, giving you the opportunity to consult with your client, contact potential consultants and employ one to start preparing a workplan. This will allow your chosen consultant to attend the meeting and productively extract necessary information from the regulatory officials present. The contractors you speak with should perhaps be made aware that a preliminary investigation has already been done and what is now required is further investigation, expanding upon what has been done.

Please call me when you receive this letter so we can calendar the meeting.

Very truly yours,

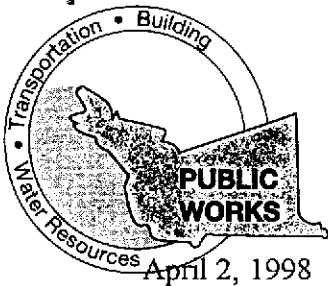
THOMAS J. ORLOFF  
District Attorney

By:

  
Lawrence C. Blazer  
Deputy District Attorney

TJO:LCB:md

cc: Scott Seery  
Paul Smith  
James Ferdinand  
Virginia Crisp  
Barbara Holland



COUNTY OF ALAMEDA  
**PUBLIC WORKS AGENCY**

MAINTENANCE AND OPERATIONS DEPARTMENT  
951 Turner Court, Hayward, CA 94545-2698 APN # 479-6-4  
(510) 670-5500 • Facsimile No. (510) 670-5251

HAZARDOUS MATERIAL  
PROTECTION  
93 APR -7 AM 9:42

Barbara Holland  
PO Box 247  
Pebble Beach, CA 93953

Ann Marie Holland  
1498 Hamrick Ln.  
Hayward, CA 94545

\*\*\*\*\* Notice of Violation \*\*\*\*\*

**Re: Contamination to soil and potential for stormwater runoff associated with the improper management of hazardous materials and wastes at the Holland Oil property, 16301 E 14<sup>th</sup> Street, San Leandro, CA 94578**

Dear Ms. Holland:

Recent site visits to San Leandro Crane Service, Jesus Salvage and Dan's Automotive have revealed over 100 fifty five gallon drums containing hazardous waste, hazardous materials and rainwater at the subject location. These drums were noted around several areas of the property. Rain has leaked through untightened or improperly fitting bung plugs or open drums. Rainwater which is heavier than oil/solvent has then seeped or directly entered full, partial or contaminated empty drums causing significant visible soil contamination around several drum storage areas. Some drums are stacked on top of other drums in such a way that they are likely to fall. Please see the attached photos. This site backs up to a grade school. The potential for impact to stormwater or groundwater associated with the above requires that you take immediate measures to secure, cover and properly store and dispose all materials, wastes and containers at your site.

I am aware that the property has joint ownership. Attached is a site map indicating the approximate location of many of the drums so that you can determine who is responsible for them. **You are required to cover each drum, above ground tank and other container currently stored on the property to prevent accumulation of rainwater and further contamination to soil, or to store them in a covered, secured and preferably secondarily contained area, or to remove them from the site within 14 days. You should be aware that the maximum legal hold times for storage of hazardous waste have likely been exceeded for wastes stored onsite. You are also required to remove and properly manage all visible contaminated soil around the drum storage where leakage from the drums has occurred. Contaminated soil associated with any clean up activity should be managed as hazardous waste.**

**You are required to provide a written response to me regarding the above issues by April 15, 1998.**

Ms. Holland  
April 2, 1998  
page 2 of 3

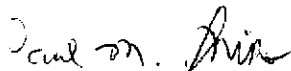
Based upon the past use of the site as a petroleum storage/ refinery plant, the high potential for exposure from materials, wastes and equipment currently on site to spill onto soil and groundwater or to runoff the site with rainfall this site would likely fall into a conditional facility required to obtain a General Industrial Activities Stormwater Permit (General Permit ) from the CA; State Water Resources Control Board (SWRCB). The requirements of a General Permit involve the preparation of a Storm Water Pollution Prevention Plan (SWPPP) identifying your sources of pollution, receiving water bodies of storm water runoff and best management practices (BMP's) for minimizing the impact to stormwater from activities associated with your operation, a Monitoring Plan; identifying proposed sampling locations and sampling constituents, analytical results and also documents both wet and dry season self monitoring.

**I am advising you that if the above noted stormwater exposure/cleanup issues are not addressed within the time frames specified, or a time frame which you indicate to me would be feasible for you to rectify the above conditions, I will refer this site to the SWRCB and Regional Water Quality Control Board to require your facility to comply with the requirements of a General Permit and other necessary enforcement actions.**

Storm water pollution is specifically prohibited in Section 3-351.3, Article 2, of the Alameda County Ordinance No. 0-92-51. Stormwater pollution is also regulated in the CA Water Code, Section 13304 and in the Federal Clean Water Act, Section 402(p). Failure to comply with the above requirements will result in enforcement actions.

Enclosed are photos of drums and visible contamination associated with storage, a site map indicating the approximate locations of drums on the property, a General Permit application packet and a stormwater pollution brochure. Please contact me if you have any questions regarding the above at (510) 670-5236.

Sincerely,



Paul M. Smith

Hazardous Materials Specialist

c:

Amir Gholami, Alameda County Public Health Department, Hazardous Materials Division, 1131 Harbor Bay Parkway, Alameda, CA 94502



Ms. Holland  
April 2, 1998  
page 3 of 3

Scott Seery, Alameda County Public Health Department, Hazardous Materials Division, 1131 Harbor Bay Parkway, Alameda, CA 94502 OIC 30440

Larry Blazer, Alameda County District Attorney's Office, Consumer & Environmental Affairs Division, 7677 Oakport Dr., Suite 400, Oakland, CA 94621

Edward E. Martins Esq., 22698 Mission Blvd., Hayward, CA 94541

Stephen Jones, Field Supervisor, Alameda County Public Works Agency, 951 Turner Ct., Hayward, CA 94545-1395

Keith Lichten, CA Regional Water Quality Control Board, 2101 Webster St., Suite 500, Oakland, CA 94612

1/9/97 RE: HOLLAND ESTATE

---

1/9/97

LARRY BLAZER DA'S OFFICE (510) 569-9281

Virginia Crisp Coblenz, Cohen, 415 391-4800  
McCabe & Breyer  
Attys for Jay & Guy  
Holland

Jeff Olsen F.W. Fennell (916) 920-4444

Nalin Rajender Trust Compliance & Closure, S.  
570-426-5395

Scott SEERY Alameda Co. Env. Health  
(510) 567-6783

Ed Martins 537-3477  
Cm Marie Halland 782-4307

Jack Holland P.O.  
16301 E. 147<sup>th</sup> St.  
S. Leandro

7-1-93

MEETING NOTES:

Those present: Scott Seery. ACD/ET  
Rob Weston "  
Rich Hiett RWQ/CB  
Archie Mull, Esq. (representing B. Holland)  
Barbara Holland  
Murray Kalish (rep. Jack Holland, Sr.  
estate)

Discussed environmental, compliance, liability issues -  
USTs - leaks, monitoring, assessment, permitting, abandon.  
above-ground tanks - assessment, nuisance, leaks, abandon.  
Surface spills - assessment, nuisance  
security - liability, nuisance  
tenants -

Discussed DA actions, NOU, RWQ/CB "CAO" scope,  
TRP responsibility, etc.

Discussed culpability of B. Holland for cleanup/assessments  
of environmental impacts; scope of work; GW impact  
and off-site migration

Discussed/inspected overall premises  
" Fire Code issues

- ① Mr. Mull will have the site surveyed, establishing where each of the 5 lots are located relative to site problems
- ② Will provide more secure fencing along baseball field/school yard
- ③ Will begin removing clutter from site (Barbara)
- ④ NOU will be postponed for several weeks

LAW OFFICES OF  
**ARCHIBALD M. MULL, III**

HEYWOOD'S BUILDING  
1001 SECOND STREET  
OLD SACRAMENTO, CALIFORNIA 95814  
TELEPHONE: (916) 443-4626  
FAX: (916) 441-3874

ARCHIBALD M. MULL, III

**KALISH & ASSOCIATES**  
Accounting Offices

MURRAY S. KALISH, C.P.A.

1620 Montgomery Street, Suite 300  
San Francisco, California 94111  
(415) 982-2013 • FAX (415) 982-5101

2033 N. Main Street, Suite 750  
Walnut Creek, California 94596  
(510) 933-2310 • FAX (510) 746-3242

Issues pertaining to stormwater runoff at:

Jack Holland Oil Co. 16301 E. 14th St, Somers, LA 70788

Regarding the overall condition of the site:

- numerous (30-50) gallon drums are stored in an uncovered area exposed to storm/rain water. Beneath pallets and on the ground surface visible signs of petroleum staining onto unpaved portions of the ground surface were noted.
- At various locations throughout this 1.5 acre site, around the truck service areas, around the above ground tanks and around the small metal storage shed visible soil contamination was noted.
- There are numerous vehicles in various stages of assembly which during the wet season could contribute to surface and to stormwater flow.

at

E. 14th street.



**Cal/EPA**

October 22, 1997

16301 E. 14th St. → #2423  
16304 E. 14th St. → #1801 } SOS



Pete Wilson  
Governor

97 OCT 27 PM 5: 08

ENVIRONMENTAL  
PROTECTION

**State Water  
Resources  
Control Board**

**Division of  
Clean Water  
Programs**

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

2014 T Street,  
Suite 130  
Sacramento, CA  
95814  
(916) 227-4539  
FAX (916) 227-4530

World Wide Web  
<http://www.swrcb.ca.gov/~cwphome/fundhome.htm>

Barbara Jean Holland  
20993 Foothill Blvd  
Hayward, CA 94541

**UNDERGROUND STORAGE TANK CLEANUP FUND PROGRAM, STAFF DECISION TO  
REJECT CLAIM: CLAIM NUMBER 12452; FOR SITE ADDRESS: 16285-16335 14TH ST  
E, SAN LEANDRO 94578**

Your claim has been found to be ineligible for placement on the Priority List for the following reason(s):

According to the information provided in your claim application, the property consists of 3.5 acres. You have indicated that you have 50% ownership of a parcel which contains an underground storage tank which stored stoddard solvents. Most stoddard solvents are considered an ineligible substance unless they are petroleum based. Moreover, this tank was not identified on the claim as being the source of the contamination. Three 10,000-gallon diesel tanks have been identified as the source of the contamination problem. According to information submitted with your claim, the parcel housing these tanks are owned entirely by the Jack Holland Sr. Estate.

One of the requirements for filing a claim with the Fund is that you either owned or operated the USTs that caused the contamination. Because you were neither owner nor operator, you are not eligible to recover corrective action costs resulting from the diesel tanks.

**NOTE:** Sections cited are found in the Petroleum Underground Storage Tank Cleanup Fund Regulations, Title 23, Division 3, Chapter 18, of the California Code of Regulations.

If you disagree with this Staff Decision, you may either request review and reconsideration by the Program Manager or you may formally appeal the decision and request a Final Division Decision from the Chief of the Division. A request for reconsideration along with any additional documentation should be sent to:

Dave Deaner, Program Manager, Claim #12452  
UST Cleanup Fund Program  
State Water Resources Control Board  
Division of Clean Water Programs  
P.O. Box 944212  
Sacramento, CA 94244-2120

A request to the Chief of the Division must include, at a minimum: (1) a statement describing how the claimant is damaged by the prior Staff Decision; (2) a description of the remedy or outcome desired; and (3) an explanation of why the claimant believes the action or the Staff Decision is erroneous, inappropriate or improper.



Recycled Paper

*Our mission is to preserve and enhance the quality of California's water resources, and ensure their proper allocation and efficient use for the benefit of present and future generations.*

BARBARA JEAN HOLLAND

Page 2

The request to the Chief of the Division must be sent to Harry M. Schueller, Chief, Division of Clean Water Programs, at the address listed above.

If you do not request review and reconsideration by the Program Manager or request a Final Division Decision from the Chief of the Division within sixty (60) calendar days from the date of this letter, the Staff Decision will then become final and conclusive.

If you have any questions, please call me at (916) 227-4539.

Sincerely,



Cheryl Gordon  
Claim Review Unit  
Underground Storage Tank Cleanup Fund

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



Recycled Paper

*Our mission is to preserve and enhance the quality of California's water resources, and ensure their proper allocation and efficient use for the benefit of present and future generations.*

7020 Koll Center Parkway, Suite 134, Pleasanton, CA 94566 (510) 426-5395 FAX (510) 426-5391



FACSIMILE TRANSMISSION COVER PAGE

\*\*\*\*\*

Date: 9-27-96

To: MR. Scott Seery w/ Alameda Co. Health.

Fax Number: 337-9335

Number of Pages To Follow: 1

\*\*\*\*\*

From: Gary Mulkey

Telephone: (510) 426-5395

\*\*\*\*\*

Message: Scott:

Revised page #5 of Jack Holland oil  
work plan. Hand copy is in the mail

TAKES

J

Note: Please call if the total number of pages indicated is not received.



Work Plan  
Former Jack Holland Sr. Oil Company  
Page 5

(b) transferred to appropriate laboratory-supplied bottles, © labeled, (d) logged on chain-of-custody forms, and (e) placed in a chilled ice chest for transport to a state-certified laboratory.

#### **SURVEYING**

A licensed land surveyor will be retained to survey the monitoring wells accurately and will determine the elevation of each well casing. In addition, the underground fuel tanks will also be surveyed to show their location. The survey ensures accuracy so that the plot plans will portray the data in a manner useful for determining groundwater flow direction. The survey will include both horizontal and vertical measurements. Elevation readings will be to the nearest 0.01 feet and corrected to mean sea level.

#### **Laboratory Analysis**

It is anticipated that up to twenty four soil and twelve water samples will be analyzed. All samples will be analyzed for total petroleum hydrocarbons as gasoline (TPHG) and benzene, toluene, ethyl benzene and total xylenes (BTEX) using GCFID 5030 and 8020 for soil and GCFID 5030 and 602 for water. Total petroleum hydrocarbons as diesel (TPHD) will be analyzed using EPA Method 8015 Mod. for diesel range compounds. CCI will also analyze soil and groundwater samples collected during this Soil and Groundwater Investigation for chlorinated solvent compounds using EPA Method 8010. The samples will be analyzed on a normal (10 working day) turnaround time frame.

#### **REPORT PREPARATION**

A written report on the soil and groundwater investigation will be prepared upon receipt of the analytical test results. The report will include data obtained from the GSS survey, exploratory boring logs, well construction details, chemical data, site plan, cross-sections and report narrative with conclusions and recommendations for submittal to the Alameda County Health Department.

Read, understood and agreed to by: \_\_\_\_\_

Ms. Barbara Holland

\_\_\_\_\_  
Ms. Ann Marie Holland

## MEMORANDUM

DATE: September 26, 1996

TO: Jennifer Krebs

FROM: Scott Seery *SS*

SUBJ: Jack Holland Sr. Oil Company, 16301 East 14th Street, San  
Leandro STID 2324

Here are my general comments regarding the technical scope of the 8/21/96 Compliance & Closure, Inc. (CCI) work plan for tank removal and further site assessment.

1. UST REMOVAL

*8 USTs*  
The CCI work plan indicates Barbara Holland will pay for 50% of the costs associated with the closure of one (1) of the USTs which partially underlies property in which she has some ownership interest. The plan indicates Ann Marie Holland and the Jack Holland Sr. Estate will pay the remaining 50% of the costs for closure of that tank plus finance the closures of the remaining seven (7) tanks.

Although both B. Holland and A.M. Holland have indicated their agreement to this apportionment of financial responsibility, it is still unclear how, based on the (unsubstantiated) financial accountings presented to date by the A.M. Holland and Estate camps, the closure of 7½ tanks will be financed. If we were to believe what information has been shared with us, I'm not convinced that the Estate can even finance the remaining 50% of the single B. Holland UST.

As it only makes logistical and financial sense to coordinate all tank closures so that they are completed as a single task by the same contractor, therefore gaining the greatest advantage economically, we should make sure all monies necessary to complete this work are encumbered first.

The CCI plan indicates an application will be submitted to ACDEH, a H&S plan prepared, and bids solicited from at least 3 contractors. Sounds fine. CCI mentions that the UST closure permit will be acquired from ACDEH and *San Leandro Fire Department*; however, as this site is located in an unincorporated area of the county, the **Alameda County Fire Department** is the correct fire agency.

2. ABOVEGROUND TANKS

The aboveground tanks are not specifically addressed in the CCI plan. However, the 8/20/91 cover to the CCI work plan indicates they "... will be removed at a later date." This task needs to be better defined, scoped and firmly scheduled.

### 3. SOIL AND WATER INVESTIGATION

The CCI work plan proposes intrusive "reconnaissance" work initially using GeoProbe sampling hardware, followed by the installations of two wells.\* More wells may be needed and, hence, requested, depending on the results of the GeoProbe work. The work plan indicates permanent wells will be installed on parcels in which B. Holland has ownership interest. This approach is acceptable when it appears such well placement will provide the best "bang-for-the-buck" information. However, the scope of both the GeoProbe investigation and eventual well coverage *must* be based on the data, and not on the convenience of placing wells/probes in preconceived locations based on property ownership unless such locations are as good as any other.

The GeoProbe study should proceed in a "step-out" fashion as the need dictates, until the plume is reasonably defined, both on- and off-site. This may require several additional rounds of work beyond what has been proposed in the CCI work plan as presented. However, total plume definition does not have to be completed before permanent well locations on-site can be determined, and wells installed. Of course, the final scope will be significantly based on the nature of the contaminants found (i.e., gas or diesel compounds).

\* Note: scrutiny of the attached project timeline indicates a reverse order for the GeoProbe/well sequence. This, according to CCI's Gary Mulkey, was at the request of B. Holland in the hope that should the wells show "no problem," the GeoProbe study would not become a necessity. However, the GeoProbe study, in my view, is a preliminary step necessary to best locate the permanent wells in strategic locations. Hence, the investigation sequence will be GeoProbe first, wells second, subsequent GeoProbe and well points as needed, last.

Sample analyses for both soil and water samples will be for TPH-G, -D, BTEX and HVOC (as revised 9/26/96 following a telephone conversation with CCI's Gary Mulkey on that date). Water samples from GeoProbes should be collected using a bailer (as opposed to a peristaltic pump) or other comparable method so as to minimize the potential loss of volatile constituents.

attachments

c: GC  
TP

ALAMEDA COUNTY  
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



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

August 28, 1996

STID 2423

Barbara J. Holland  
P.O. Box 247  
Pebble Beach, CA 93953

Ann Marie Holland  
1498 Hamrick Lane  
Hayward, CA 94544

John M. Holland IV  
190 Napoleon Street  
San Francisco, CA 94124-1016

Guy R. Holland  
528 Woodland Road  
Kentfield, CA 94914

RE: 16301 EAST 14TH STREET, SAN LEANDRO

Dear Ms. Holland and Ms. Holland, and Messrs. Holland:

During the July 24, 1996 Pre-Enforcement Review Panel ("Panel"), the parties identified above were requested to submit a proposed schedule for completion of the remaining compliance tasks related to tank and environmental assessment and clean-up issues at the subject site. The proposed compliance schedule and supplemental information were due for submittal to this office by the close of business on August 23, 1996.

To date, we have received submittals on behalf of Barbara Holland, solely, which substantially address many, but not all, aspects of the outstanding issues identified in the July 25, 1996 correspondence from this office. Consequently, the Panel will reconvene **September 4, 1996 at 9:00 AM** during which the breadth of the legal and binding directives to be issued by this agency will be discussed. Your attendance is requested.

Please call me at 510/567-6783 should you have any questions.

Sincerely,

Scott O. Seery, CHMM  
Senior Hazardous Materials Specialist

B. Holland, A.M. Holland, J. Holland, G. Holland  
RE: Sept. 4, 1996 PERP  
August 28, 1996  
Page 2 of 2

cc: Mee Ling Tung, Agency Director  
Gil Jensen, Alameda County District Attorney's Office  
Nalini Frush, Compliance & Closure, Inc.  
7020 Koll Center Parkway, Ste. 134  
Pleasanton, CA 94566



August 20, 1996

Mr. Scott Seery  
Hazardous Materials Division  
Alameda County Department of Environmental Health  
1131 Harbor Bay Parkway, Room 250  
Alameda, CA 94501

RE: Compliance Schedule and Supplemental Information  
16301 et al. East 14th Street, San Leandro, CA

Dear Mr. Seery:

This is in response to your letter dated July 25, 1996, addressed to, among others, Ms. Barbara Holland, in which you requested a proposed compliance schedule for the completion of certain environmental tasks at the above-referenced site.

Ms. Barbara Holland has retained Compliance & Closure, Inc. (CCI) to assist her with the environmental issues related to the subject property.

tasks  
① Attached is a Work Plan for Soil and Groundwater Investigation at the subject site and a proposed schedule for the tasks. ② The Work Plan addresses the removal of the underground storage tanks. The aboveground tanks, which currently pose a minimal threat to the environment, will be removed at a later date. ③ The monitoring and reporting activities are continuing and will continue on a quarterly basis until further notice. A copy of the July 1996 Quarterly Report is also attached herewith.

As you know, Ms. Barbara Holland has expended considerable funds (over \$45,000.00) for environmental investigations at the site, despite the fact that she has limited finances. Although she acquired portions of the property through a divorce settlement and at no time was involved with the site activities that contributed to the contamination at the site, Ms. Barbara Holland has been the only party who has been and is acting reasonably and responsibly and is attempting to clean up the site. Ms. B. Holland does expect the Jack Holland Sr. Estate (the Estate) and Ms. Ann Marie Holland to be responsible for and pay its share of all investigation and remediation work at the site, and Ms. Barbara Holland fully intends to collect all monies owed to her by the Estate.

ENVIRONMENTAL  
PROTECTION  
96 AUG 26 PM 4: 10

The Work Plan and schedule have been submitted to both Ms. Barbara Holland and Ms. Ann Marie Holland, as is evidenced by the attached copies of transmittal letters. We have already received an acknowledgement of and agreement with the Work Plan and schedule from Ms. Barbara Holland. Ms. Ann Marie Holland is to send her acknowledgement and agreement directly to you.

CCI submitted to your office certain documentation that substantiated Ms. Barbara Holland's position that her sons, Jay and Guy Holland, have no property interest in or to the subject property and are not and should not be considered responsible parties with respect to the environmental investigation and remediation at the subject site. Please remove the names of John M. Holland IV and Guy Holland from the list of responsible parties for this site.

In addition, two other issues were briefly discussed with the Pre-Enforcement Review Panel on July 24, 1996. One issue dealt with the UST Cleanup Fund (Fund) application and whether Ms. Holland intended to apply to the Fund. Please be advised that CCI is continuing to assist Ms. Barbara Holland with the application process. The second issue dealt with the whereabouts of the Gull Wing car and/or its proceeds. The Gull Wing car belonged to Mr. Jack Holland Jr. and was not the part of the estate of Mr. John M. Holland Sr. (Sr.). The car was a gift to Jack Holland Jr. from his wife, Jeanne. It was merely being stored in Sr.'s garage by Jack Jr. Apparently, Jack Sr. was confused about the ownership of the car and mistakenly included it in his will. The current whereabouts of the car and/or any proceeds from the sale of the car are irrelevant to the issues concerning Sr.'s estate and its assets. We hope this lays to rest the recurring questions about the Gull Wing car.

Once again, we appreciate your assistance and patience. Please contact us if you have any questions.

Very truly yours,

  
Nalini Rajender Trush

cc: Ms. Barbara Holland  
Mr. John Holland IV  
Mr. Guy Holland

July 29, 1996



ENVIRONMENTAL  
PROTECTION  
86 AUG - 1 PM 2:45

Mr. Scott Seery  
Hazardous Materials Division  
Alameda County Department of Environmental Health  
1131 Harbor Bay Parkway, Room 250  
Alameda, CA 94501

RE: Holland Properties, E. 14th Street, San Leandro, California

Dear Scott:

Attached please find the documents we discussed at the Pre-Enforcement Review Hearing on July 24, 1996. The documents include the following:

1. Copy of The Second Barbara Holland Revocable Trust, which designates only Barbara Holland as the Trustee. By virtue of this trust agreement (which is the most current one) Jay and Guy Holland have absolutely no interest in the E. 14th Street properties, therefore their names should be removed from the list of Potentially Responsible Parties (PRPs) for the subject site;
2. Copies of Grant Deeds evidencing the manner in which title to portions of the E. 14th Street properties is currently held;
3. Copy of a portion of the first Barbara Holland Revocable Trust, which designated Barbara, Jay and Guy Holland as Trustees. We did not include the entire agreement because the item of interest is on the first page and the rest of the agreement is virtually the same as The Second Barbara Holland Revocable Trust. As you know, this first trust agreement is no longer valid;
4. Copies of pleadings and correspondence relating to the appointment of a referee and administrator;
5. Copy of the Referee's Report, dated August 24, 1992.

Please feel free to share with Mr. Gil Jensen any or all of these documents.

It is our understanding that you will be sending us a letter summarizing the issues discussed at the July 24, 1996 meeting and the responsibilities of the various parties.

Thank you for your continued assistance and cooperation. It is very much appreciated.

Please contact me if you have any questions.

Very truly yours,

  
Nalini Rajender Frush

cc: Barbara Holland, Jay Holland



ALAMEDA COUNTY  
HEALTH CARE SERVICES



AGENCY  
DAVID J. KEARS, Agency Director

Alameda County  
Environmental Protection Division  
1131 Harbor Bay Parkway, Room 250  
Alameda CA 94502-6577  
CC4581

July 25, 1996

STID 2423

Barbara J. Holland  
P.O. Box 247  
Pebble Beach, CA 93953

Ann Marie Holland  
1498 Hamrick Lane  
Hayward, CA 94544

John M. Holland IV  
190 Napoleon Street  
San Francisco, CA 94124-1016

Guy R. Holland  
528 Woodland Road  
Kentfield, CA 94914

RE: 16301 EAST 14TH STREET, SAN LEANDRO - REQUEST FOR SUBMITTAL  
OF COMPLIANCE SCHEDULE AND SUPPLEMENTAL INFORMATION

Dear Ms. Holland and Ms. Holland, and Messrs. Holland:

You were requested at the close of July 24, 1996 Pre-Enforcement Review Panel ("Panel") to submit, within 30 days, a proposed schedule for completion of the remaining compliance tasks related to tank and environmental assessment and clean-up issues at the subject site.

Following is the current list of remaining tasks to be incorporated into your proposed schedule:

- 1) Submittal of an application for, and initiation of, the closure of the multiple underground and above-ground storage tanks
- 2) Continuation of the environmental investigation by way of submittal and implementation of a soil and water investigation (SWI) work plan
- 3) Development and implementation of a corrective action plan (CAP) based substantially on the results of the SWI and evaluation of human health risks

During development of your compliance schedule, please be aware of the continued requirement to satisfy the monitoring and reporting elements associated with the ongoing environmental

Holland PERP  
RE: 16301 E. 14th St., San Leandro  
July 25, 1996  
Page 2 of 2

assessment and corrective action at this site. Both monitoring/sampling and technical report tasks are to be completed every 3 months (quarterly) until further notice.

In addition, the Panel was informed that information would be presented clarifying responsible party and property ownership issues related to Guy R. Holland and John M. Holland IV. Please submit this supplemental information along with your proposed compliance schedule.

Your proposed compliance schedule and supplemental information are due for submittal to this office by the close of business on August 23, 1996.

Failure to meet the terms of this letter completely will result in the issuance of legal and binding directives by this agency on September 4, 1996 at 9:00 AM.

Please call me at 510/567-6783 should you have any questions.

Sincerely,



Scott O. Seery, CHMM  
Senior Hazardous Materials Specialist

cc: Mee Ling Tung, Agency Director  
Gil Jensen, Alameda County District Attorney's Office  
Nalini Frush, Compliance & Closure, Inc.  
7020 Koll Center Parkway, Ste. 134  
Pleasanton, CA 94566



PERP

7/24/96

Holland Oil

- ① UST/AST locations
- ② assessment (initial)
- ③ site security
- ④ site cleanup (e.g., rubbish, derelict vehicles, etc.)
- ⑤ survey property locations

//  
2/96 ① initial work

3 wells

samples

② UST "search"

//  
① get copy of Kelish accounting

② UST removal w/in 30-days

∴ ③ 30 days to have parties come up  
with reasonable schedule for compliance

Proof of Service of  
Notice of Pre-Enforcement  
Review Panel

I, Scott O. Seery, do hereby certify that I served Guy R. Holland  
with a copy of the attached Notice of Pre-Enforcement Review  
Panel on July 15, 1996 by normal carrier (SECOND MAILING).

Dated: 7-15-96

  
\_\_\_\_\_  
(signature)

Alameda County Health Care Services Agency, Department of Environmental Health,  
Environmental Protection Division

In Re The Property Known As:

Jack Holland Sr. Oil Company )  
16301 East 14th Street )  
San Leandro, CA )

Notice of Pre-Enforcement  
Review Panel

Notice is hereby given that upon the motion of the County of Alameda Health Care Services Agency, Department of Environmental Health, a REVIEW PANEL will convene on July 24, 1996 at 9:00 am in the offices of the Alameda County Environmental Protection Division located at 1131 Harbor Bay Parkway, Alameda, CA 94502.

This REVIEW PANEL will convene for the purpose of determining whether the following actions should be taken and/or findings should be made:

1. a determination whether as a result of the violations and/or conditions found to exist at the above named location, there is cause to require the responsible party/parties to undertake a corrective action including a soil and water investigation and to issue a **Directive to Undertake Corrective Action** pursuant to California Health and Safety Code Section 25299.37(c) (1)
2. a determination whether as a result of the violations and/or conditions found to exist at the above named location, there is cause to require the responsible party/parties to furnish information on corrective action and to issue a **Legal Request for the Transmittal of Information** signed under penalty of perjury pursuant to California Health and Safety Code Section 25299.78
3. a determination whether as a result of the violations and/or conditions found to exist at the above named location, there is cause to require the responsible party/parties to conduct monitoring, testing, analysis and reporting said conditions at said location named herein, and to issue an **Order to Conduct Monitoring, Testing, Analysis and Reporting** pursuant to California Health and Safety Code Section 25187.1(a) (1)
4. a determination whether as a result of the violations and/or conditions found to exist at the above named location, there is cause to require the responsible party/parties to furnish

and transmit information concerning hazard substances at the location named herein, and to issue a **Legal Directive for the Furnishing and Transmittal of Information Relating to Hazardous Substances** pursuant to California Health and Safety Code Section 25285.6(a)

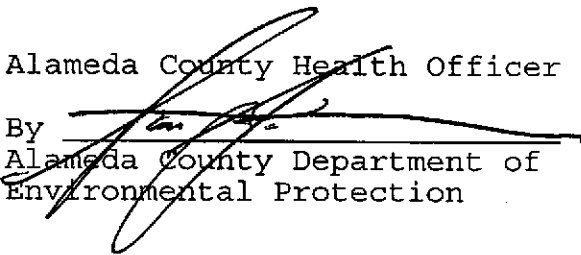
5. a determination whether as a result of the violations and/or conditions found to exist at the above named location, there is cause to believe the responsible party/parties have allowed the abandonment of the underground storage tanks present at said location named herein, and to issue a **Directive to Perform Permanent Closure of Underground Storage Tanks and Demonstrate Appropriate Corrective Action** as required by California Health and Safety Code Section 25298(a) and (c), pursuant to California Health and Safety Code Section 25299.37(c) (1)
6. a finding of the extent of harm resulting from said violation(s), the nature and persistence of the violation, the length of time of the violation, the frequency of past violations, any action taken to mitigate the violation, and the financial burden to the responsible party, in order to recommend to the authorized agency the appropriate civil penalty of up to \$25,000 which may be assessed pursuant to California Health and Safety Code Section 25189(c) and (d), 25189.2(c) and 25189.1(a); \$5,000 per day per tank pursuant to California Health and Safety Code Section 25299; and, \$10,000 per day per tank pursuant to California Health and Safety Code Section 25299.76

The County of Alameda, Health Care Services Agency, Department of Environmental Health, has named the following persons and/or entities as having proposed responsibility for current ownership and/or operation, future ownership and/or operation, contemporaneous ownership and/or operation of said property and/or business, and **BY THIS NOTICE THE FOLLOWING PARTIES ARE HEREBY NAMED AND INFORMED OF THE RIGHT TO APPEAR AND SHOW CAUSE, IF ANY THEY HAVE, FOR THE EXCLUSION OR INCLUSION OF ANY OTHER PARTIES, PARTIES IN INTEREST AND PROPERTIES NAMED HEREIN FROM SAID RESPONSIBILITY OR OBLIGATIONS:**

John M. Holland, IV  
Guy R. Holland  
Barbara J. Holland  
Ann Marie Holland Tiers  
Jack Holland Sr. Trust  
Jack Holland Sr. Oil Company

Dated: 7-15-96

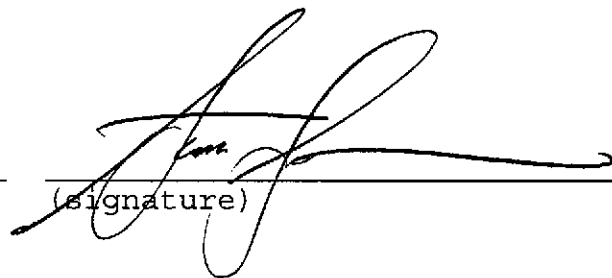
Alameda County Health Officer

By   
Alameda County Department of  
Environmental Protection

Proof of Service of  
Notice of Pre-Enforcement  
Review Panel

I, Scott O. Seery, do hereby certify that I served John M.  
Holland, IV with a copy of the attached **Notice of Pre-Enforcement  
Review Panel** on June 18, 1996 by certified mailer # P 143 588  
327 (SECOND MAILING).

Dated: 6-18-96

  
(signature)



P 143 588 327

US Postal Service  
**Receipt for Certified Mail**  
 No Insurance Coverage Provided.  
 Do not use for International Mail. (See reverse)

Sent to	John M. Holland IV
Street & Number	190 Napoleon St
Post Office, State, & ZIP Code	S.F. 94124-1016
Postage	\$
Certified Fee	
Special Delivery Fee	
Restricted Delivery Fee	
Return Receipt Showing to Whom & Date Delivered	
Return Receipt Showing to Whom, Date, & Addressee's Address	
TOTAL Postage & Fees	\$
Postmark or Date	

PS Form 3800, April 1995

Is your RETURN ADDRESS completed on the reverse side?

**SENDER:**

- Complete items 1 and/or 2 for additional services.
- Complete items 3, 4a, and 4b.
- Print your name and address on the reverse of this form so that we can return this card to you.
- Attach this form to the front of the mailpiece, or on the back if space does not permit.
- Write "Return Receipt Requested" on the mailpiece below the article number.
- The Return Receipt will show to whom the article was delivered and the date delivered.

I also wish to receive the following services (for an extra fee):

- Addressee's Address
- Restricted Delivery

Consult postmaster for fee.

3. Article Addressed to: John M. Holland IV 190 Napoleon St. S.F., CA 94124-1016	4a. Article Number P 143 588 327
5. Received By: (Print Name)	4b. Service Type <input type="checkbox"/> Registered <input checked="" type="checkbox"/> Certified <input type="checkbox"/> Express Mail <input type="checkbox"/> Insured <input type="checkbox"/> Return Receipt for Merchandise <input type="checkbox"/> COD
6. Signature: (Addressee or Agent) X Eva V. Zabavkos.	7. Date of Delivery 6-26-96
	8. Addressee's Address (Only if requested and fee is paid)

PS Form 3811, December 1994

Domestic Return Receipt

Thank you for using Return Receipt Service.

Alameda County Health Care Services Agency, Department of Environmental Health,  
Environmental Protection Division

In Re The Property Known As:

Jack Holland Sr. Oil Company )  
16301 East 14th Street )  
San Leandro, CA ) **Notice of Pre-Enforcement**  
 ) **Review Panel**  
 )  
 )  
 )

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Notice is hereby given that upon the motion of the County of Alameda Health Care Services Agency, Department of Environmental Health, a REVIEW PANEL will convene on July 24, 1996 at 9:00 am in the offices of the Alameda County Environmental Protection Division located at 1131 Harbor Bay Parkway, Alameda, CA 94502.

This REVIEW PANEL will convene for the purpose of determining whether the following actions should be taken and/or findings should be made:

1. a determination whether as a result of the violations and/or conditions found to exist at the above named location, there is cause to require the responsible party/parties to undertake a corrective action including a soil and water investigation and to issue a **Directive to Undertake Corrective Action** pursuant to California Health and Safety Code Section 25299.37(c) (1)
2. a determination whether as a result of the violations and/or conditions found to exist at the above named location, there is cause to require the responsible party/parties to furnish information on corrective action and to issue a **Legal Request for the Transmittal of Information** signed under penalty of perjury pursuant to California Health and Safety Code Section 25299.78
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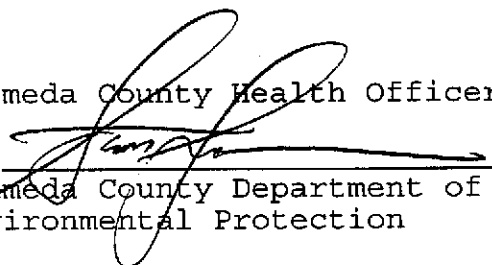
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The County of Alameda, Health Care Services Agency, Department of Environmental Health, has named the following persons and/or entities as having proposed responsibility for current ownership and/or operation, future ownership and/or operation, contemporaneous ownership and/or operation of said property and/or business, and **BY THIS NOTICE THE FOLLOWING PARTIES ARE HEREBY NAMED AND INFORMED OF THE RIGHT TO APPEAR AND SHOW CAUSE, IF ANY THEY HAVE, FOR THE EXCLUSION OR INCLUSION OF ANY OTHER PARTIES, PARTIES IN INTEREST AND PROPERTIES NAMED HEREIN FROM SAID RESPONSIBILITY OR OBLIGATIONS:**

John M. Holland, IV  
Guy R. Holland  
Barbara J. Holland  
Ann Marie Holland Tiers  
Jack Holland Sr. Trust  
Jack Holland Sr. Oil Company

Dated: 6-18-96

Alameda County Health Officer

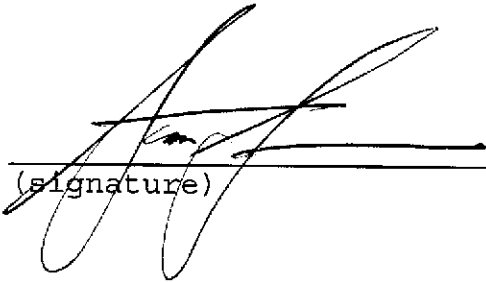
By   
Alameda County Department of  
Environmental Protection

Proof of Service of  
Notice of Pre-Enforcement  
Review Panel

I, Scott O. Seery, do hereby certify that I served John M.  
Holland, IV with a copy of the attached **Notice of  
Pre-Enforcement Review Panel** on June 11, 1996 by certified mailer  
# P 368 729 471.

Dated: \_\_\_\_\_

6/11/96

  
\_\_\_\_\_  
(signature)



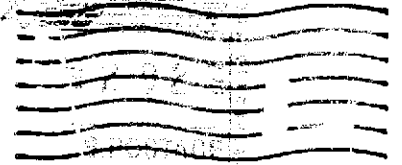
ALAMEDA COUNTY CC4580  
**HEALTH CARE SERVICES AGENCY**  
 Department Of Environmental Health  
 Environmental Protection Division  
 131 Harbor Bay Parkway, Suite 250  
 Alameda, CA 94502-6577

ENVIRONMENTAL  
 PROTECTION  
 96 JUN 17 PM 11

**CERTIFIED**

P 368 729 471

**MAIL**



*Scott Seery*

John M. Holland, IV

1!  
 Si HOLL520\* 941072029 1495 06/13/96  
 FORWARD TIME EXP RTN TO SEND  
 HOLLAND  
 190 NAPOLEON ST  
 SAN FRANCISCO CA 94124-1016

RETURN TO SENDER

P 368 729 471

7-3524 11



US Postal Service

**Receipt for Certified Mail**

No Insurance Coverage Provided.  
 Do not use for International Mail (See reverse)

Sent to <i>John M. Holland IV</i>	
Street & Number <i>1520 Tennessee Street</i>	
Post Office, State, & ZIP Code <i>S.F. CA 94107</i>	
Postage	\$
Certified Fee	
Special Delivery Fee	
Restricted Delivery Fee	
Return Receipt Showing to Whom & Date Delivered	
Return Receipt Showing to Whom, Date, & Addressee's Address	
TOTAL Postage & Fees	\$
Postmark or Date	

PS Form 3800, April 1995

Is your RETURN ADDRESS completed on the reverse side?

<b>SENDER:</b> ■ Complete items 1 and/or 2 for additional services. ■ Complete items 3, 4a, and 4b. ■ Print your name and address on the reverse of this form so that we can return this card to you. ■ Attach this form to the front of the mailpiece, or on the back if space does not permit. ■ Write "Return Receipt Requested" on the mailpiece below the article number. ■ The Return Receipt will show to whom the article was delivered and the date delivered.		I also wish to receive the following services (for an extra fee): 1. <input type="checkbox"/> Addressee's Address 2. <input type="checkbox"/> Restricted Delivery Consult postmaster for fee.
3. Article Addressed to:  <i>John M. Holland, IV</i> <i>1520 Tennessee St.</i> <i>San Francisco, CA 94107</i>	4a. Article Number <i>P 368 729 471</i>	4b. Service Type <input type="checkbox"/> Registered <input checked="" type="checkbox"/> Certified <input type="checkbox"/> Express Mail <input type="checkbox"/> Insured <input type="checkbox"/> Return Receipt for Merchandise <input type="checkbox"/> COD
5. Received By: (Print Name)  <b>X</b>	7. Date of Delivery	
6. Signature: (Addressee or Agent)	8. Addressee's Address (Only if requested and fee is paid)	

PS Form 3811, December 1994

Domestic Return Receipt

Thank you for using Return Receipt Service.

Alameda County Health Care Services Agency, Department of Environmental Health,  
Environmental Protection Division

In Re The Property Known As:

Jack Holland Sr. Oil Company )  
16301 East 14th Street )  
San Leandro, CA )  
 )  
 )  
 )  
 )  
 )  
 )

Notice of Pre-Enforcement  
Review Panel

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This REVIEW PANEL will convene for the purpose of determining whether the following actions should be taken and/or findings should be made:

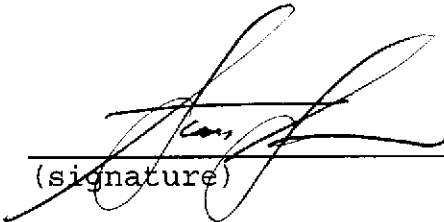
1. a determination whether as a result of the violations and/or conditions found to exist at the above named location, there is cause to require the responsible party/parties to undertake a corrective action including a soil and water investigation and to issue a **Directive to Undertake Corrective Action** pursuant to California Health and Safety Code Section 25299.37(c)(1)
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4. a determination whether as a result of the violations and/or conditions found to exist at the above named location, there is cause to require the responsible party/parties to furnish

**Proof of Service of  
Notice of Pre-Enforcement  
Review Panel**

I, Scott O. Seery, do hereby certify that I served Guy R. Holland  
with a copy of the attached **Notice of Pre-Enforcement Review**  
**Panel** on June 11, 1996 by certified mailer # P 368 729 472.

Dated: \_\_\_\_\_

6/11/96

  
\_\_\_\_\_  
(signature)

and transmit information concerning hazard substances at the location named herein, and to issue a **Legal Directive for the Furnishing and Transmittal of Information Relating to Hazardous Substances** pursuant to California Health and Safety Code Section 25285.6(a)

5. a determination whether as a result of the violations and/or conditions found to exist at the above named location, there is cause to believe the responsible party/parties have allowed the abandonment of the underground storage tanks present at said location named herein, and to issue a **Directive to Perform Permanent Closure of Underground Storage Tanks and Demonstrate Appropriate Corrective Action** as required by California Health and Safety Code Section 25298(a) and (c), pursuant to California Health and Safety Code Section 25299.37(c) (1)
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John M. Holland, IV  
Guy R. Holland  
Barbara J. Holland  
Ann Marie Holland Tiers  
Jack Holland Sr. Trust  
Jack Holland Sr. Oil Company

Dated: 6/11/96

Alameda County Health Officer

By   
Alameda County Department of  
Environmental Protection





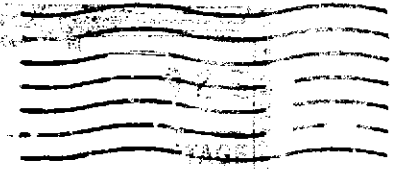
ALAMEDA COUNTY  
**HEALTH CARE SERVICES AGENCY**  
 Department Of Environmental Health  
 Environmental Protection Division  
 1131 Harbor Bay Parkway, Suite 250  
 Alameda, CA 94502-6577

CC4580

**CERTIFIED**

P 368 729 472

**MAIL**



JUN 13 1995

425

72

Guy R. Holland  
 528 Woodland Road  
 Kentfield CA 94914

P 368 729 472

94904/2435



US Postal Service

**Receipt for Certified Mail**

No Insurance Coverage Provided.

Do not use for International Mail (See reverse)

Sent to <i>Guy R. Holland</i>	
Street & Number <i>528 Woodland Rd.</i>	
Post Office, State, & ZIP Code <i>Kentfield, CA 94914</i>	
Postage	\$
Certified Fee	
Special Delivery Fee	
Restricted Delivery Fee	
Return Receipt Showing to Whom & Date Delivered	
Return Receipt Showing to Whom, Date, & Addressee's Address	
<b>TOTAL Postage &amp; Fees</b>	<b>\$</b>
Postmark or Date	

PS Form 3800, April 1995

Is your RETURN ADDRESS completed on the reverse side?

<b>SENDER:</b> ■ Complete items 1 and/or 2 for additional services. ■ Complete items 3, 4a, and 4b. ■ Print your name and address on the reverse of this form so that we can return this card to you. ■ Attach this form to the front of the mailpiece, or on the back if space does not permit. ■ Write "Return Receipt Requested" on the mailpiece below the article number. ■ The Return Receipt will show to whom the article was delivered and the date delivered.		I also wish to receive the following services (for an extra fee): 1. <input type="checkbox"/> Addressee's Address 2. <input type="checkbox"/> Restricted Delivery Consult postmaster for fee.
3. Article Addressed to:  <i>Guy R. Holland          528 Woodland Rd.          Kentfield, CA 94914</i>	4a. Article Number <i>P 368 729 472</i>	4b. Service Type <input type="checkbox"/> Registered <input checked="" type="checkbox"/> Certified <input type="checkbox"/> Express Mail <input type="checkbox"/> Insured <input type="checkbox"/> Return Receipt for Merchandise <input type="checkbox"/> COD
5. Received By: (Print Name)  <b>X</b>	7. Date of Delivery	
6. Signature: (Addressee or Agent)	8. Addressee's Address (Only if requested and fee is paid)	

SES

PS Form 3811, December 1994

Domestic Return Receipt

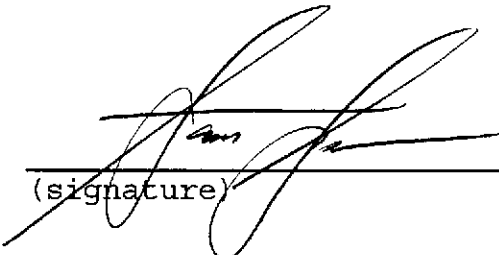
Thank you for using Return Receipt Service.

Proof of Service of  
Notice of Pre-Enforcement  
Review Panel

I, Scott O. Seery, do hereby certify that I served Barbara J. Holland with a copy of the attached **Notice of Pre-Enforcement Review Panel** on June 11, 1996 by certified mailer # P 368 729 473.

Dated: \_\_\_\_\_

6/11/96

  
\_\_\_\_\_  
(signature)

SPS

**SENDER:**

- Complete items 1 and/or 2 for additional services.
- Complete items 3, 4a, and 4b.
- Print your name and address on the reverse of this form so that we can return this card to you.
- Attach this form to the front of the mailpiece, or on the back if space does not permit.
- Write "Return Receipt Requested" on the mailpiece below the article number.
- The Return Receipt will show to whom the article was delivered and the date delivered.

I also wish to receive the following services (for an extra fee):

- Addressee's Address
- Restricted Delivery

Consult postmaster for fee.

3. Article Addressed to:  
 Barbara J. Holland  
 P.O. Box 247  
 Pebble Beach, CA

4a. Article Number  
 P 368 729 473

4b. Service Type  
 Registered  
 Express Mail  
 Certified  
 Insured  
 COD

5. Received By (Print Name)  
 B. HOLLAND

6. Signature: (Addressee or Agent)  
 Barbara J. Holland

Postmark: JUN 16 1995 CA 95061

Thank you for using Return Receipt Service.

Is your RETURN ADDRESS completed on the reverse side?

Domestic Return Receipt

PS Form 3800, April 1995

PS Form 3811, December 1994

P 368 729 473

US Postal Service  
**Receipt for Certified Mail**  
 No Insurance Coverage Provided.  
 Do not use for International Mail (See reverse)

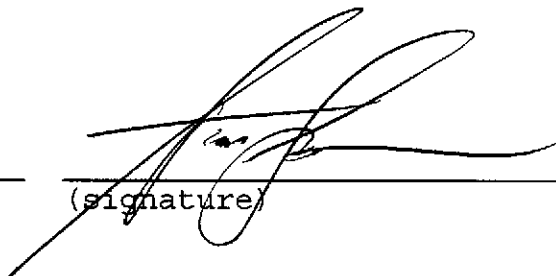
Sent to Barbara J. Holland	
Street & Number P.O. Box 247	
Post Office, State, & ZIP Code Pebble Beach, CA 93753	
Postage	\$
Certified Fee	
Special Delivery Fee	
Restricted Delivery Fee	
Return Receipt Showing to Whom & Date Delivered	
Return Receipt Showing to Whom, Date, & Addressee's Address	
<b>TOTAL Postage &amp; Fees</b>	<b>\$</b>
Postmark or Date	

Proof of Service of  
Notice of Pre-Enforcement  
Review Panel

I, Scott O. Seery, do hereby certify that I served Ann Marie  
Holland Tiers with a copy of the attached **Notice of Pre-  
Enforcement Review Panel** on June 11, 1996 by certified mailer # P  
368 729 474.

Dated: \_\_\_\_\_

6/11/96

  
\_\_\_\_\_  
(signature)

SOS

**SENDER:**  
 ■ Complete items 1 and/or 2 for additional services.  
 ■ Complete items 3, 4a, and 4b.  
 ■ Print your name and address on the reverse of this form so that we can return this card to you.  
 ■ Attach this form to the front of the mailpiece, or on the back if space does not permit.  
 ■ Write "Return Receipt Requested" on the top piece to show the article number. The Return Receipt will show to whom the article was delivered and the date delivered.

3. Article Addressed to:  
 Ann Marie Holland  
 1478 Hamnick Ln  
 Hayward, CA 94544

4a. Article Number  
 P 368 729 474

4b. Service Type  
 Registered  Certified  
 Express Mail  Insured  
 Return Receipt for Merchandise  COD

7. Date of Delivery  
 1-13-96

8. Addressee Address (Only if requested and fee is paid)

5. Received By: (Print Name)

6. Signature: Addressee or Agent  
 X Ann Marie Holland

Is your RETURN ADDRESS completed on the reverse side?

Thank you for using Return Receipt Service.

Domestic Return Receipt

US Postal Service  
**Receipt for Certified Mail**  
 No Insurance Coverage Provided.  
 Do not use for International Mail (See reverse)

Sent to  
 Ann Marie Holland

Street & Number  
 1478 Hamnick Ln.

Post Office, State, & ZIP Code  
 Hayward, CA 94544

Postage \$

Certified Fee

Special Delivery Fee

Restricted Delivery Fee

Return Receipt Showing to Whom & Date Delivered

Return Receipt Showing to Whom, Date, & Addressee's Address

TOTAL Postage & Fees \$

Postmark or Date

P 368 729 474

PS Form 3811, December 1994

1-13-96

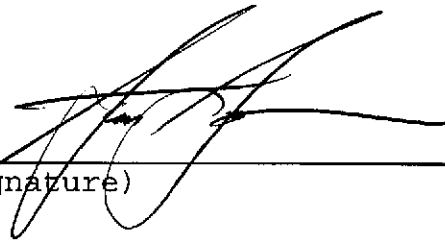
Proof of Service of  
Notice of Pre-Enforcement  
Review Panel

I, Scott O. Seery, do hereby certify that I served Jack Holland  
Sr. Trust % Ann Marie Holland Tiers with a copy of the attached  
Notice of Pre-Enforcement Review Panel on June 11, 1996 by  
certified mailer # P 368 729 475.

Dated: \_\_\_\_\_

6/11/96

\_\_\_\_\_  
(signature)



805

**SENDER:**

- Complete items 1 and/or 2 for additional services.
- Complete items 3, 4a, and 4b.
- Print your name and address on the reverse of this form so that we can return this card to you.
- Attach this form to the front of the mailpiece, or on the back if space does not permit.
- Write "Return Receipt Requested" on the mailpiece below the article number.
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I also wish to receive the following services (for an extra fee):

- Addressee's Address
  - Restricted Delivery
- Consult postmaster for fee.

Thank you for using Return Receipt Service.

3. Article Addressed to:

Jack Holland Sr. Trust  
1498 Hamrick Ln.  
Hayward, CA 94544

4a. Article Number

P 368 729 475

4b. Service Type

- Registered
- Express Mail
- Return Receipt for Merchandise
- COD
- Certified
- Insured

7. Date of Delivery

05-13-96

8. Addressee's Address (Only if requested and fee is paid)

5. Received By: (Print Name)

6. Signature of Addressee or Agent

X *Jack Holland Sr.*

PS Form 3811, December 1994

Domestic Return Receipt

P 368 729 475

US Postal Service

**Receipt for Certified Mail**

No Insurance Coverage Provided.

Do not use for International Mail (See reverse)

Sent to Jack Holland Sr. Trust	
Street & Number 1498 Hamrick Ln.	
Post Office, State, & ZIP Code Hayward, CA 94544	
Postage	\$
Certified Fee	
Special Delivery Fee	
Restricted Delivery Fee	
Return Receipt Showing to Whom & Date Delivered	
Return Receipt Showing to Whom, Date, & Addressee's Address	
TOTAL Postage & Fees	\$
Postmark or Date	

Proof of Service of  
Notice of Pre-Enforcement  
Review Panel

I, Scott O. Seery, do hereby certify that I served Jack Holland  
Sr. Oil Company % Ann Marie Holland Tiers with a copy of the  
attached **Notice of Pre-Enforcement Review Panel** on June 11, 1996  
by certified mailer # Z 196 176 804.

Dated: \_\_\_\_\_

6/11/96

  
\_\_\_\_\_  
(signature)



Alameda County Health Care Services Agency, Department of Environmental Health,  
Environmental Protection Division

In Re The Property Known As:

Jack Holland Sr. Oil Company )  
16301 East 14th Street )  
San Leandro, CA ) **Notice of Pre-Enforcement**  
 ) **Review Panel**  
 )  
 )  
 )

Notice is hereby given that upon the motion of the County of Alameda Health Care Services Agency, Department of Environmental Health, a REVIEW PANEL will convene on July 24, 1996 at 9:00 am in the offices of the Alameda County Environmental Protection Division located at 1131 Harbor Bay Parkway, Alameda, CA 94502.

This REVIEW PANEL will convene for the purpose of determining whether the following actions should be taken and/or findings should be made:

1. a determination whether as a result of the violations and/or conditions found to exist at the above named location, there is cause to require the responsible party/parties to undertake a corrective action including a soil and water investigation and to issue a **Directive to Undertake Corrective Action** pursuant to California Health and Safety Code Section 25299.37(c)(1)
2. a determination whether as a result of the violations and/or conditions found to exist at the above named location, there is cause to require the responsible party/parties to furnish information on corrective action and to issue a **Legal Request for the Transmittal of Information** signed under penalty of perjury pursuant to California Health and Safety Code Section 25299.78
3. a determination whether as a result of the violations and/or conditions found to exist at the above named location, there is cause to require the responsible party/parties to conduct monitoring, testing, analysis and reporting said conditions at said location named herein, and to issue an **Order to Conduct Monitoring, Testing, Analysis and Reporting** pursuant to California Health and Safety Code Section 25187.1(a)(1)
4. a determination whether as a result of the violations and/or conditions found to exist at the above named location, there is cause to require the responsible party/parties to furnish

and transmit information concerning hazard substances at the location named herein, and to issue a **Legal Directive for the Furnishing and Transmittal of Information Relating to Hazardous Substances** pursuant to California Health and Safety Code Section 25285.6(a)

5. a determination whether as a result of the violations and/or conditions found to exist at the above named location, there is cause to believe the responsible party/parties have allowed the abandonment of the underground storage tanks present at said location named herein, and to issue a **Directive to Perform Permanent Closure of Underground Storage Tanks and Demonstrate Appropriate Corrective Action** as required by California Health and Safety Code Section 25298(a) and (c), pursuant to California Health and Safety Code Section 25299.37(c)(1)
6. a finding of the extent of harm resulting from said violation(s), the nature and persistence of the violation, the length of time of the violation, the frequency of past violations, any action taken to mitigate the violation, and the financial burden to the responsible party, in order to recommend to the authorized agency the appropriate civil penalty of up to \$25,000 which may be assessed pursuant to California Health and Safety Code Section 25189(c) and (d), 25189.2(c) and 25189.1(a); \$5,000 per day per tank pursuant to California Health and Safety Code Section 25299; and, \$10,000 per day per tank pursuant to California Health and Safety Code Section 25299.76

The County of Alameda, Health Care Services Agency, Department of Environmental Health, has named the following persons and/or entities as having proposed responsibility for current ownership and/or operation, future ownership and/or operation, contemporaneous ownership and/or operation of said property and/or business, and **BY THIS NOTICE THE FOLLOWING PARTIES ARE HEREBY NAMED AND INFORMED OF THE RIGHT TO APPEAR AND SHOW CAUSE, IF ANY THEY HAVE, FOR THE EXCLUSION OR INCLUSION OF ANY OTHER PARTIES, PARTIES IN INTEREST AND PROPERTIES NAMED HEREIN FROM SAID RESPONSIBILITY OR OBLIGATIONS:**

John M. Holland, IV  
Guy R. Holland  
Barbara J. Holland  
Ann Marie Holland Tiers  
Jack Holland Sr. Trust  
Jack Holland Sr. Oil Company

Dated: 6/11/96

Alameda County Health Officer

By   
Alameda County Department of  
Environmental Protection

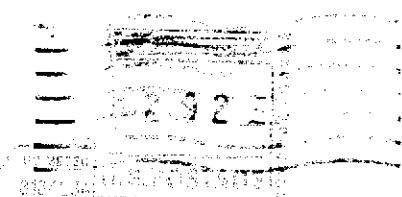


ALAMEDA COUNTY CC4580  
**HEALTH CARE SERVICES AGENCY**  
 Department Of Environmental Health  
 Environmental Protection Division  
 1131 Harbor Bay Parkway, Suite 250  
 Alameda, CA 94502-6577

**CERTIFIED**

Z 196 176 804

**MAIL**



PROTECTION  
 96 JUL -  
 Receipt Requested  
 Showing Address  
 Where Delivered

UNCLAIMED  
 TO  
 SENDER

OK  
 6/13/96

Jack Holland Sr. Oil Company  
 Ann Marie Holland  
 President and Chief Executive  
 16301 E. 14th Street  
 San Leandro CA 94578

Closed  
 6/29/96

Z 196 176 804

**Receipt for Certified Mail**

No Insurance Coverage Provided  
 Do not use for International Mail  
 (See Reverse)



PS Form 3800, March 1993

Sent to <b>Jack Holland Sr Oil Co</b>	
Street and No. <b>16301 E. 14th Street</b>	
P.O. State and ZIP Code <b>San Leandro CA 94578</b>	
Postage	\$
Certified Fee	
Special Delivery Fee	
Restricted Delivery Fee	
Return Receipt Showing to Whom & Date Delivered	
Return Receipt Showing to Whom, Date, and Addressee's Address	
TOTAL Postage & Fees	\$
Postmark or Date	

Thank you for using Return Receipt Service.

PS Form 3811, December 1991  
 ALL OPS 1993-94-714

**DOMESTIC RETURN RECEIPT**

1. Article Addressed to:  
**Jack Holland Sr Oil Co.  
 16301 E. 14th St.  
 San Leandro, CA 94578**

2. Addressee's Address (Only if requested and fee is paid)

3. Signature (Agent)

4a. Article Number  
**Z 196 176 804**

4b. Service Type  
 Certified  
 Registered  
 Insured

4c. Express Mail  
 Express Mail  
 Return Receipt for Merchandise

7. Date of Delivery

8. Addressee's Address (Only if requested and fee is paid)

9. Signature (Agent)

1.  Addressee's Address  
 2.  Restricted Delivery  
 Consult postmaster for fee.

I also wish to receive the following services (for an extra fee):

• Attach this form to the front of the article and return this card to you.  
 • Print your name and address on the back if space does not permit.  
 • Write "Return Receipt Requested" on the article number label.  
 • The Return Receipt will show to whom the article was delivered and the date delivered.

Complete items 1 and/or 2 for additional services.  
 Complete items 3, and 4a & b.

SENDER:

7020 Koll Center Parkway, Suite 134, Pleasanton, CA 94566 (510) 426-5395 FAX (510) 426-5391



March 21, 1996

Mr. Anthony Varni  
Varni, Fraser, Hartwell & Rodgers  
P.O. Box 570  
Hayward, CA 94543

RE: Environmental investigation at parcels located at E. 14th  
Street San Leandro, California

Dear Mr. Varni:

As I informed you in November, 1995, our firm, Compliance & Closure, Inc. (CCI), has been retained by Ms. Barbara Holland and Messrs Jay and Guy Holland to assist them with the investigation of certain environmental contamination that apparently exists at 16301 E. 14th Street.

As required by Mr. Scott Seery of the Alameda County Department of Environmental Health (ACDEH), a Preliminary Site Assessment (PSA) was conducted by CCI to locate all aboveground and underground storage tanks on the parcels that comprise the site. The next step that is required of the property owners is to determine the lateral and vertical extent of any soil and groundwater contamination and prepare a Decommissioning/Closure Plan for the tanks at the site. Since the Estate of Jack M. Holland Sr. is at least part-owner of the parcels in question, the above-mentioned Hollands once again are putting Anne Marie Holland and the Estate of Jack M. Holland Sr. on notice regarding the environmental work that is being required by ACDEH at the subject properties.

Based upon the results of the PSA, CCI will be conducting the next phase of the investigation (the installation of monitoring wells) on March 28, 1996, in accordance with the ACDEH-approved Work Plan, a copy of which is attached. The costs for the work are also attached. Ms. Ann Marie Holland and the Estate of Jack Holland Sr. are expected to bear their share of the costs and expenses, since Barbara Holland and Ann Marie Holland have been named Potentially Responsible Parties (PRPs) for the investigation and remediation of the site. As you know, it is ACDEH's position that all named PRPs are responsible for the costs related to the investigation and remediation. All costs will be itemized and will be provided to

Holland/Varni  
Page 2

you so that Ms. Ann Marie Holland (and/or the Estate of Jack Holland Sr.) can pay her (or its) share of the costs.

Please call me if you have any questions.

Very truly yours,



Nalini Rajender Frush  
Principal

cc: Ms. Barbara Holland  
Mr. Scott Seery, ACDEH

NRF/lt

ALAMEDA COUNTY  
HEALTH CARE SERVICES



AGENCY  
DAVID J. KEARS, Agency Director

RAFAT A. SHAHID, DIRECTOR

November 27, 1995

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

STID 2423

John M. Holland IV  
1520 Tennessee Street  
San Francisco, CA 94107

Guy R. Holland  
528 Woodland Road  
Kentfield, CA 94914

Barbara J. Holland  
P.O. Box 247  
Pebble Beach, CA 93953

Ann Marie Holland  
1498 Hamrick Lane  
Hayward, CA 94544

RE: JACK HOLLAND SR. OIL COMPANY, 16301 E. 14TH STREET, SAN  
LEANDRO

Dear Ms. Holland and Ms. Holland, Mr. Holland and Mr. Holland:

A comprehensive work plan dated November 14, 1995, prepared by Compliance & Closure, Inc. (CCI) on behalf of Barbara Holland, was submitted to the Alameda County Department of Environmental Health (ACDEH) in partial response to an amended request for technical reports issued by the San Francisco Bay Regional Water Quality Control Board (RWQCB) on April 21, 1994. The referenced CCI work plan supplants a previous work plan (also submitted on behalf of Barbara Holland) that was accepted by this agency on July 5, 1994.


The referenced CCI work plan has been accepted as submitted for this phase of work at the site.

Please be advised that once all underground storage tanks (UST) have been located, appropriate closure of USTs and above-ground storage tanks must quickly follow. Please be further advised that full compliance with the referenced RWQCB request for technical reports will not be reached until such time as all elements articulated therein have been satisfied. Additionally, based on the information presented to date, the need for subsequent assessment and corrective action is anticipated at this site. Planning for the cited tasks should begin at this time.

RE: 16301 E. 14th St., San Leandro  
November 27, 1995  
Page 2 of 2

Please contact me at 510/567-6783 should you have any questions.

Sincerely,



Scott O. Seery, CHMM  
Senior Hazardous Materials Specialist

cc: Jun Makishima, Acting Agency Director  
Gil Jensen, Alameda County District Attorney's Office  
Kevin Graves, RWQCB  
Jim Ferdinand, Alameda County Fire Department  
Gary Mulkey, Compliance & Closure, Inc.  
7020 Koll Center Pkwy., Ste. 134  
Pleasanton, CA 94566

Post-It™ Fax Note	7671	Date	# of pages ▶
To	SCOTT SEERY	From	BARBARA HOLLAND
Co./Dept.		Co.	
Phone #		Phone #	
Fax #	337-9335	Fax #	

October 23, 1995

Mr. Gil Jensen, Esq.  
Alameda County District Attorney's Office  
Consumer and Environmental Protection  
7677 Oakport Street, Suite 400  
Oakland, CA 94621

Mr. Scott Seery  
Hazardous Materials Division  
Alameda County Department of Environmental Health  
1131 Harborbay Parkway, Room 250  
Alameda, CA 94501

RE: 16301 E. 14th Street, San Leandro, CA

Gentlemen:

This is in response to a letter sent to you by the law firm of Coblentz, Cahen, McCabe & Breyer (Coblentz), dated October 19, 1995.

There are certain issues addressed in that letter that I am anxious to correct and clarify.

First, please rest assured that I am very serious about immediately proceeding with the environmental investigation at the above-referenced site. However, I will not be using the services of the Coblentz firm or of Bailey Environmental Engineering because I felt I was being excluded from the investigation activities at the site. I felt certain decisions (including the selection of an environmental consultant) were being made without my concurrence. My sons are aware of my decision and are in agreement with me.

I now have the proposals and will select a competent, responsive and responsible environmental consultant with whom I feel comfortable and who will provide the requisite services. I will be contracting with that consultant within the next day or two. Project activities will commence immediately thereafter and Mr. Seery will be provided with a Work Plan to review.

Thank you for your patience and understanding.

Sincerely,

*Barbara Holland*

Barbara Holland

cc: Jay Holland, Guy Holland





ALAMEDA COUNTY  
DISTRICT ATTORNEY'S  
OFFICE

CONSUMER & ENVIRONMENTAL  
PROTECTION DIVISION

FACSIMILE TRANSMITTAL

TO: 337-9335

Fax Phone Number

DATE: 9-27-95

NAME: Scott Perry

AGENCY: \_\_\_\_\_

FROM: (510) 569-0505

Fax Phone Number

SENDER: Phil Jensen

SPECIAL INSTRUCTIONS/COMMENTS: \_\_\_\_\_

NUMBER OF PAGES: 3 includes cover

IF PROBLEMS, PLEASE CALL: (510) 569-9281

ALAMEDA COUNTY  
HEALTH CARE SERVICES  
AGENCY

DAVID J. KEARS, Agency Director



RAFAT A. SHAHID, Director

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

August 4, 1995

STID 2423

John M. Holland IV, an individual  
1520 Tennessee Street  
San Francisco, CA 94107

Guy R. Holland, an individual  
50 Murray Avenue  
Larkspur, CA 94939

CHANGED  
ADDRESS

Barbara J. Holland, an individual  
P.O. Box 247  
Pebble Beach, CA 93953

Ann Marie Holland, an individual  
1498 Hamrick Lane  
Hayward, CA 94544

Jack Holland Sr. Trust  
Ann Marie Holland, Executor  
1498 Hamrick Lane  
Hayward, CA 94544

Jack Holland Sr. Oil Company  
Ann Marie Holland, President and Chief Executive  
16301 E. 14th Street  
San Leandro, CA 94578

**AMENDED DIRECTIVE TO TAKE CORRECTIVE ACTION PURSUANT TO  
CALIFORNIA HEALTH AND SAFETY CODE SECTION 25299.37 - 16301  
EAST 14TH STREET, SAN LEANDRO, ALAMEDA COUNTY**

Dear Ms. Holland and Ms. Holland, Mr. Holland and Mr. Holland:

As the Alameda County Recorder having recorded a deed on November 30, 1994, the directive issued July 27, 1995 is amended to include additional property owners, John M. Holland IV and Guy R. Holland.

A comprehensive work plan, dated June 9, 1994 and prepared by Cambria Environmental Technology, Inc. (CETI), was submitted to the Alameda County Department of Environmental Health (ACDEH) on behalf of Barbara Holland. The referenced work plan was

ALAMEDA COUNTY  
HEALTH CARE SERVICES  
AGENCY

DAVID J. KEARS, Agency Director



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

[SECOND MAILING - REVISED ADDRESS]

August 4, 1995

STID 2423

John M. Holland IV, an individual  
1520 Tennessee Street  
San Francisco, CA 94107

Guy R. Holland, an individual  
528 Woodland Road  
Kentfield, CA 94914

Barbara J. Holland, an individual  
P.O. Box 247  
Pebble Beach, CA 93953

Ann Marie Holland, an individual  
1498 Hamrick Lane  
Hayward, CA 94544

Jack Holland Sr. Trust  
Ann Marie Holland, Executor  
1498 Hamrick Lane  
Hayward, CA 94544

Jack Holland Sr. Oil Company  
Ann Marie Holland, President and Chief Executive  
16301 E. 14th Street  
San Leandro, CA 94578

**AMENDED DIRECTIVE TO TAKE CORRECTIVE ACTION PURSUANT TO  
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Holland Oil  
16301 E. 14th St., San Leandro  
August 4, 1995  
Page 2 of 2

submitted in response to an amended request for technical reports from the San Francisco Bay Regional Water Quality Control Board (RWQCB), issued in the wake of the April 20, 1994 Pre-Enforcement Review Panel meeting. The referenced CETI work plan was accepted as proposed in ACDEH correspondence dated July 5, 1994. To date, this work plan has not been implemented.

You are hereby directed to implement the accepted CETI work plan within 30 days of the date of this letter. Please be advised that this directive is issued pursuant to California Health and Safety Code (HSC) Section 25299.37 and that failure to comply is punishable by civil penalties of up to \$10,000 per day per tank as provided in HSC Section 25299.76.

Additionally, pursuant to Section 2672 of Title 23, California Code of Regulations, and HSC Section 25298, you are directed to contract for the appropriate closures of the underground storage tanks (UST) at the site. You are directed to submit a completed application for said UST closures within 30 days of the date of this letter. Please be advised that HSC Section 25299(b) provides for civil penalties of up to \$5000 per day per tank for failure to comply with this directive.

Please be further advised that failure to comply with these directives will result in the referral of this case to the Alameda County District Attorney's Office for enforcement action.

Please contact me at 510/567-6783 should you have any questions.

Sincerely,



Scott O. Seery, CHMM  
Senior Hazardous Materials Specialist

cc: Rafat A. Shahid, Agency Director  
Gil Jensen, Alameda County District Attorney's Office  
Kevin Graves, RWQCB  
Jim Ferdinand, Alameda County Fire Department

ALAMEDA COUNTY  
HEALTH CARE SERVICES  
AGENCY

DAVID J. KEARS, Agency Director



RAFAT A. SHAHID, Director

Certified Mailer # Z 196 176 888

August 4, 1995

STID 2423

John M. Holland IV, an individual  
1520 Tennessee Street  
San Francisco, CA 94107

Guy R. Holland, an individual  
50 Murray Avenue  
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Barbara J. Holland, an individual  
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Hayward, CA 94544

Jack Holland Sr. Oil Company  
Ann Marie Holland, President and Chief Executive  
16301 E. 14th Street  
San Leandro, CA 94578

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Holland Oil  
16301 E. 14th St., San Leandro  
August 4, 1995  
Page 2 of 2

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Sincerely,



Scott O. Seery, CHMM  
Senior Hazardous Materials Specialist

cc: Rafat A. Shahid, Agency Director  
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Kevin Graves, RWQCB  
Jim Ferdinand, Alameda County Fire Department

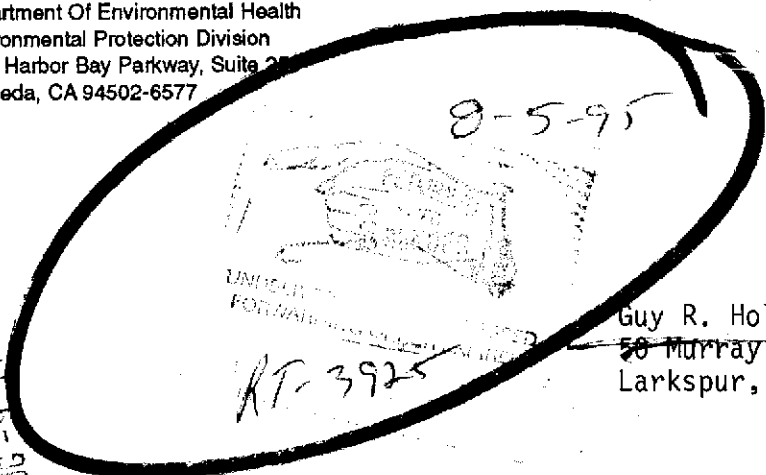


ALAMEDA COUNTY  
 HEALTH CARE SERVICES AGENCY  
 Department Of Environmental Health  
 Environmental Protection Division  
 1131 Harbor Bay Parkway, Suite 200  
 Alameda, CA 94502-6577

**CERTIFIED**

Z 196 176 888

**MAIL**



U.S. POSTAGE  
 PAID  
 UNKLAHUE, CA  
 94614  
 AUG 04 1995  
 AMOUNT

\$2.52  
 00010246-06

Guy R. Holland, an individual  
 50 Murray Avenue  
 Larkspur, CA 94939

#2423  
 SOS

Z 196 176 888



**Receipt for Certified Mail**

No Insurance Coverage Provided  
 Do not use for International Mail  
 (See Reverse)

PS Form 3800, March 1993

Sent to Guy R. Holland, an individual	
Street and No. 50 Murray Avenue	
P.O., State and ZIP Code Larkspur, CA 94939	
Postage	\$
Certified Fee	
Special Delivery Fee	
Restricted Delivery Fee	
Return Receipt Showing to Whom & Date Delivered	
Return Receipt Showing to Whom, Date, and Addressee's Address	
TOTAL Postage & Fees	\$
Postmark or Date	

<b>SENDER:</b> <ul style="list-style-type: none"> <li>• Complete items 1 and/or 2 for additional services.</li> <li>• Complete items 3, and 4a &amp; b.</li> <li>• Print your name and address on the reverse of this form so that we can return this card to you.</li> <li>• Attach this form to the front of the mailpiece, or on the back if space does not permit.</li> <li>• Write "Return Receipt Requested" on the mailpiece below the article number.</li> <li>• The Return Receipt will show to whom the article was delivered and the date delivered.</li> </ul>		I also wish to receive the following services (for an extra fee): 1. <input type="checkbox"/> Addressee's Address 2. <input type="checkbox"/> Restricted Delivery Consult postmaster for fee.
3. Article Addressed to: #2423 S. Seery  Guy R. Holland, an individual 50 Murray Avenue Larkspur, CA 94939  <i>247 W Baltimore</i>	4a. Article Number Z 196 176 888	7. Date of Delivery
5. Signature (Addressee)	4b. Service Type <input type="checkbox"/> Registered <input type="checkbox"/> Insured <input checked="" type="checkbox"/> Certified <input type="checkbox"/> COD <input type="checkbox"/> Express Mail <input type="checkbox"/> Return Receipt for Merchandise	
6. Signature (Agent)	8. Addressee's Address (Only if requested and fee is paid)	

Thank you for using Return Receipt Services.

ALAMEDA COUNTY  
HEALTH CARE SERVICES  
AGENCY

DAVID J. KEARS, Agency Director



RAFAT A. SHAHID, Director

Certified Mailer # Z 196 176 889

August 4, 1995

STID 2423

John M. Holland IV, an individual  
1520 Tennessee Street  
San Francisco, CA 94107

Guy R. Holland, an individual  
50 Murray Avenue  
Larkspur, CA 94939

Barbara J. Holland, an individual  
P.O. Box 247  
Pebble Beach, CA 93953

Ann Marie Holland, an individual  
1498 Hamrick Lane  
Hayward, CA 94544

Jack Holland Sr. Trust  
Ann Marie Holland, Executor  
1498 Hamrick Lane  
Hayward, CA 94544

Jack Holland Sr. Oil Company  
Ann Marie Holland, President and Chief Executive  
16301 E. 14th Street  
San Leandro, CA 94578

**AMENDED DIRECTIVE TO TAKE CORRECTIVE ACTION PURSUANT TO  
CALIFORNIA HEALTH AND SAFETY CODE SECTION 25299.37 - 16301  
EAST 14TH STREET, SAN LEANDRO, ALAMEDA COUNTY**

Dear Ms. Holland and Ms. Holland, Mr. Holland and Mr. Holland:

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



Holland Oil  
16301 E. 14th St., San Leandro  
August 4, 1995  
Page 2 of 2

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Please be further advised that failure to comply with these directives will result in the referral of this case to the Alameda County District Attorney's Office for enforcement action.

Please contact me at 510/567-6783 should you have any questions.

Sincerely,



Scott O. Seery, CHMM  
Senior Hazardous Materials Specialist

cc: Rafat A. Shahid, Agency Director  
Gil Jensen, Alameda County District Attorney's Office  
Kevin Graves, RWQCB  
Jim Ferdinand, Alameda County Fire Department

*filed/SOS*

#2423

SOS

Z 196 176 889



### Receipt for Certified Mail

No Insurance Coverage Provided  
Do not use for International Mail  
(See Reverse)

PS Form 3800, March 1993

Sent to		Barabara J. Holland, an individual
Street and No.		
P.O. Box 247		
P.O., State and ZIP Code		Pebble Beach CA 93953
Postage		\$
Certified Fee		
Special Delivery Fee		
Restricted Delivery Fee		
Return Receipt Showing to Whom & Date Delivered		
Return Receipt Showing to Whom, Date, and Addressee's Address		
TOTAL Postage & Fees		\$
Postmark or Date		

#### SENDER:

- Complete items 1 and/or 2 for additional services.
- Complete items 3, and 4a & b.
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- Attach this form to the front of the mailpiece, or on the back if space does not permit.
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- The Return Receipt will show to whom the article was delivered and the date delivered.

I also wish to receive the following services (for an extra fee):

- 1.  Addressee's Address
- 2.  Restricted Delivery

Consult postmaster for fee.

1. Article Addressed to: #2423 S. Seery

Barabara J. Holland, an individual  
P.O. Box 247  
Pebble Beach, CA 93953

4a. Article Number

7 196 176 889

4b. Service Type

- Registered
- Insured
- Certified
- COD
- Return Receipt for Merchandise

7. Date of Delivery

8. Signature (Addressee)

6. Signature (Agent)



PS Form 3811, December 1991

U.S. POSTAL SERVICE

DOMESTIC RETURN RECEIPT

ALAMEDA COUNTY  
HEALTH CARE SERVICES  
AGENCY

DAVID J. KEARS, Agency Director



RAFAT A. SHAHID, Director

Certified Mailer # Z 196 176 890

August 4, 1995

STID 2423

John M. Holland IV, an individual  
1520 Tennessee Street  
San Francisco, CA 94107

Guy R. Holland, an individual  
50 Murray Avenue  
Larkspur, CA 94939

Barbara J. Holland, an individual  
P.O. Box 247  
Pebble Beach, CA 93953

Ann Marie Holland, an individual  
1498 Hamrick Lane  
Hayward, CA 94544

Jack Holland Sr. Trust  
Ann Marie Holland, Executor  
1498 Hamrick Lane  
Hayward, CA 94544

Jack Holland Sr. Oil Company  
Ann Marie Holland, President and Chief Executive  
16301 E. 14th Street  
San Leandro, CA 94578

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

Holland Oil  
16301 E. 14th St., San Leandro  
August 4, 1995  
Page 2 of 2

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Please contact me at 510/567-6783 should you have any questions.

Sincerely,



Scott O. Seery, CHMM  
Senior Hazardous Materials Specialist

cc: Rafat A. Shahid, Agency Director  
Gil Jensen, Alameda County District Attorney's Office  
Kevin Graves, RWQCB  
Jim Ferdinand, Alameda County Fire Department

file/505

#2423  
SOS

Z 196 176 890



### Receipt for Certified Mail

No Insurance Coverage Provided  
Do not use for International Mail  
(See Reverse)

PS Form 3800, March 1993

Sent to Ann Marie Holland, an individu	
Street and No. 1498 Hamrick Lane	
P.O., State and ZIP Code Hayward CA 94544	
Postage	\$
Certified Fee	
Special Delivery Fee	
Restricted Delivery Fee	
Return Receipt Showing to Whom & Date Delivered	
Return Receipt Showing to Whom, Date, and Addressee's Address	
TOTAL Postage & Fees	\$
Postmark or Date	

#### SENDER:

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1.  Addressee's Address
2.  Restricted Delivery

Consult postmaster for fee.

3. Article Addressed to: #2423 S. Seery  
Ann Marie Holland, an individual  
1498 Hamrick Lane  
Hayward CA 94544

4a. Article Number  
Z 196 176 890

4b. Service Type  
 Registered       Insured  
 Certified       COD  
 Express Mail       Return Receipt for Merchandise

5. Signature (Addressee)  
*Ann Marie Holland*

7. Date of Delivery  
8/9/95

6. Signature (Agent)

8. Addressee's Address (Only if requested and fee is paid)

ALAMEDA COUNTY  
HEALTH CARE SERVICES  
AGENCY

DAVID J. KEARS, Agency Director



RAFAT A. SHAHID, Director

Certified Mailer # Z 196 176 891

August 4, 1995

STID 2423

John M. Holland IV, an individual  
1520 Tennessee Street  
San Francisco, CA 94107

Guy R. Holland, an individual  
50 Murray Avenue  
Larkspur, CA 94939

Barbara J. Holland, an individual  
P.O. Box 247  
Pebble Beach, CA 93953

Ann Marie Holland, an individual  
1498 Hamrick Lane  
Hayward, CA 94544

Jack Holland Sr. Trust  
Ann Marie Holland, Executor  
1498 Hamrick Lane  
Hayward, CA 94544

Jack Holland Sr. Oil Company  
Ann Marie Holland, President and Chief Executive  
16301 E. 14th Street  
San Leandro, CA 94578

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Holland Oil  
16301 E. 14th St., San Leandro  
August 4, 1995  
Page 2 of 2

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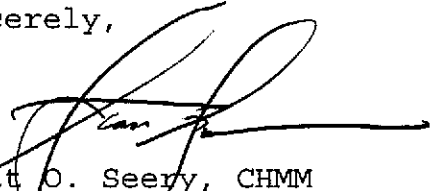
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Sincerely,



Scott O. Seery, CHMM  
Senior Hazardous Materials Specialist

cc: Rafat A. Shahid, Agency Director  
Gil Jensen, Alameda County District Attorney's Office  
Kevin Graves, RWQCB  
Jim Ferdinand, Alameda County Fire Department

*File/305*

#2423  
SOS

Z 196 176 891



### Receipt for Certified Mail

No Insurance Coverage Provided  
Do not use for International Mail  
(See Reverse)

PS Form 3800, March 1993

Jack Holland, Sr. Trust Ann Marie Holland, Executor	
Street and No.	1498 Hamrick Lane
P.O., State and ZIP Code	Hayward CA 94544
Postage	\$
Certified Fee	
Special Delivery Fee	
Restricted Delivery Fee	
Return Receipt Showing to Whom & Date Delivered	
Return Receipt Showing to Whom, Date, and Addressee's Address	
TOTAL Postage & Fees	\$
Postmark or Date	

Is your RETURN ADDRESS completed on the reverse side?

#### SENDER:

- Complete items 1 and/or 2 for additional services.
- Complete items 3, and 4a & b.
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- Addressee's Address
- Restricted Delivery

Consult postmaster for fee.

3. Article Addressed to: #2423 S. Seery

Jack Holland Sr. Trust  
Ann Marie Holland, Executor  
1498 Hamrick Lane  
Hayward CA 94544

5. Signature (Addressee)  
*Ann Holland*

6. Signature (Agent)

4a. Article Number

Z 196 176 891

4b. Service Type

- |   |   |
|---|---|
| <input type="checkbox"/> Registered           | <input type="checkbox"/> Insured                        |
| <input checked="" type="checkbox"/> Certified | <input type="checkbox"/> COD                            |
| <input type="checkbox"/> Express Mail         | <input type="checkbox"/> Return Receipt for Merchandise |

7. Date of Delivery

8/19/95

8. Addressee's Address (Only if requested and fee is paid)

PS Form 3800, December 1991

ALL OTHER FEES AND CHARGES

**DOMESTIC RETURN RECEIPT**



ALAMEDA COUNTY  
HEALTH CARE SERVICES  
AGENCY

DAVID J. KEARS, Agency Director



RAFAT A. SHAHID, Director

Certified Mailer # Z 196 176 892

August 4, 1995

STID 2423

John M. Holland IV, an individual  
1520 Tennessee Street  
San Francisco, CA 94107

Guy R. Holland, an individual  
50 Murray Avenue  
Larkspur, CA 94939

Barbara J. Holland, an individual  
P.O. Box 247  
Pebble Beach, CA 93953

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Jack Holland Sr. Oil Company  
Ann Marie Holland, President and Chief Executive  
16301 E. 14th Street  
San Leandro, CA 94578

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**EAST 14TH STREET, SAN LEANDRO, ALAMEDA COUNTY**

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Holland Oil  
16301 E. 14th St., San Leandro  
August 4, 1995  
Page 2 of 2

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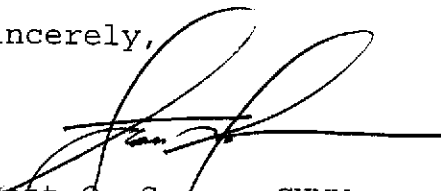
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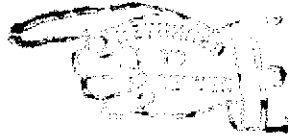
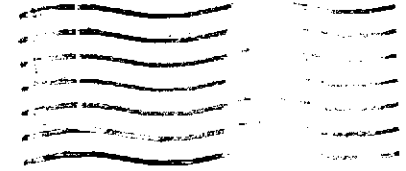
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ALAMEDA COUNTY  
HEALTH CARE SERVICES AGENCY  
Department Of Environmental Health  
Environmental Protection Division  
1131 Harbor Bay Parkway, Suite 250  
Alameda, CA 94502-6577

**CERTIFIED**



UNCLAIMED

N/K 8/15/95



0000

U.S. POSTAGE  
PAID  
OAKLAND, CA  
94614  
AUG 04, 1995  
AMOUNT

\$2.52  
00010246-06

Name \_\_\_\_\_  
1st Notice AUG - 5 1995  
2nd Notice Sept  
Return 8-20

Jack Holland Sr. Oil Company  
Ann Marie Holland, President and Chief Executive  
16301 E. 14th Street  
San Leandro CA 94578

#2423  
SOS

Z 196 176 892



**Receipt for Certified Mail**

No Insurance Coverage Provided  
Do not use for International Mail  
(See Reverse)

PS Form 3800, March 1993

Jack Holland Sr. Oil Co.  
Ann Marie Holland, President  
and Chief Executive  
Street and No. \_\_\_\_\_  
16301 E. 14th St.  
City, State and ZIP Code  
San Leandro CA 94578

Postage	\$
Certified Fee	
Special Delivery Fee	
Restricted Delivery Fee	
Return Receipt Showing to Whom & Date Delivered	
Return Receipt Showing to Whom, Date, and Addressee's Address	
TOTAL Postage & Fees	\$
Postmark or Date	



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- Restricted Delivery

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3. Article Addressed to: #2423 S. Seery

4a. Article Number  
Z 196 176 892

4b. Service Type

<input type="checkbox"/> Registered	<input type="checkbox"/> Insured
<input checked="" type="checkbox"/> Certified	<input type="checkbox"/> COD
<input type="checkbox"/> Express Mail	<input type="checkbox"/> Return Receipt for Merchandise

7. Date of Delivery \_\_\_\_\_

8. Addressee's Address (Only if requested and fee is paid)

5. Signature (Addressee) \_\_\_\_\_

6. Signature (Agent) \_\_\_\_\_

In Your RETURN ADDRESS completed on the reverse side.

Thank you for using Return Receipt Service.

ALAMEDA COUNTY  
HEALTH CARE SERVICES  
AGENCY

DAVID J. KEARS, Agency Director



RAFAT A. SHAHID, ASST. AGENCY DIRECTOR

DEPARTMENT OF ENVIRONMENTAL HEALTH  
State Water Resources Control Board  
Division of Clean Water Programs  
UST Local Oversight Program

Certified Mailer # Z 196 176 906  
[SECOND MAILING - REVISED ADDRESS]

August 4, 1995

STID 2423

ALAMEDA COUNTY-ENV. HEALTH DEPT.  
ENVIRONMENTAL PROTECTION DIV.  
1131 HARBOR BAY PKWY., #250  
ALAMEDA CA 94502-6577  
(510)567-6700

John M. Holland IV, an individual  
1520 Tennessee Street  
San Francisco, CA 94107

Guy R. Holland, an individual  
528 Woodland Road  
Kentfield, CA 94914

Barbara J. Holland, an individual  
P.O. Box 247  
Pebble Beach, CA 93953

Ann Marie Holland, an individual  
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Hayward, CA 94544

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Holland Oil  
16301 E. 14th St., San Leandro  
August 4, 1995  
Page 2 of 2

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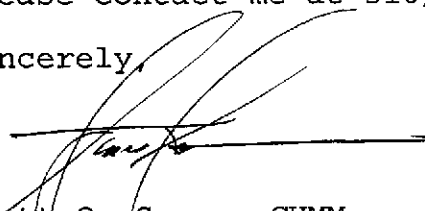
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Please contact me at 510/567-6783 should you have any questions.

Sincerely,



Scott O. Seery, CHMM  
Senior Hazardous Materials Specialist

cc: Rafat A. Shahid, Agency Director  
Gil Jensen, Alameda County District Attorney's Office  
Kevin Graves, RWQCB  
Jim Ferdinand, Alameda County Fire Department

Holland Oil  
16301 E. 14th St., San Leandro  
August 4, 1995  
Page 2 of 2

submitted in response to an amended request for technical reports from the San Francisco Bay Regional Water Quality Control Board (RWQCB), issued in the wake of the April 20, 1994 Pre-Enforcement Review Panel meeting. The referenced CETI work plan was accepted as proposed in ACDEH correspondence dated July 5, 1994. To date, this work plan has not been implemented.

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Senior Hazardous Materials Specialist

cc: Rafat A. Shahid, Agency Director  
Gil Jensen, Alameda County District Attorney's Office  
Kevin Graves, RWQCB  
Jim Ferdinand, Alameda County Fire Department

#2423  
SOS

Z 196 176 906



**Receipt for  
Certified Mail**

No Insurance Coverage Provided  
Do not use for International Mail  
(See Reverse)

PS Form 3800, March 1993

Sent to <b>Guy R. Holland, an individual</b>	
Street and No. <b>528 Woodland Road</b>	
P.O., State and ZIP Code <b>Kentfield CA 94914</b>	
Postage	\$
Certified Fee	
Special Delivery Fee	
Restricted Delivery Fee	
Return Receipt Showing to Whom & Date Delivered	
Return Receipt Showing to Whom, Date, and Addressee's Address	
TOTAL Postage & Fees	\$
Postmark or Date	

ALAMEDA COUNTY  
HEALTH CARE SERVICES  
AGENCY

DAVID J. KEARS, Agency Director



RAFAT A. SHAHID, Director

Certified Mailer # Z 197 176 926

August 4, 1995

STID 2423

**John M. Holland IV, an individual**  
1520 Tennessee Street  
San Francisco, CA 94107

Guy R. Holland, an individual  
50 Murray Avenue  
Larkspur, CA 94939

Barbara J. Holland, an individual  
P.O. Box 247  
Pebble Beach, CA 93953

Ann Marie Holland, an individual  
1498 Hamrick Lane  
Hayward, CA 94544

Jack Holland Sr. Trust  
Ann Marie Holland, Executor  
1498 Hamrick Lane  
Hayward, CA 94544

Jack Holland Sr. Oil Company  
Ann Marie Holland, President and Chief Executive  
16301 E. 14th Street  
San Leandro, CA 94578

**AMENDED DIRECTIVE TO TAKE CORRECTIVE ACTION PURSUANT TO  
CALIFORNIA HEALTH AND SAFETY CODE SECTION 25299.37 - 16301  
EAST 14TH STREET, SAN LEANDRO, ALAMEDA COUNTY**

Dear Ms. Holland and Ms. Holland, Mr. Holland and Mr. Holland:

As the Alameda County Recorder having recorded a deed on November 30, 1994, the directive issued July 27, 1995 is amended to include additional property owners, John M. Holland IV and Guy R. Holland.

A comprehensive work plan, dated June 9, 1994 and prepared by Cambria Environmental Technology, Inc. (CETI), was submitted to the Alameda County Department of Environmental Health (ACDEH) on behalf of Barbara Holland. The referenced work plan was

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



Holland Oil  
16301 E. 14th St., San Leandro  
August 4, 1995  
Page 2 of 2

submitted in response to an amended request for technical reports from the San Francisco Bay Regional Water Quality Control Board (RWQCB), issued in the wake of the April 20, 1994 Pre-Enforcement Review Panel meeting. The referenced CETI work plan was accepted as proposed in ACDEH correspondence dated July 5, 1994. To date, this work plan has not been implemented.

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Please contact me at 510/567-6783 should you have any questions.

Sincerely,



Scott O. Seery, CHMM  
Senior Hazardous Materials Specialist

cc: Rafat A. Shahid, Agency Director  
Gil Jensen, Alameda County District Attorney's Office  
Kevin Graves, RWQCB  
Jim Ferdinand, Alameda County Fire Department

*File/KOS*

#2423  
SOS

Z 196 176 926



### Receipt for Certified Mail

No Insurance Coverage Provided  
Do not use for International Mail  
(See Reverse)

PS Form 3800, March 1993

Sent to	
John M. Holland IV, an individual	
Street and No.	
1520 Tennessee St.	
P.O., State and ZIP Code	
San Francisco CA 94107	
Postage	\$
Certified Fee	
Special Delivery Fee	
Restricted Delivery Fee	
Return Receipt Showing to Whom & Date Delivered	
Return Receipt Showing to Whom, Date, and Addressee's Address	
TOTAL Postage & Fees	\$
Postmark or Date	

#### SENDER:

- Complete items 1 and/or 2 for additional services.
- Complete items 3, and 4a & b.
- Print your name and address on the reverse of this form so that we can return this card to you.
- Attach this form to the front of the mailpiece, or on the back if space does not permit.
- Write "Return Receipt Requested" on the mailpiece below the article number.
- The Return Receipt will show to whom the article was delivered and the date received.

I also wish to receive the following services (for an extra fee):

- Addressee's Address
- Restricted Delivery

Consult postmaster for fee.

1. Article Addressed to: #2423 S. Seery  
John M. Holland IV, an individual  
1520 Tennessee Street  
San Francisco CA 94107

4a. Article Number  
Z 196 176 926

4b. Service Type  
 Registered  Insured  
 Certified  COD  
 Express Mail  Return Receipt for Merchandise

7. Date of Delivery  
8/5/95

5. Signature (Addressee)  
*John M. Holland IV*

8. Addressee's Address (Only if requested and fee is paid)

6. Signature (Agent)

ALAMEDA COUNTY  
HEALTH CARE SERVICES  
AGENCY

DAVID J. KEARS, Agency Director



RAFAT A. SHAHID, DIRECTOR

DEPARTMENT OF ENVIRONMENTAL HEALTH  
State Water Resources Control Board  
Division of Clean Water Programs  
UST Local Oversight Program  
1131 Harbor Bay Parkway  
Alameda, CA 94502-6577  
(510) 567-6700

Certified Mailer # Z 196 176 919

July 27, 1995

STID 2423

Barbara J. Holland, an individual  
P.O. Box 247  
Pebble Beach, CA 93953

Ann Marie Holland, an individual  
1498 Hamrick Lane  
Hayward, CA 94544

Jack Holland Sr. Trust  
Ann Marie Holland, Executor  
1498 Hamrick Lane  
Hayward, CA 94544

Jack Holland Sr. Oil Company  
Ann Marie Holland, President and Chief Executive  
16301 E. 14th Street  
San Leandro, CA 94578

**DIRECTIVE TO TAKE CORRECTIVE ACTION PURSUANT TO CALIFORNIA  
HEALTH AND SAFETY CODE SECTION 25299.37 - 16301 EAST 14TH  
STREET, SAN LEANDRO, ALAMEDA COUNTY**

Dear Ms. Holland and Ms. Holland:

A comprehensive work plan, dated June 9, 1994 and prepared by Cambria Environmental Technology, Inc. (CETI), was submitted to the Alameda County Department of Environmental Health (ACDEH) on behalf of Barbara Holland. The referenced work plan was submitted in response to an amended request for technical reports from the San Francisco Bay Regional Water Quality Control Board (RWQCB), issued in the wake of the April 20, 1994 Pre-Enforcement Review Panel meeting. The referenced CETI work plan was accepted as proposed in ACDEH correspondence dated July 5, 1994. To date, this work plan has not been implemented.

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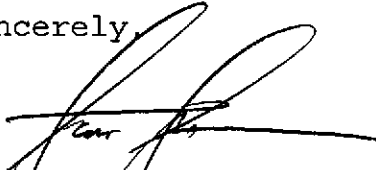
Holland Oil  
16301 E. 14th St., San Leandro  
July 27, 1995  
Page 2 of 2

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Please be further advised that failure to comply with these directives will result in the referral of this case to the Alameda County District Attorney's Office for enforcement action.

Please contact me at 510/567-6783 should you have any questions.

Sincerely,



Scott O. Seery, CHMM  
Senior Hazardous Materials Specialist

cc: Rafat A. Shahid, Agency Director  
Gil Jensen, Alameda County District Attorney's Office  
Kevin Graves, RWQCB  
Jim Ferdinand, Alameda County Fire Department

files /sos

ALAMEDA COUNTY  
HEALTH CARE SERVICES  
AGENCY

DAVID J. KEARS, Agency Director



RAFAT A. SHAHID, DIRECTOR

DEPARTMENT OF ENVIRONMENTAL HEALTH  
State Water Resources Control Board  
Division of Clean Water Programs  
UST Local Oversight Program  
1131 Harbor Bay Parkway  
Alameda, CA 94502-6577  
(510) 567-6700

Certified Mailer # Z 196 176 919

July 27, 1995

STID 2423

Barbara J. Holland, an individual  
P.O. Box 247  
Pebble Beach, CA 93953

Ann Marie Holland, an individual  
1498 Hamrick Lane  
Hayward, CA 94544

Jack Holland Sr. Trust  
Ann Marie Holland, Executor  
1498 Hamrick Lane  
Hayward, CA 94544

Jack Holland Sr. Oil Company  
Ann Marie Holland, President and Chief Executive  
16301 E. 14th Street  
San Leandro, CA 94578

**DIRECTIVE TO TAKE CORRECTIVE ACTION PURSUANT TO CALIFORNIA  
HEALTH AND SAFETY CODE SECTION 25299.37 - 16301 EAST 14TH  
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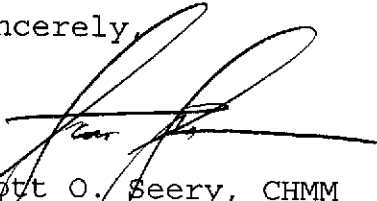
Holland Oil  
16301 E. 14th St., San Leandro  
July 27, 1995  
Page 2 of 2

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Sincerely,



Scott O. Seery, CHMM  
Senior Hazardous Materials Specialist

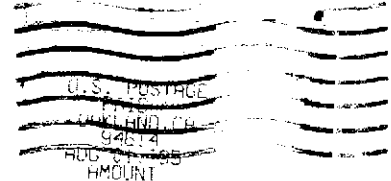
cc: Rafat A. Shahid, Agency Director  
Gil Jensen, Alameda County District Attorney's Office  
Kevin Graves, RWQCB  
Jim Ferdinand, Alameda County Fire Department



**ALAMEDA COUNTY  
HEALTH CARE SERVICES AGENCY**  
Department Of Environmental Health  
Environmental Protection Division  
1131 Harbor Bay Parkway, Suite 250  
Alameda, CA 94502-6577

**CERTIFIED**

**MAIL**



**\$2.52**  
00042155-06

UNCLAIMED  
RETURNED TO SENDER  
8/2/95  
8/17

Jack Holland Sr. Oil Company  
Ann Marie Holland, President and Chief Executive  
16301 E. 14th Street  
San Leandro, California 94578

#2423  
SOS  
10 18 PM 2:41

**Receipt for Certified Mail**

No Insurance Coverage Provided  
Do not use for International Mail  
(See Reverse)



PS Form 3800, March 1993

Jack Holland Sr. Oil Co. Ann Marie Holland, Pres&Exec. Street and No 16301 E. 14th Street P.O., State and ZIP Code San Leandro CA 94578	
Postage	\$
Certified Fee	
Special Delivery Fee	
Restricted Delivery Fee	
Return Receipt Showing to Whom & Date Delivered	
Return Receipt Showing to Whom, Date, and Addressee's Address	
TOTAL Postage & Fees	\$
Postmark or Date	

Is your RETURN ADDRESS completed on the reverse side?

- Complete items 1 and/or 2 for additional services.
- Complete items 3, and 4a & b.
- Write your name and address on the reverse of this form so that we can return this card to you.
- Attach this form to the front of the mailpiece, or on the back if space does not permit.
- Write "Return Receipt Requested" on the mailpiece below the article number.
- The Return Receipt will show to whom the article was delivered and the date delivered.

I also wish to receive the following services (for an extra fee):

- 1.  Addressee's Address
- 2.  Restricted Delivery

Consult postmaster for fee.

3. Article Addressed to: #2423 S. Seery

Jack Holland Sr. Oil Company  
Ann Marie Holland, President & Executive  
16301 E. 14th Street  
San Leandro CA 94578

5. Signature (Addressee)

6. Signature (Agent)

4a. Article Number  
Z 196 176 919

4b. Service Type  
 Registered     Insured  
 Certified     COD  
 Express Mail     Return Receipt for Merchandise

7. Date of Delivery

8. Addressee's Address (Only if requested and fee is paid)

Thank you for using Return Receipt

ALAMEDA COUNTY  
HEALTH CARE SERVICES  
AGENCY

DAVID J. KEARS, Agency Director



RAFAT A. SHAHID, DIRECTOR

DEPARTMENT OF ENVIRONMENTAL HEALTH  
State Water Resources Control Board  
Division of Clean Water Programs  
UST Local Oversight Program  
1131 Harbor Bay Parkway  
Alameda, CA 94502-6577  
(510) 567-6700

Certified Mailer # Z 196 176 918

July 27, 1995

STID 2423

Barbara J. Holland, an individual  
P.O. Box 247  
Pebble Beach, CA 93953

Ann Marie Holland, an individual  
1498 Hamrick Lane  
Hayward, CA 94544

Jack Holland Sr. Trust  
Ann Marie Holland, Executor  
1498 Hamrick Lane  
Hayward, CA 94544

Jack Holland Sr. Oil Company  
Ann Marie Holland, President and Chief Executive  
16301 E. 14th Street  
San Leandro, CA 94578

**DIRECTIVE TO TAKE CORRECTIVE ACTION PURSUANT TO CALIFORNIA  
HEALTH AND SAFETY CODE SECTION 25299.37 - 16301 EAST 14TH  
STREET, SAN LEANDRO, ALAMEDA COUNTY**

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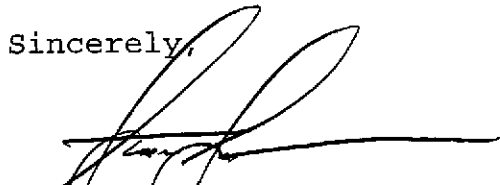
Holland Oil  
 16301 E. 14th St., San Leandro  
 July 27, 1995  
 Page 2 of 2

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Sincerely,



Scott O. Seery, CHMM  
 Senior Hazardous Materials Specialist

cc: Rafat A. Shahid, Agency Director  
 Gil Jensen, Alameda County District Attorney's Office  
 Kevin Graves, RWQCB  
 Jim Ferdinand, Alameda County Fire Department

#2423  
 SOS Z 196 176 918




**Receipt for Certified Mail**

No Insurance Coverage Provided  
 Do not use for International Mail  
 (See Reverse)

PS Form 3800, March 1993

Sent to	Barbara J. Holland, an individual
Street and No.	P.O. Box 247
P.O., State and ZIP Code	Pebble Beach CA 93953
Postage	\$
Certified Fee	
Special Delivery Fee	
Restricted Delivery Fee	
Return Receipt Showing to Whom & Date Delivered	
Return Receipt Showing to Whom, Date, and Addressee's Address	
TOTAL Postage & Fees	\$
Postmark or Date	

<b>SENDER:</b> • Complete Items 1 and/or 2 for additional services. • Complete Items 3, and 4a & b. • Print your name and address on the reverse of this form so that we can return this card to you. • Attach this form to the front of the mailpiece, or on the back if space does not permit. • Write "Return Receipt Requested" on the mailpiece below the article number. • The Return Receipt will show to whom the article was delivered and the date delivered.		I also wish to receive the following services (for an extra fee): 1. <input type="checkbox"/> Addressee's Address 2. <input type="checkbox"/> Restricted Delivery Consult postmaster for fee.	
3. Article Addressed to: #2423 Scott Seery  Barbara J. Holland, An individual P.O. Box 247 Pebble Beach CA 93953		4a. Article Number Z 196 176 918  4b. Service Type <input type="checkbox"/> Registered <input type="checkbox"/> Insured <input checked="" type="checkbox"/> Certified <input type="checkbox"/> COD <input type="checkbox"/> Express Mail <input type="checkbox"/> Return Receipt for Merchandise	
5. Signature (Addressee) 		7. Date of Delivery 8-7-95	
6. Signature (Agent)		8. Addressee's Address (Only if requested and fee is paid)	

ALAMEDA COUNTY  
HEALTH CARE SERVICES  
AGENCY

DAVID J. KEARS, Agency Director



RAFAT A. SHAHID, DIRECTOR

DEPARTMENT OF ENVIRONMENTAL HEALTH  
State Water Resources Control Board  
Division of Clean Water Programs  
UST Local Oversight Program  
1131 Harbor Bay Parkway  
Alameda, CA 94502-6577  
(510) 567-6700

Certified Mailer # Z 196 176 920

July 27, 1995

STID 2423

Barbara J. Holland, an individual  
P.O. Box 247  
Pebble Beach, CA 93953

**Ann Marie Holland, an individual**  
1498 Hamrick Lane  
Hayward, CA 94544

Jack Holland Sr. Trust  
Ann Marie Holland, Executor  
1498 Hamrick Lane  
Hayward, CA 94544

Jack Holland Sr. Oil Company  
Ann Marie Holland, President and Chief Executive  
16301 E. 14th Street  
San Leandro, CA 94578

**DIRECTIVE TO TAKE CORRECTIVE ACTION PURSUANT TO CALIFORNIA  
HEALTH AND SAFETY CODE SECTION 25299.37 - 16301 EAST 14TH  
STREET, SAN LEANDRO, ALAMEDA COUNTY**

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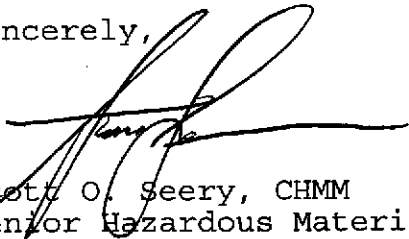
Holland Oil  
 16301 E. 14th St., San Leandro  
 July 27, 1995  
 Page 2 of 2

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Sincerely,



Scott O. Seery, CHMM  
 Senior Hazardous Materials Specialist

cc: Rafat A. Shahid, Agency Director  
 Gil Jensen, Alameda County District Attorney's Office  
 Kevin Graves, RWQCB  
 Jim Ferdinand, Alameda County Fire Department

*[Handwritten initials]*

#2423  
 SOS

Z 196 176 920



**Receipt for Certified Mail**

No Insurance Coverage Provided  
 Do not use for International Mail  
 (See Reverse)

PS Form 3800, March 1993

Sent to AnnMarie Holland, an individual	
Street and No. 1498 Hamrick Lane	
P.O., State and ZIP Code Hayward, CA 94544	
Postage	\$
Certified Fee	
Special Delivery Fee	
Restricted Delivery Fee	
Return Receipt Showing to Whom & Date Delivered	
Return Receipt Showing to Whom, Date, and Addressee's Address	
TOTAL Postage & Fees	\$
Postmark or Date	

<b>SENDER:</b> • Complete items 1 and/or 2 for additional services. • Complete items 3, and 4a & b. • Print your name and address on the reverse of this form so that we can return this card to you. • Attach this form to the front of the mailpiece, or on the back if space does not permit. • Write "Return Receipt Requested" on the mailpiece below the article number. • The Return Receipt will show to whom the article was delivered and the date delivered.		I also wish to receive the following services (for an extra fee): 1. <input type="checkbox"/> Addressee's Address 2. <input type="checkbox"/> Restricted Delivery Consult postmaster for fee.	
3. Article Addressed to: #2423 S. Seery  Ann Marie Holland, an individual 1498 Hamrick Lane Hayward CA 94544  <i>Ann Marie Holland</i> Signature (Addressee)		4a. Article Number Z 196 176 920  4b. Service Type <input type="checkbox"/> Registered <input type="checkbox"/> Insured <input checked="" type="checkbox"/> Certified <input type="checkbox"/> COD <input type="checkbox"/> Express Mail <input type="checkbox"/> Return Receipt for Merchandise	
5. Signature (Agent)		7. Date of Delivery 8-29-95	
6. Signature (Agent)		8. Addressee's Address (Only if requested and fee is paid)	

ALAMEDA COUNTY  
HEALTH CARE SERVICES  
AGENCY

DAVID J. KEARS, Agency Director



RAFAT A. SHAHID, DIRECTOR

DEPARTMENT OF ENVIRONMENTAL HEALTH  
State Water Resources Control Board  
Division of Clean Water Programs  
UST Local Oversight Program  
1131 Harbor Bay Parkway  
Alameda, CA 94502-6577  
(510) 567-6700

Certified Mailer # Z 196 176 921

July 27, 1995

STID 2423

Barbara J. Holland, an individual  
P.O. Box 247  
Pebble Beach, CA 93953

Ann Marie Holland, an individual  
1498 Hamrick Lane  
Hayward, CA 94544

Jack Holland Sr. Trust  
Ann Marie Holland, Executor  
1498 Hamrick Lane  
Hayward, CA 94544

Jack Holland Sr. Oil Company  
Ann Marie Holland, President and Chief Executive  
16301 E. 14th Street  
San Leandro, CA 94578

**DIRECTIVE TO TAKE CORRECTIVE ACTION PURSUANT TO CALIFORNIA  
HEALTH AND SAFETY CODE SECTION 25299.37 - 16301 EAST 14TH  
STREET, SAN LEANDRO, ALAMEDA COUNTY**

Dear Ms. Holland and Ms. Holland:

A comprehensive work plan, dated June 9, 1994 and prepared by Cambria Environmental Technology, Inc. (CETI), was submitted to the Alameda County Department of Environmental Health (ACDEH) on behalf of Barbara Holland. The referenced work plan was submitted in response to an amended request for technical reports from the San Francisco Bay Regional Water Quality Control Board (RWQCB), issued in the wake of the April 20, 1994 Pre-Enforcement Review Panel meeting. The referenced CETI work plan was accepted as proposed in ACDEH correspondence dated July 5, 1994. To date, this work plan has not been implemented.

You are hereby directed to implement the accepted CETI work plan within 30 days of the date of this letter. Please be advised that this directive is issued pursuant to California Health and Safety Code (HSC) Section 25299.37 and that failure to comply is punishable by civil penalties of up to \$10,000 per day per tank as provided in HSC Section 25299.76.

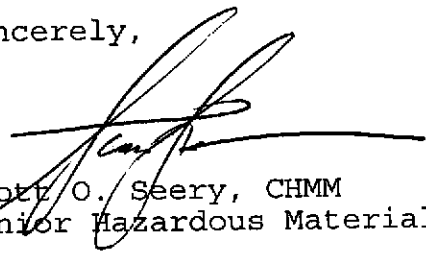
Holland Oil  
 16301 E. 14th St., San Leandro  
 July 27, 1995  
 Page 2 of 2

Additionally, pursuant to Section 2672 of Title 23, California Code of Regulations, and HSC Section 25298, you are directed to contract for the appropriate closures of the underground storage tanks (UST) at the site. You are directed to submit a completed application for said UST closures within 30 days of the date of this letter. Please be advised that HSC Section 25299(b) provides for civil penalties of up to \$5000 per day per tank for failure to comply with this directive.

Please be further advised that failure to comply with these directives will result in the referral of this case to the Alameda County District Attorney's Office for enforcement action.

Please contact me at 510/567-6783 should you have any questions.

Sincerely,



Scott O. Seery, CHMM  
 Senior Hazardous Materials Specialist

cc: Rafat A. Shahid, Agency Director  
 Gil Jensen, Alameda County District Attorney's Office  
 Kevin Graves, RWQCB  
 Jim Ferdinand, Alameda County Fire Department

#2423  
 SOS

Z 196 176 921


**Receipt for Certified Mail**

No Insurance Coverage Provided  
 Do not use for International Mail  
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PS Form 3800, March 1993

Sent to	Jack Holland Sr. Trust
Sent to (Address)	Ann Marie Holland, Executor
P.O., State and ZIP Code	1498 Hamrick Lane Hayward CA 94544
Postage	\$
Certified Fee	
Special Delivery Fee	
Restricted Delivery Fee	
Return Receipt Showing to Whom & Date Delivered	
Return Receipt Showing to Whom, Date, and Addressee's Address	
TOTAL Postage & Fees	\$
Postmark or Date	

<b>SENDER:</b> • Complete items 1 and/or 2 for additional services. • Complete items 3, and 4a & b. • Print your name and address on the reverse of this form so that we can return this card to you. • Attach this form to the front of the mailpiece, or on the back if space does not permit. • Write "Return Receipt Requested" on the mailpiece below the article number. • The Return Receipt will show to whom the article was delivered and the date delivered.	I also wish to receive the following services (for an extra fee): 1. <input type="checkbox"/> Addressee's Address 2. <input type="checkbox"/> Restricted Delivery Consult postmaster for fee.
	3. Article Addressed to: #2423 S. Seery  Jack Holland Sr. Trust Ann Marie Holland, Executor 1498 Hamrick Lane Hayward CA 94544  4a. Article Number Z 196 176 921  4b. Service Type <input type="checkbox"/> Registered <input type="checkbox"/> Insured <input checked="" type="checkbox"/> Certified <input type="checkbox"/> COD <input type="checkbox"/> Express Mail <input type="checkbox"/> Return Receipt for Merchandise  7. Date of Delivery 8-2-95  8. Addressee's Address (Only if requested and fee is paid)
5. Signature (Addressee) 	6. Signature (Agent)

Is your RETURN RECEIPT completed on the reverse side?

Thank you for using Certified Priority Service

Holland Oil  
16305 E. 14<sup>th</sup>  
S. Leandro

4-14-95

MEMO to file

I paid a visit to the site today to note overall condition and to observe how well site security has been holding up. The section of fence bordering the Little League ball field shows signs of having been scaled, likely numerous times. This is evidenced by the way the top support of the fence segment most convenient for those cutting across the site from the ball field is clearly deformed downward, almost forming a shallow "V" shape. Such would occur overtime upon <sup>being subjected to</sup> repeated stress, such as from repeated ~~scat~~ scaling. Hence, site security may be, again, compromised.

SOS

## MEMORANDUM

DATE: November 7, 1994

TO: Gil Jensen, Alameda County District Attorney's Office

FROM: Scott Seery, EPD

SUBJ: Holland Oil, 16301 E.14th Street, San Leandro

---

I spoke with Barbara Holland's attorney, Bernie Rose, on Nov 3. Mr. Rose had promised during a phone call a couple of weeks previous to send a project status update as, although the site assessment work plan had been approved by this office in July 1994, we had not yet been notified of its implementation. (Please note that I had sent a status update request to Barbara Holland on Sept. 13, with no response, prompting this previous call to Mr. Rose.)

Mr. Rose explained that the reason he had not yet responded was that a hearing was scheduled to convene the following day (Friday, Nov. 4, 1994). Mr. Rose explained that it was his understanding that at this hearing the court would appoint a new trustee to administer, specifically, the environmental obligations of the Jack Holland Sr. trust.

Mr. Rose will be submitting a discussion in writing regarding this series of events.

ALAMEDA COUNTY  
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



RAFAT A. SHAHID, Assistant Agency Director

STID 2423

September 13, 1994

Ms. Barbara Holland  
P.O. Box 247  
Pebble Beach, CA 93953

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

RE: JACK HOLLAND SR. OIL COMPANY, 16301 E. 14TH STREET, SAN  
LEANDRO

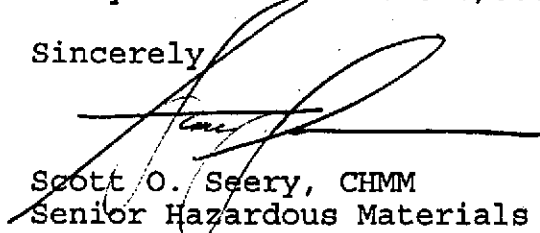
Dear Ms. Holland:

A comprehensive work plan, prepared by Cambria Environmental Technology, Inc. (CETI) and dated June 9, 1994, was submitted on your behalf on June 10, 1994. This work plan was officially accepted by this office in correspondence dated July 5, 1994.

During a conversation with Mr. Scott MacLeod of CETI on August 10, I learned that a meeting was planned that week with the other responsible parties or their representatives. I understand that one topic of this referenced meeting may have been the apportionment of costs associated with the implementation of the cited CETI work plan.

Please advise this office within the next week or two of the status of this case and when field work is anticipated to begin. I may be reached at 510/567-6783.

Sincerely,

  
Scott O. Seery, CHMM  
Senior Hazardous Materials Specialist

cc: Rafat A. Shahid, Assistant Agency Director  
Gil Jensen, Alameda County District Attorney's Office  
Kevin Graves, RWQCB  
Jim Ferdinand, Alameda County Fire Department  
Rob Weston, ACDEH  
Murray Kalish, Kalish & Associates  
1620 Montgomery St., Ste. 300  
San Francisco, CA 94111  
Bernard Rose, Randick & O'Dea  
1800 Harrison St., Ste. 2350  
Oakland, CA 94612  
Annmarie Holland, 1498 Hamrick Lane, Hayward, CA 94544



## MEMORANDUM

DATE: August 10, 1994

TO: Gil Jensen, Alameda County District Attorney's Office

FROM: Scott Seery, LOP

SUBJ: Jack Holland Sr. Oil Company, 16301 E. 14th Street, San  
Leandro

---

Scott MacLeod of Cambria Environmental Technology, Inc. (CETI) called today in follow-up to a call I placed to him last week inquiring when field work was to begin. (CETI is the environmental firm hired by Barbara Holland to produce the comprehensive June 9, 1994 site assessment work plan submitted and approved by ACDEH last month.) Mr. MacLeod informed me that B. Holland's attorney, Bernie Rose, informed him that a meeting between Rose, B. Holland, and (presumably) Ann Marie Holland (perhaps also representatives of the Trust?) is scheduled "at the courthouse" this coming Saturday. According to Mr. Macleod, Rose is planning to negotiating apportionment of costs for the required work at the site.

ALAMEDA COUNTY  
HEALTH CARE SERVICES  
AGENCY

DAVID J. KEARS, Agency Director



RAFAT A. SHAHID, ASST. AGENCY DIRECTOR

STID 2423

July 5, 1994

Ms. Barbara Holland  
P.O. Box 247  
Pebble Beach, CA 93953

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

RE: JACK HOLLAND SR. OIL COMPANY, 16301 E. 14TH STREET, SAN  
LEANDRO

Dear Ms. Holland:

Thank you for arranging for our recent receipt of the June 9, 1994 Cambria Environmental Technology, Inc. (CETI) preliminary site assessment work plan for the referenced site. This work plan was submitted in response to an amended request for technical reports as outlined in the April 21, 1994 San Francisco Bay Regional Water Quality Control Board (RWQCB) letter.

The June 9, 1994 CETI work plan addresses the first three of four tasks outlined in the cited April 21, 1994 RWQCB letter. A summary of the proposed scope of work is as follows:

- o Identify the locations and orientations of each underground storage tank (UST) on all parcels
- o Contract for a licensed surveyor to survey (the location of) each tank and boundaries for all four parcels, and prepare a map depicting the tanks with respect to the parcel boundaries
- o Assess the horizontal and vertical extent of soil and ground water contamination originating from parcels (in part) owned by Barbara Holland
- o Remove the above- and below-ground tanks from parcels owned (in part) by Barbara Holland in accordance with Title 23, California Code of Regulations, the Alameda County Fire Code and ACDEH requirements

The cited CETI work plan has been accepted as proposed. We are aware that during implementation of the assessment phase of this work plan, borings and wells will be required on parcels in which you may or may not have an ownership interest for proper characterization. Hence, in light of the long commercial history of this site as a petroleum bulk plant, and the 25+ potential individual contaminant point sources (read: tanks), clear demarcation of contaminant plumes from specific sources will be difficult.

Ms. Barbara Holland  
RE: 16301 E. 14th Street, San Leandro  
July 5, 1994  
Page 2 of 2

Once UST locations are clearly identified, this office will provide the appropriate tank closure application forms for your completion. Once approved, tank closure(s) may then be scheduled. Additionally, we understand that proposed well/boring locations will be finalized once all tanks are identified and locations surveyed, and before field work associated with the assessment phase begins.

Please call me when field work associated with tank locating and site assessment is scheduled. Although we have recently moved to new offices (1131 Harbor Bay Parkway, 2nd Floor, Alameda 94502) and our permanent phone system is still not in place, you may reach me during the interim by calling 510/271-4320. Such calls will be routed to our phonemail system.

Additionally, please be advised that in order to maintain eligibility for reimbursement under the State Water Resources Control Board (SWRCB) UST cleanup fund, particular contract bidding criteria, among others, must be met. You are encouraged to contact the SWRCB (916/227-4529) for more information.

Sincerely,



Scott O. Seery, CHMM  
Senior Hazardous Materials Specialist

cc: Rafat A. Shahid, Assistant Agency Director  
Gil Jensen, Alameda County District Attorney's Office  
Kevin Graves, RWQCB  
Jim Ferdinand, Alameda County Fire Department  
Rob Weston, ACDEH  
Murray Kalish, Kalish & Associates  
1620 Montgomery St., Ste. 300  
San Francisco 94111  
Bernard Rose, Randick & O'Dea  
1800 Harrison St., Ste. 2350  
Oakland, CA 94612  
N. Scott MacLeod, Cambria Env. Technology, Inc.  
1144 - 65th Street, Ste. C  
Oakland 94608  
Annmarie Holland, 1498 Hamrick Lane, Hayward 94544

ALAMEDA COUNTY - ENVIRONMENTAL HEALTH - HAZARDOUS MATERIALS DIVISION

MEMORANDUM

DATE: June 28, 1994

TO: Gil Jensen, Alameda County District Attorney's Office

FROM: Scott Seery *SS*

SUBJ: Jack Holland Sr. Oil Company, 16301 E. 14th Street, San Leandro: comments in response to review of 6/9/94 site assessment/tank closure work plan submitted on behalf of Barbara Holland by Cambria Environmental Technology

---

Cambria Environmental Technology, Inc. recently submitted a work plan for addressing the requirements imposed by the April 21, 1994 RWQCB directive following the initial and reset Pre-Enforcement Review Panel (PERP) meetings. The reset PERP was held April 20, 1994.

In summary, information presented at the April PERP on behalf of Barbara Holland, owner of 1/2 interest in three of the four parcels comprising this contiguous commercial property, indicated that at least one of the (unknown) number of USTs at this site was located partially on one of the parcels in which B. Holland has interest. Further, several of the 20<sup>+</sup> above-ground tanks also appeared to be located on more than one of the several parcels in which B. Holland has interest. The PERP reasoned that this new information tied the parcels more closely together than ever.

Cambria, contracted by B. Holland, submitted a work plan proposing the following scope of work:

- o Identify all USTs on each parcel
- o Once UST locations are identified, a determination will be made as to which (if any) are located on parcel(s) in which B. Holland has interest
- o Horizontal and vertical extent of contamination released from UST(s) located on parcels in which B. Holland has interest will be assessed
- o All above- and below-ground tanks will be removed from those parcels in which B. Holland has interest

Ground penetrating radar (GPR) is recommended by Cambria for identifying the locations of each of the USTs on all parcels. Should GPR's effectiveness be limited at this site (e.g., instrument interference from above-ground tanks, etc.), Cambria proposes to

uncover each (probable) UST site using a backhoe. A licensed surveyor will be contracted to survey all above- and below-ground tank locations relative to parcel boundaries.

Once tanks are clearly identified and locations surveyed, Cambria will conduct an initial subsurface investigation to assess whether tanks extending onto parcels in which B. Holland has interest have released contaminants. Several borings will be advanced and "grab" water samples collected. "Step-out" borings will continue until the apparent extent of soil/water contamination is subjectively defined. Once defined, permanent well locations will be proposed under separate cover. Maps depicting both initial proposed boring and permanent well locations will be submitted for approval before commencing each phase of work.

Cambria will subcontract for the removal of all above- and below-ground tanks located entirely or partially on parcels in which B. Holland has interest.

I recommend approving the proposed scope of work at the site, even though there is a clear indication that only parcels in which B. Holland has interest will be addressed, at least in principle. The advantages of allowing the work to proceed as proposed are:

- 1) All indications are that a majority of the above-ground tanks appear to be located on those parcels in which B. Holland has interest;
- 2) Contaminants are not constrained by parcel lines. Specific sources for released contaminants will be difficult to determine at a site which has seen so many years of use as a bulk plant, with upwards of 30 individual potential point sources (Read: tanks). If during the initial phase of the investigation soil and ground water contamination is found, the RP will be hard pressed to prove that contaminants did not stem from the specific tank being investigated by that particular borehole in which contamination is initially found. In the course of evaluating whether or not contaminants originated from one tank or another, the entire site would likely require evaluation. This is precisely what is desired;
- 3) Language can be inserted into the letter approving Cambria's work plan which essentially accepts the scope of work (for the sake of getting this project going and abating future releases), but which also sidesteps any acknowledgement of the notion that B. Holland is only responsible for the problems directly stemming from B. Holland's parcels.

Please advise me on this matter.

c: TP

# CAMBRIA Environmental Technology, Inc.

1144 65th Street, Suite C • Oakland, CA 94608 • (510) 420-0700 • Fax (510) 420-9170

## FAX TRANSMITTAL

TO: Scott Seery

FROM: Scott MacLeod <sup>TO:</sup>

COMPANY: ACDEH

DATE: [REDACTED]

FAX NUMBER: 569-4757

PROJECT NUMBER:

SUBJECT: [REDACTED]


PAGES TO FOLLOW: 0

### COMMENTS:

Scott,

As we discussed yesterday, Cambria is preparing the workplan for a subsurface investigation and tank removal at the site referenced above. The workplan is essentially finished, but I'd like to have a few extra days so Barbara Holland can review the workplan. Therefore, I'm requesting an extension until next Friday, June 10. I'd also appreciate you initially your approval of the extension on the bottom of this fax and faxing it back to me today for our records. Thanks for you help.

6/6/94  
EXTENSION REQUEST ACCEPTED

  
SCOTT SEERY, ACDEH

This fax transmittal is intended solely for use by the person or entity identified above. Any copying or distribution of this document by anyone other than the intended recipient is strictly prohibited. If you are not the intended recipient, please telephone us immediately and return the original transmittal to us at the address listed above.

ALAMEDA COUNTY  
HEALTH CARE SERVICES  
AGENCY

DAVID J. KEARS, Agency Director



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

April 28, 1994

Hayward Superior Court  
Probate Division  
24405 Amador Street  
Hayward, CA 94544

RE: Action # H-016069-4

Clerk of the Court:

At the request of the Alameda County Department of Environmental Health, please place the attached documents in the cited case file prior to the 29 April 1994 hearing. These documents pertain to issues which are germane to the above hearing action.

Please call the undersigned at 510/271-4530 should there be any questions.

Sincerely,



Scott O. Seery, CHMM  
Senior Hazardous Materials Specialist

enclosures

cc: Rafat A. Shahid, Assistant Agency Director, Env. Health  
Gil Jensen, Alameda County District Attorney's Office,  
Consumer and Environmental Protection

## CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD

SAN FRANCISCO BAY REGION  
2401 WEBSTER STREET, SUITE 500  
OAKLAND, CA 94612  
(510) 286-1255



April 21, 1994

Barbara J. Holland, an individual  
P.O. Box 247  
Pebble Beach, CA 93953

Ann Marie Holland, an individual  
1498 Hamrick Lane  
Hayward, CA 94544

Heirs of Estate of John M. Holland Sr.  
c/o Ann Marie Holland  
1498 Hamrick Lane  
Hayward, CA 94544

Heirs of Estate of John M. Holland Sr.  
c/o Murray S. Kalish  
Kalish & Associates  
1620 Montgomery Street, Ste. 300  
San Francisco, CA 94111

Jack Holland Sr. Trust  
c/o Ann Marie Holland  
1498 Hamrick Lane  
Hayward, CA 94544

Jack Holland Sr. Trust  
c/o Murray S. Kalish  
Kalish & Associates  
1620 Montgomery Street, Ste. 300  
San Francisco, Ca 94111

ALCO  
HAZMAT

94 APR 22 AM 10:39

**RE: Legal Designation of Responsible Party and Amended Request, for Submittal of Technical Reports Resulting from the Alameda County Department of Environmental Health's Reset Pre-Enforcement Review Panel Meeting of April 20, 1994.**

Dear Ms. Holland, Mr. Kalish, and Heirs:

It has been brought to my attention by Regional Board staff that a condition of soil and ground water pollution exists on the property located at 16301 East 14th Street, San Leandro, from an underground storage tank release. The Alameda County Department of Environmental Health (ACHD) staff have requested technical reports from one or more of you to fulfill your obligations per California Code of Regulations, Title 23, Waters, Chapter 16, Underground Storage Tank Regulations, Article 11, Corrective Action Requirements.



A Reset Pre-Enforcement Review Panel (PERP) meeting was held at the ACHD Offices on April 20, 1994, attended by Mr. Sum Arigala of my staff. It is my understanding that the panel were presented new information which more closely ties the parcels on this contiguous commercial site together. Specifically, a recent site survey, and the account of one of the named parties, identified that some number of the above-ground tanks at this site are located on parcels owned in part by Barbara Holland. The remaining above-ground tanks are located on parcels owned completely, or in part, by the Estate of John Holland Sr. Further, at least one of the abandoned underground storage tanks (UST), a 12,000 gallon solvent tank, appears to be located significantly on parcels owned by both mentioned parties.

Pursuant to the Regional Board's authority under Section 13267(b) of the California Water Code, you are hereby found to be a *responsible party* as defined by Title 23 of the California Code of Regulations, Division 3, Chapter 16, Article 11, Section 2720. This same determination was reached at the September 29, 1993 PERP.

A Responsible Party is "any person who owned or operated the underground storage tank immediately before the discontinuation of its use" and "any person who had or has control over an UST at the time of or following an unauthorized release of petroleum occurred." A responsible party also includes any owner of property from which an unauthorized release of a hazardous substance from an underground storage tank has occurred, among others.

As a Responsible Party, you are required to conduct both soil and ground water investigations to determine the extent of environmental contamination resulting from the release, among other tasks outlined below. You are also required to perform a minimum of monitoring and sampling of any wells presently (or to be) located at the site, and submit summary reports documenting the results of this work.

Therefore, within 45 days of the date of this letter, you are requested to submit technical reports specifically addressing the following numbered items:

- 1) A Preliminary Site Assessment (PSA) work plan to define the lateral and vertical extent of pollution in soil and ground water;
- 2) As a result of widespread contamination, determine the exact location and orientation of all above- and below-ground tanks on all parcels comprising this contiguous site. The specific parcels affected by this requirement are: 80C-479-6-3, 80C-479-6-4, 80C-479-6-11, and 80C-479-6-13.

Submit a licensed surveyor's map depicting the exact locations of each tank relative to each parcel (Note: Due to current site conditions and the perceived limited effectiveness of remote sensing methods, uncovering each tank was proposed at the recent PERP meeting as the best method for determining exact UST locations and orientations relative to parcel boundaries);

- 3) The above- and below-ground tanks must be properly decommissioned / closed in accordance with Title 23, California Code of Regulations, the Alameda County Fire Code, and any other requirements of the ACHD;
- 4) Investigation summary reports must be submitted quarterly.


All proposed assessment work should adhere to the requirements articulated in The Tri-Regional Board Staff Recommendations for the Preliminary Evaluation and Investigation of Underground Storage Tank Sites - 8/10/90 and Article 11 of Title 23, Waters, California Code of Regulations.

I am hereby transmitting this request for technical reports to ACHD for service and continued case handling. You should be aware that failure on your part to submit the requested technical reports, or a submittal received after the date specified in this request, may result in fines up to \$1,000 per day of delinquency. Your response to this technical report request should be sent to Mr. Scott Seery, at ACHD. Please inform Mr. Seery at least three working days in advance of all field activities.

**Please be advised that this is a formal request for technical reports pursuant to California Water Code Section 13267(b). Any extensions of the stated deadlines, or modifications of the required tasks, must be confirmed in writing by either this agency or the Alameda County Department of Environmental Health, Hazardous Materials Division.**

If you have any questions regarding the contents of this letter, please contact Mr. Seery, of ACHD, at (510) 271-4530.

Sincerely,



Steven R. Ritchie  
Executive Officer

Pre-Enforcement Review Panel

Page 4 of 4

cc: Gil Jensen, Alameda County District Attorney's Office,  
Consumer & Environmental Protection Division.  
Scott Seery, Hazardous Materials Specialist, ACHD.  
Robert Weston, Hazardous Materials Specialist, ACHD  
Jim Ferdinand, Alameda County Fire Department

Alameda County Health Care Services Agency, Department of  
Environmental Health, Hazardous Materials Division

In Re The Property Known As :	)	Notice of Official Action
	)	By the San Francisco Bay
Jack Holland Sr. Oil Company	)	Regional Water Quality
16301 East 14th Street	)	Control Board
San Leandro, California	)	

---

Dear Sirs:

The attached Official Notice of Amended Request for Technical Reports pursuant to Water Code Section 13267(b) has been forwarded to this office for legal service, and oversight. As the Agency responsible for enforcing the terms of this Official Action, all communication should continue to be directed to this office. Please make arrangements to comply by calling me at (510) 271-4530 to coordinate all future activities.

Failure to comply could result in liability for civil or administrative penalties of up to \$1000 per day of delinquency.

I Scott Seery, do hereby certify that I served Barbara Holland with a copy of the attached Notice of Official Action by the Regional Board by certified mailer # P 062 128 329.

Dated: 4-25-94

  
\_\_\_\_\_  
(signature)

P 062 128 329

RECEIPT FOR CERTIFIED MAIL

NO INSURANCE COVERAGE PROVIDED  
NO POSTAGE FOR INTERNATIONAL MAIL

(See Reverse)

Sent to <i>Barbara Holland</i>	
Street and No.	
P.O., State and ZIP Code	
Postage	\$
Certified Fee	
Special Delivery Fee	
Restricted Delivery Fee	
Return Receipt (including Postmark and Date) Fee	
Return Receipt (including Postmark and Date) Fee (if desired)	
C.M.A. Postage and Fees	\$
Postmark or Date	

PS Form 3800, June 1983

55

Is your RETURN ADDRESS completed on the reverse side?

SENDER:

- Complete items 1 and/or 2 for additional services.
- Complete items 3, and 4a & b.
- Print your name and address on the reverse of this form so that we can return this card to you.
- Attach this form to the front of the mailpiece, or on the back if space does not permit.
- Write "Return Receipt Requested" on the mailpiece below the article number.
- The Return Receipt will show to whom the article was delivered and the date delivered.

I also wish to receive the following services (for an extra fee):

- 1.  Addressee's Address
  - 2.  Restricted Delivery
- Consult postmaster for fee.

3. Article Addressed to:  
*Barbara Holland*  
*P.O. Box 247*  
*Pebble Beach, CA 93953*  
*B. Holland*

4a. Article Number  
*P 062 128 329*

4b. Service Type  
 Registered     Insured  
 Certified     COD  
 Express/Mail     Return Receipt for Merchandise

7. Date of Delivery  
*5-2-94*

5. Signature (Addressee)

8. Addressee's Address (Only if requested and fee is paid)

6. Signature (Agent)

Thank you for using Return Receipt Service.

Alameda County Health Care Services Agency, Department of  
Environmental Health, Hazardous Materials Division

In Re The Property Known As :	)	Notice of Official Action
Jack Holland Sr. Oil Company	)	By the San Francisco Bay
16301 East 14th Street	)	Regional Water Quality
San Leandro, California	)	Control Board
_____	)	

Dear Sirs:

The attached Official Notice of Amended Request for Technical Reports pursuant to Water Code Section 13267(b) has been forwarded to this office for legal service, and oversight. As the Agency responsible for enforcing the terms of this Official Action, all communication should continue to be directed to this office. Please make arrangements to comply by calling me at (510) 271-4530 to coordinate all future activities.

Failure to comply could result in liability for civil or administrative penalties of up to \$1000 per day of delinquency.

I Scott Seery, do hereby certify that I served Ann Marie Holland with a copy of the attached Notice of Official Action by the Regional Board by certified mailer # P 062 128 336.

Dated: 4-25-94

  
\_\_\_\_\_  
(signature)

P 062 128 336

RECEIPT FOR CERTIFIED MAIL

NO INSURANCE COVERAGE PROVIDED  
NOT FOR INTERNATIONAL MAIL

(See Reverse)

Sent to <i>Ann Marie Holland</i>	
Street and No.	
P.O., State and ZIP Code	
Postage	\$
Rated Fee	
Special Delivery Fee	
Registered Delivery Fee	
Return Receipt (if available)	
Return Receipt (if available) to whom	
Postage and Fees	\$
Postmark or Date	

PS Form 3800 June 1994

Is your RETURN ADDRESS completed on the reverse side?

**SENDER:**

- Complete items 1 and/or 2 for additional services.
- Complete items 3, and 4a & b.
- Print your name and address on the reverse of this form so that we can return this card to you.
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- Write "Return Receipt Requested" on the mailpiece below the article number.
- The Return Receipt will show to whom the article was delivered and the date delivered.

I also wish to receive the following services (for an extra fee):

- Addressee's Address
- Restricted Delivery

Consult postmaster for fee.

3. Article Addressed to:

*Ann Marie Holland*  
*1498 Hamrick Ln*  
*Hayward, CA 94544*  
*Ann Holland*

5. Signature (Addressee)

6. Signature (Agent)

4a. Article Number

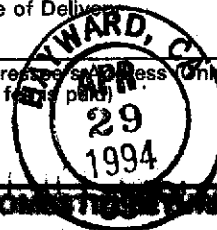
*P 062 128 336*

4b. Service Type

- |   |   |
|---|---|
| <input type="checkbox"/> Registered           | <input type="checkbox"/> Insured                        |
| <input checked="" type="checkbox"/> Certified | <input type="checkbox"/> COD                            |
| <input type="checkbox"/> Express Mail         | <input type="checkbox"/> Return Receipt for Merchandise |

7. Date of Delivery

8. Addressee's Address (Only if requested and fees paid)



Thank you for using Return Receipt Service.

Alameda County Health Care Services Agency, Department of  
Environmental Health, Hazardous Materials Division

In Re The Property Known As :	)	Notice of Official Action
	)	By the San Francisco Bay
Jack Holland Sr. Oil Company	)	Regional Water Quality
16301 East 14th Street	)	Control Board
San Leandro, California	)	

---

Dear Sirs:

The attached Official Notice of Amended Request for Technical Reports pursuant to Water Code Section 13267(b) has been forwarded to this office for legal service, and oversight. As the Agency responsible for enforcing the terms of this Official Action, all communication should continue to be directed to this office. Please make arrangements to comply by calling me at (510) 271-4530 to coordinate all future activities.

Failure to comply could result in liability for civil or administrative penalties of up to \$1000 per day of delinquency.

I Scott Seery, do hereby certify that I served Heirs of Estate of John M. Holland Sr. c/o Murray S. Kalish with a copy of the attached Notice of Official Action by the Regional Board by certified mailer # P 062 128 337.

Dated: 4-25-94

  
\_\_\_\_\_  
(signature)



P 062 128 337

RECEIPT FOR CERTIFIED MAIL

NO INSURANCE COVERAGE PROVIDED

NOT FOR INTERNATIONAL MAIL

(See Reverse)

Sent to <i>Hains, John M. Holland Sr. Estate</i> <i>c/o Murray S. Kalish</i>	
Street and No.	
P.O., State and ZIP Code	
Postage	\$
Certified Fee	
Special Delivery Fee	
Restricted Delivery Fee	
Return Receipt showing to whom and Date Delivered	
Return Receipt showing to whom Date and Address of Delivery	
TOTAL Postage and Fees	\$
Postmark or Date	

PS Form 3800, June 1985

Alameda County Health Care Services Agency, Department of  
Environmental Health, Hazardous Materials Division

In Re The Property Known As :	)	Notice of Official Action
	)	By the San Francisco Bay
Jack Holland Sr. Oil Company	)	Regional Water Quality
16301 East 14th Street	)	Control Board
San Leandro, California	)	

---

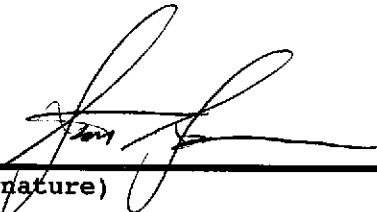
Dear Sirs:

The attached Official Notice of Amended Request for Technical Reports pursuant to Water Code Section 13267(b) has been forwarded to this office for legal service, and oversight. As the Agency responsible for enforcing the terms of this Official Action, all communication should continue to be directed to this office. Please make arrangements to comply by calling me at (510) 271-4530 to coordinate all future activities.

Failure to comply could result in liability for civil or administrative penalties of up to \$1000 per day of delinquency.

I Scott Seery, do hereby certify that I served Jack Holland Sr. Trust c/o Murray S. Kalish with a copy of the attached Notice of Official Action by the Regional Board by certified mailer # P 062 128 238.

Dated: 4-25-94

  
\_\_\_\_\_  
(signature)

P 062 128 238

RECEIPT FOR CERTIFIED MAIL

NO INSURANCE COVERAGE PROVIDED  
NOT FOR INTERNATIONAL MAIL

(See Reverse)

Sent to		Murray S. Kalish
Street and No.		
P.O., State and ZIP Code		
Postage		5
Certified Fee		
Special Delivery Fee		
Restricted Delivery Fee		
Return Receipt showing to whom and Date Delivered		
Return Receipt showing to whom Date and Address of Delivery		
TOTAL Postage and Fees		5
Postmark or Date		

PS Form 3800 June 1965

Alameda County Health Care Services Agency, Department of  
Environmental Health, Hazardous Materials Division

In Re The Property Known As :	)	Notice of Official Action
Jack Holland Sr. Oil Company	)	By the San Francisco Bay
16301 East 14th Street	)	Regional Water Quality
San Leandro, California	)	Control Board
<hr/>		

Dear Sirs:

The attached Official Notice of Amended Request for Technical Reports pursuant to Water Code Section 13267(b) has been forwarded to this office for legal service, and oversight. As the Agency responsible for enforcing the terms of this Official Action, all communication should continue to be directed to this office. Please make arrangements to comply by calling me at (510) 271-4530 to coordinate all future activities.

Failure to comply could result in liability for civil or administrative penalties of up to \$1000 per day of delinquency.

I Scott Seery, do hereby certify that I served Heirs of Estate of John M. Holland Sr. c/o Ann Marie Holland with a copy of the attached Notice of Official Action by the Regional Board by certified mailer # P 062 128 338.

Dated: 4-25-94

---

  
(signature)

P 062 128 338

RECEIPT FOR CERTIFIED MAIL

NO INSURANCE COVERAGE PROVIDED  
NOT FOR INTERNATIONAL MAIL

(See Reverse)

Sent to <i>Heins, John M. Holland Sr. Estate</i> <i>c/o Ann Marie Holland</i>	
Street and No.	
P.O., State and ZIP Code	
Postage	\$
Certified Fee	
Restricted Delivery Fee	
Registered Delivery Fee	
Return Receipt (hard copy)	
Return Receipt (electronic)	
Signature Required Fee	
Postmark or Date	

PS Form 3800, June 1993

Is your RETURN ADDRESS completed on the reverse side?

SENDER:

- Complete items 1 and/or 2 for additional services.
- Complete items 3, and 4a & b.
- Print your name and address on the reverse of this form so that we can return this card to you.
- Attach this form to the front of the mailpiece, or on the back if space does not permit.
- Write "Return Receipt Requested" on the mailpiece below the article number.
- The Return Receipt will show to whom the article was delivered and the date delivered.

I also wish to receive the following services (for an extra fee):

- Addressee's Address
- Restricted Delivery

Consult postmaster for fee.

3. Article Addressed to:

*Heins to Estate of John M. Holland*  
*c/o Ann Marie Holland*  
*1498 Hamrick Ln*  
*Hayward, CA 94544*

5. Signature (Addressee)

6. Signature (Agent)

*Ann Marie Holland*

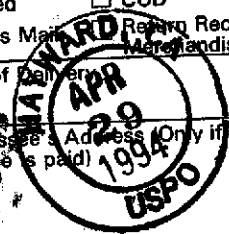
4a. Article Number

*P 062 128 338*

4b. Service Type

- Registered  Insured  
 Certified  COD  
 Express Mail  Return Receipt for Merchandise

7. Date of Delivery



8. Addressee's Address (Only if requested and fee is paid)

Thank you for using Return Receipt Service.

Alameda County Health Care Services Agency, Department of  
Environmental Health, Hazardous Materials Division

In Re The Property Known As :	)	Notice of Official Action
	)	By the San Francisco Bay
Jack Holland Sr. Oil Company	)	Regional Water Quality
16301 East 14th Street	)	Control Board
San Leandro, California	)	
<hr/>		

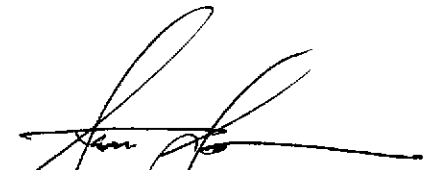
Dear Sirs:

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Failure to comply could result in liability for civil or administrative penalties of up to \$1000 per day of delinquency.

I Scott Seery, do hereby certify that I served Jack Holland Sr. Trust c/o Ann Marie Holland with a copy of the attached Notice of Official Action by the Regional Board by certified mailer # P 062 127 817.

Dated: 4-25-94

---

  
(signature)

P 062 127 817

RECEIPT FOR CERTIFIED MAIL

NO INSURANCE COVERAGE PROVIDED  
NOT FOR INTERNATIONAL MAIL  
(See Reverse)

Sent to <i>Jack Holland Sr. Trust</i> <i>c/o Annmarie Holland</i>	
Street and No.	
P.O. State and ZIP Code	
Postage	5
Certified Fee	
Special Delivery Fee	
Restricted Delivery Fee	
Return Receipt (if any) Number and Date Delivered	
Return Receipt (if any) to whom Delivered (Address of Delivery)	
TOTAL Postage and Fees	5
Postmark or Date	

PS Form 3800, June 1983

Is your RETURN ADDRESS completed on the reverse side?

**SENDER:**

- Complete items 1 and/or 2 for additional services.
- Complete items 3, and 4a & b.
- Print your name and address on the reverse of this form so that we can return this card to you.
- Attach this form to the front of the mailpiece, or on the back if space does not permit.
- Write "Return Receipt Requested" on the mailpiece below the article number.
- The Return Receipt will show to whom the article was delivered and the date delivered.

I also wish to receive the following services (for an extra fee):

- 1.  Addressee's Address
- 2.  Restricted Delivery

Consult postmaster for fee.

3. Article Addressed to:

*Jack Holland Sr. Trust*  
*c/o Ann Marie Holland*  
*1498 Hamrick Ln*  
*Hayward, CA 94544*

5. Signature (Addressee)

*Ann Holland*

6. Signature (Agent)

4a. Article Number

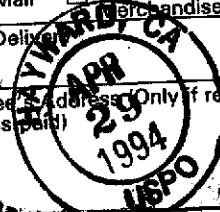
*P 062 127 817*

4b. Service Type

- Registered
- Certified
- Express Mail
- Insured
- COD
- Return Receipt for Merchandise

7. Date of Delivery

8. Addressee's address (Only if requested and fee is paid)



Thank you for using Return Receipt Service.

HOLLAND OIL  
PERP reset

4/20/94

B. Rose ① feels it is not one parcel - "wing" parcels acquired later

Holland and Son

Holland Oil

② above ground tanks located on ~~the~~ both 1/2 interest parcels and that owned 100% by Holland estate

③ (apparent) primary problem is on central parcel

④

A.M. Holland ① states the 12,000 gal solvent UST is mostly (90%) on ~~its~~ parcel G-3

② hearing April 29<sup>th</sup> re: Probate Court, Hayward  
H16069-4

③

B. Rose ① B. Holland will pay for some digging  
② doesn't want to appeal to state, but will

~~Needs~~

① PSA



ALAMEDA COUNTY  
HEALTH CARE SERVICES  
AGENCY

DAVID J. KEARS, Agency Director



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

April 28, 1994

Hayward Superior Court  
Probate Division  
24405 Amador Street  
Hayward, CA 94544

RE: Action # H-016069-4

Clerk of the Court:

At the request of the Alameda County Department of Environmental Health, please place the attached documents in the cited case file prior to the 29 April 1994 hearing. These documents pertain to issues which are germane to the above hearing action.

Please call the undersigned at 510/271-4530 should there be any questions.

Sincerely,

Scott O. Seery, CHMM  
Senior Hazardous Materials Specialist

enclosures

cc: Rafat A. Shahid, Assistant Agency Director, Env. Health  
Gil Jensen, Alameda County District Attorney's Office,  
Consumer and Environmental Protection

ALAMEDA COUNTY  
HEALTH CARE SERVICES  
AGENCY

DAVID J. KEARS, Agency Director



RAFAT A. SHAHID, ASST. AGENCY DIRECTOR

STID 2423

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

March 31, 1994

Barbara J. Holland  
P.O. Box 247  
Pebble Beach, CA 93953

Ann Marie Holland  
1498 Hamrick Lane  
Hayward, CA 94544

RE: November 2, 1993 RWQCB *Legal Designation of Responsible Party and Request for Submittal of Technical Report*

Dear Ms. Holland:

Your attention is directed towards the November 2, 1993 San Francisco Bay Regional Water Quality Control Board (RWQCB) letter presenting the legal designation of responsible party and request for technical reports issued following the September 29, 1993 Pre-Enforcement Review Panel (PERP) meeting held at the offices of the Alameda County Department of Environmental Health (ACDEH).

The referenced RWQCB letter requests the submittal of technical reports and the performance of tasks specifically addressing the following: 1) a Preliminary Site Assessment (PSA) work plan; 2) a report presenting the results of a site survey intended to identify parcel boundaries and the locations of both above- and below-ground storage tanks; 3) summary reports presenting the results of the ongoing environmental investigation; 4) the appropriate closure/decommissioning of the above- and below-ground storage tanks; and 5) provide appropriate site security, and document such in a status report.

The original deadline for completion of these tasks was extended an additional 90 days at the request of Mr. Bernard Rose, council for Barbara Holland. Consequently, the new date by which conformance with the conditions of the cited November 2, 1993 RWQCB letter was to have been reached was March 17, 1994. I understand from conversations with Mr. Rose that Barbara Holland has complied with two provisions: site security improvements have been made, and a survey of the site has been performed (although ACDEH has not yet received the certified surveyor's map).

Although some progress has been made, please be advised that you are still substantially out of compliance with the directives outlined in the cited November 2, 1993 RWQCB letter.

Barbara and Ann Marie Holland  
RE: 16301 E. 14th Street, San Leandro  
March 31, 1994  
Page 2 of 2

At the request of Mr. Rose, a reset PERP meeting has been scheduled for April 20, 1994, the official notice for which is enclosed with this letter.

Please call 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  
Rich Hiett, RWQCB  
Robert Weston, ACDEH  
Ed Laudani, Alameda County Fire Department  
Bernard Rose, Randick & O'Dea  
Murray Kalish, 1620 Montgomery, Ste. 300. S.F. 94111

**Alameda County Health Care Services Agency, Department of  
Environmental Health, Hazardous Materials Division**

In Re The Property Known As :       )       **Notice of Reset  
Pre-Enforcement  
Review Panel**

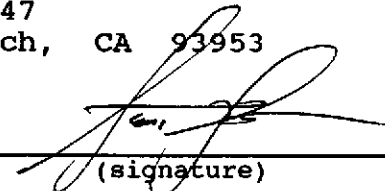
Jack Holland Sr. Oil Company  
16301 East 14th Street, San Leandro 94578 )

Notice is hereby given that upon the motion of the Alameda County Hazardous Materials Division, and the San Francisco Bay Regional Water Quality Control Board, a **reset Review Panel** will convene on **April 20, 1994** at **9:00 a.m.** in the offices of the Alameda County Hazardous Materials Division located at 80 Swan Way, Room 200, Oakland, CA 94621. This **reset Review Panel** will convene for the purpose of hearing new evidence for determining responsible parties as well as appropriate closure, site assessment, clean-up and mitigation of contamination at the above location.

The Alameda County Hazardous Materials Division, and the San Francisco Bay Regional Water Quality Control Board, have named and served notice of this **reset Review Panel** on the following persons or entities as having proposed responsibility for closure, site assessment, clean-up and mitigation of contamination at the above location, and by this notice all parties named herein are informed of the right to appear and show cause, if any they have, for the exclusion or inclusion of any of the parties served herein from said responsibility or obligations:

1.   **Annmarie Holland**  
Estate of John M. Holland Sr. and  
Jack Holland Sr. Trust  
1498 Hamrick Lane  
Hayward, CA 94544
  
2.   **Barbara J. Holland**  
P.O. Box 247  
Pebble Beach, CA 93953

Dated: **March 31, 1994**

  
\_\_\_\_\_  
(signature)

Alameda County Health Care Services Agency, Department of  
Environmental Health, Hazardous Materials Division

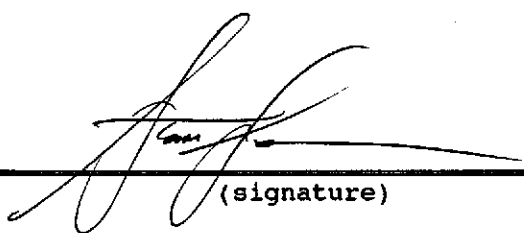
In Re The Property Known As : ) Proof of Service of

)  
) Notice of Reset  
) Pre-Enforcement  
) Review Panel

Jack Holland Sr. Oil Company  
16301 E. 14th Street  
San Leandro, CA 94578

I Scott Seery, do hereby certify that I served Ann Marie Holland with a copy of the attached Notice of Reset Pre-Enforcement Review Panel on March 31, 1994 by certified mailer# P 062 128 334.

Dated: 3/31/94

  
\_\_\_\_\_  
(signature)

P 062 128 334

RECEIPT FOR CERTIFIED MAIL

NO INSURANCE COVERAGE PROVIDED  
NOT FOR INTERNATIONAL MAIL

(See Reverse)

Sent to <i>Ann Marie Holland</i>	
Street and No. <i>1498 Hamrick Lane</i>	
P.O., State and ZIP Code <i>Hayward, CA 94544</i>	
Postage	\$
Certified Fee	
Special Delivery Fee	
Registered Delivery Fee	
Return Receipt (copy to whom and to be delivered)	
Web Address (copy to whom, date, and address of delivery)	
TOTAL Postage and Fees	\$
Postmark or Date	

PS Form 3800 Jun 7 1985

SS 7423

Is your RETURN ADDRESS completed on the reverse side?

SENDER:

- Complete items 1 and/or 2 for additional services.
- Complete items 3, and 4a & b.
- Print your name and address on the reverse of this form so that we can return this card to you.
- Attach this form to the front of the mailpiece, or on the back if space does not permit.
- Write "Return Receipt Requested" on the mailpiece below the article number.
- The Return Receipt will show to whom the article was delivered and the date delivered.

I also wish to receive the following services (for an extra fee):

- 1.  Addressee's Address
- 2.  Restricted Delivery

Consult postmaster for fee.

3. Article Addressed to:

*Ann Marie Holland  
1498 Hamrick Ln  
Hayward, CA 94544*

*Ann Marie Holland*

5. Signature (Addressee)

6. Signature (Agent)

4a. Article Number

*P 062 128 334*

4b. Service Type

- Registered  Insured
- Certified  COD
- Express Mail  Return Receipt for Merchandise

7. Date of Delivery

*4-2-94*

8. Addressee's Address (Only if requested and fee is paid)

Thank you for using Return Receipt Service.

Alameda County Health Care Services Agency, Department of  
Environmental Health, Hazardous Materials Division

In Re The Property Known As : )

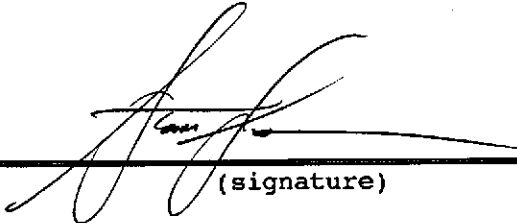
Proof of Service of

)  
)  
)  
Notice of Reset  
Pre-Enforcement  
Review Panel

Jack Holland Sr. Oil Company  
16301 E. 14th Street  
San Leandro, CA 94578

I Scott Seery, do hereby certify that I served Ann Marie Holland with a copy of the attached Notice of Reset Pre-Enforcement Review Panel on March 31, 1994 by certified mailer# P 062 128 334.

Dated: 3/31/94

  
\_\_\_\_\_  
(signature)

P 062 128 334

RECEIPT FOR CERTIFIED MAIL

NO INSURANCE COVERAGE PROVIDED  
NOT FOR INTERNATIONAL MAIL  
(See Reverse)

Sent to <i>Ann Marie Holland</i>	
Street and No. <i>1498 Hamrick Lane</i>	
P.O., State and ZIP Code <i>Hayward, CA 94544</i>	
Postage	\$
Certified Fee	
Special Delivery Fee	
Restricted Delivery Fee	
Return Receipt (being furnished and Post Delivered)	
Return Receipt (being returned to whom, Date and Address of Return)	
U.S. Air Postage and Fees	\$
Postmark or Date	

PS Form 3800 June 1967

Is your RETURN ADDRESS completed on the reverse side?

**SENDER:**

- Complete items 1 and/or 2 for additional services.
- Complete items 3, and 4a & b.
- Print your name and address on the reverse of this form so that we can return this card to you.
- Attach this form to the front of the mailpiece, or on the back if space does not permit.
- Write "Return Receipt Requested" on the mailpiece below the article number.
- The Return Receipt will show to whom the article was delivered and the date delivered.

I also wish to receive the following services (for an extra fee):

- 1.  Addressee's Address
- 2.  Restricted Delivery

Consult postmaster for fee.

3. Article Addressed to:

*Ann Marie Holland  
1498 Hamrick Ln  
Hayward, CA 94544*

*Ann Marie Holland*

5. Signature (Addressee)

6. Signature (Agent)

4a. Article Number

*P 062 128 334*

4b. Service Type

- Registered  Insured
- Certified  COD
- Express Mail  Return Receipt for Merchandise

7. Date of Delivery

*4-2-94*

8. Addressee's Address (Only if requested and fee is paid)

Thank you for using Return Receipt Service.



ALAMEDA COUNTY  
HEALTH CARE SERVICES  
AGENCY

DAVID J. KEARS, Agency Director



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 2423

December 15, 1993

Mr. Bernard Rose  
Randick & O'Dea  
1800 Harrison Street, Ste. 2350  
Oakland, CA 94612

RE: (FORMER) JACK HOLLAND OIL COMPANY, 16301 E. 14TH STREET,  
SAN LEANDRO

Dear Mr. Rose:

Thank you for the recent submittal of a copy of your letter appeal to the State Water Resources Control Board. This letter appeal was submitted in the wake of the November 2, 1993 San Francisco Bay Regional Water Quality Control Board (RWQCB) letter detailing the decision of the September 29, 1993 Pre-Enforcement Review Panel in naming several responsible parties (RP) for site assessment, among other tasks.

As we discussed previously, the county is anxious to resolve the multiple environmental and compliance problems at this site. If more time is needed to resolve some of the underlying issues, then more time will be granted. You mentioned that a 90 day extension would seem reasonable, and I agree. Therefore, to the extent possible, this office will expect an update and resolution of the issues outlined in the referenced November 2, 1993 RWQCB letter by March 17, 1994.

Please bear in mind that, to productively move this case forward towards final resolution, several fundamental issues must first be resolved: 1) clearly identifying the locations of lot lines, and, hence, ownership of the each lot, and 2) identifying the exact locations of each of the many above- and underground storage tanks (UST). This task will necessitate that the locations of each lot and tank be surveyed by a California-licensed surveyor, and that such locations are depicted on a certified surveyor's map. Further, an improvement in site security is of paramount importance.

Mr. Bernard Rose  
RE: Jack Holland Oil Company, 16301 E.14th Street  
December 15, 1993  
Page 2 of 2

Please call 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  
Craig M. Wilson, SWRCB, 901 "P" St., Sacramento 95814  
Steven Ritchie, RWQCB  
Jim Ferdinand, Alameda County Fire Department  
Robert Weston, ACDEH  
Ann Marie Holland, 1498 Hamrick Lane, Hayward 94544  
Murray Kalish, 1620 Montgomery, Ste. 300, S.F. 9411

MEMORANDUM

DATE: December 3, 1993

TO: Gil Jensen, Alameda County District Attorney's Office

FROM: Scott Seery

SUBJ: Jack Holland Oil Company, 16301 E. 14th Street, San Leandro

This memo follows that of December 2nd in which was detailed the filing of a "Letter Appeal" by Bernie Rose, Barbara Holland's attorney. He informed today that Ted Cobb of the SWRCB told Mr. Rose that his appeal looked "OK." Incidentally, a copy of Mr. Rose's November 10, 1993 letter was attached to his letter appeal. Apparently this appeal is placed on "hold" for two years and, should the Board not be advised by the parties involved to the contrary, the initial RWQCB order will be dissolved without prejudice. I asked Mr. Rose for a copy of his appeal, which he agreed to provide.

I suggested that, now that all the breathing room we need has been provided, some reasonably firm time frame should be established between the parties for resolution of the pending issues. I noted that a 90 day extension had been suggested previously. He said that would probably still be enough time. I told him that I would wait to get a copy of his letter appeal, and then put something in writing.

Alameda County Environmental Health Department  
Hazardous Materials Division

M E M O R A N D U M

DATE: December 2, 1993  
TO: Gil Jensen, District Attorney Office  
FROM: Scott Seery, LOP  
Subject: Jack Holland Oil Company, 16301 E. 14th Street, San  
Leandro

---

Bernie Rose called yesterday, December 1st. He said that he had spoken with the SWRCB's Tedd Cobb regarding the due date extension for submittal of the requisite technical reports, and the time limitations for him to file an appeal to the Board. He indicated that, according to Mr. Cobb, there was no way to put the appeal on "hold." Mr. Rose said he then filed a document called a "Letter of Appeal." In the cover letter submitted with the appeal, Mr. Rose said he wrote that the DA, ACDEH, and RP want to resolve the issues, but that more time is simply needed.

Mr. Rose said that the appeal asks that the Board hold any enforcement action in abeyance until they "hear back from him." He said that this appeal was made only to uphold the statute of limitations placed on such actions, and, according to him, is a fairly common procedure. This way, he goes on to say, the appellate is allowed to meet statute requirements. He also said that the county doesn't need to respond to anything at this point.

He reportedly asked Mr. Cobb to contact me if there were any questions.

Tedd Cobb 916-657-0406

## MEMORANDUM

DATE: November 24, 1993

TO: Gil Jensen, Alameda County District Attorney's Office

FROM: Scott Seery, Hazardous Materials Division

SUBJ: Jack Holland Oil Company, 16301 E. 14th Street, San Leandro -  
conversation with Bernard Rose, Randick & O'Dea, regarding  
Barbara Holland

I spoke with Bernard Rose on Tuesday, November 23, in reference to his letter to the RWQCB and yourself dated November 10, 1993. Mr. Rose's letter argues that Barbara Holland was inappropriately named as one of several RPs in the November 2<sup>nd</sup>, 1993 RWQCB letter requesting the submittal of a PSA work plan and site survey, among other tasks. Mr. Rose contends that Barbara Holland is in no way connected with the 16301 E. 14th Street site.

I explained to Mr. Rose that he is literally correct in stating Barbara Holland has no ownership interest in that specific address. The street address 16301 E. 14th Street is assigned to ASN 80C-479-6-4 in the Alameda County Assessor's records, owned 100% by the heirs of the estate of John M. Holland. Nonetheless, Ms. Holland is at least a 50% owner in the remaining three (3) parcels comprising this contiguous, industrial site. The 16301 E. 14th Street address is that which has been used historically to catalog this site at ACDEH, as well as by those associated with Jack Holland Sr. Oil Company and all other parties who have previously referred to this site. I asked him to note that under point 2 of the cited November 2<sup>nd</sup>, 1993 RWQCB letter, the parcels of concern are specifically identified. He acknowledged that he now understood.

I gave him a condensed version of the history of the site, from first discovery of the environmental problems in 1989, ACDEH's subsequent request for site assessment, our attempts to cooperatively work with Ann Marie Holland over the course of the last several years to resolve these issues, and the July 1, 1993 on-site meeting with Barbara Holland and her attorney Archie Mull, Murray Kalish, reportedly the court-appointed accountant now handling the affairs of the estate, Rich Hiatt (RWQCB), and Rob Weston and I (ACDEH). I told Mr. Rose that one of the crucial elements of this case, now that ACDEH realized that there was at least one other PRP, was to identify on which parcel, or parcels, the environmental and compliance problems were found. I explained further that Mr. Mull agreed to have a site survey conducted to resolve this basic issue. Further, Barbara Holland volunteered to begin the removal of extraneous "junk" from the site, and to explore the need for better security at the site. Mr. Rose said that whatever Ms. Holland had agreed to was not binding.

I told Mr. Rose that, on September 27, 1993, I drove by the site to note whether any changes to the site had occurred so that I would be well informed at the Pre-Enforcement Review Panel (PERP) meeting slated two days later on September 29. As I drove past the site, northbound on E.14th, I saw a survey crew at the site actively

performing an apparent survey of the site. I told Mr. Rose that I was "tickled" that this was occurring, and that I was hopeful that this new information would be presented at the September 29 PERP. As you are aware, it was not. I told Mr. Rose that I can only conclude that, by not presenting the results of the survey, whether at the PERP or some later time, the results of this survey were likely not favorable to whomever paid for it to be performed.

I described the security problems with kids using the site as a shortcut to and from E. 14th Street, proximity of the elementary school and Little League fields, and my perception of the liability issues should someone be injured while crossing the site. I described the fact that there are approximately 8-10 USTs and 18 above-ground tanks abandoned at the site. I discussed the noteworthy contamination, and the habit of contaminants to ignore property boundaries as they make their way through the subsurface.

Mr. Rose said he'd really like to get to the meat of this case and the RP issues, too, but there is simply not enough time now, particularly with the Holidays upon us, to complete these tasks within the deadline contained in the November 29 RWQCB letter. He feared the \$1000/day penalties. I tried to impress upon Mr. Rose that it is not our intent to levy fines for the sake of levying fines. Our intent is to simply get the needed work done and to get this case moving, and to tap into whomever and whatever resources are needed to realize this goal. The fine is merely the bat held over the parties' heads.

Mr. Rose said that he now understood our intent, but because of the time frame requirements of such RWQCB "orders," he was up against the wall to file a petition, or lose the opportunity to do so in the future. I said that I would grant whatever additional time he needed to get these issues resolved. He suggested an additional 90 days. I said "fine." However, he said that some official protocol had to be followed to "rescind" the "order" or something to that affect. I said that it sounded like he should speak to you about the language to be drafted into whatever letter I need to write to affect a deadline extension. I requested he contact you.

Please advise me in this matter.

Additionally, I provided Mr. Rose with a copy of the Assessor's map I have showing the subject site and parcels comprising it. In exchange, Mr. Rose said he would send me map he acquired which shows the locations of the tanks (!) with an overlay of some sort. I sent my map via facsimile yesterday afternoon.

Alameda County Health Care Services Agency, Department of  
Environmental Health, Hazardous Materials Division

In Re The Property Known As :	)	Notice of Official Action
	)	By the San Francisco Bay
Jack Holland Sr. Oil Company	)	Regional Water Quality
16301 East 14th Street	)	Control Board
San Leandro, California	)	

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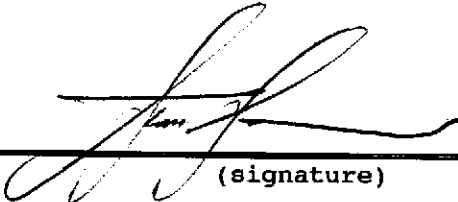
Dear Sirs:

The attached Official Notice of Request for Technical Reports pursuant to Water Code Section 13267(b) has been forwarded to this office for legal service, and oversight. As the Agency responsible for enforcing the terms of this Official Action, all communication should continue to be directed to this office. Please make arrangements to comply by calling me at (510) 271-4530 to coordinate all future activities.

Failure to comply could result in liability for civil or administrative penalties of up to \$1000 per day of delinquency.

I Scott Seery, do hereby certify that I served Jack Holland Sr.  
Trust c/o Murray S. Kalish with a copy of the attached Notice of  
Official Action by the Regional Board by certified mailer  
# P 113 815 026.

Dated: 11-4-93

  
\_\_\_\_\_  
(signature)

P 113 815 026



### Receipt for Certified Mail

No Insurance Coverage Provided  
Do not use for International Mail  
(See Reverse)

Sent to <b>Jack Holland Sr. Trust</b>	
c/o <b>Murray S. Kalish</b>	
Street and No <b>1620 Montgomery St, #300</b>	
P.O., State and ZIP Code <b>S.F. 94111</b>	
Postage	\$
Certified Fee	
Special Delivery Fee	
Restricted Delivery Fee	
Return Receipt Showing to Whom & Date Delivered	
Return Receipt Showing to Whom, Date, and Addressee's Address	
TOTAL Postage & Fees	\$
Postmark or Date	

PS Form 3800, June 1991

#### SENDER:

- Complete items 1 and/or 2 for additional services.
- Complete items 3, and 4a & b.
- Print your name and address on the reverse of this form so that we can return this card to you.
- Attach this form to the front of the mailpiece, or on the back if space does not permit.
- Write "Return Receipt Requested" on the mailpiece below the article number.
- The Return Receipt will show to whom the article was delivered and the date delivered.

I also wish to receive the following services (for an extra fee):

- Addressee's Address
- Restricted Delivery

Consult postmaster for fee.

Is your RETURN ADDRESS completed on the reverse side?

3. Article Addressed to:  
**Jack Holland Sr. Trust**  
**c/o Murray S. Kalish**  
**Kalish Associates**  
**1620 Montgomery St., #300**  
**S.F., CA 94111**

4a. Article Number  
**P 113 815 026**

4b. Service Type

<input type="checkbox"/> Registered	<input type="checkbox"/> Insured
<input checked="" type="checkbox"/> Certified	<input type="checkbox"/> COD
<input type="checkbox"/> Express Mail	<input type="checkbox"/> Return Receipt for Merchandise

7. Date of Delivery  
**NOV 10 1981**

8. Addressee's Address (Only if requested and fee is paid)

5. Signature (Addressee)  
*Murray S. Kalish*

6. Signature (Agent)

Thank you for using Return Receipt Service.



Alameda County Health Care Services Agency, Department of  
Environmental Health, Hazardous Materials Division

In Re The Property Known As : )  
 )  
Jack Holland Sr. Oil Company )  
16301 East 14th Street )  
San Leandro, California )  
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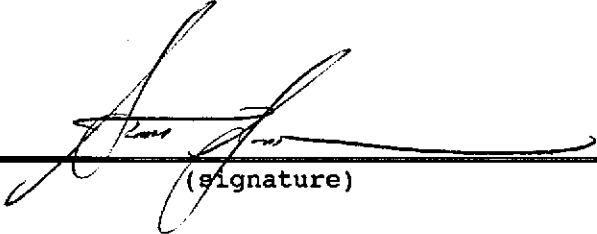
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Failure to comply could result in liability for civil or administrative penalties of up to \$1000 per day of delinquency.

I Scott Seery, do hereby certify that I served Heirs of Estate of John Holland Sr. c/o Murray S. Kalish with a copy of the attached Notice of Official Action by the Regional Board by certified mailer # P 113 815 025.

Dated: 11-4-93

  
\_\_\_\_\_  
(signature)

P 113 815 025



Receipt for Certified Mail

No Insurance Coverage Provided  
Do not use for International Mail  
(See Reverse)

PS Form 3800, June 1991

Sent to <i>Heirs of Estate c/o Murray Kalish</i>	
Street and No. <i>1620 Montgomery St., #300</i>	
P.O., State and ZIP Code <i>S.F. 94111</i>	
Postage	\$
Certified Fee	
Special Delivery Fee	
Restricted Delivery Fee	
Return Receipt Showing to Whom & Date Delivered	
Return Receipt Showing to Whom, Date, and Addressee's Address	
TOTAL Postage & Fees	\$
Postmark or Date	

In your RETURN ADDRESS completed on the reverse side?

**SENDER:**

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- Complete items 3, and 4a & b.
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I also wish to receive the following services (for an extra fee):

- Addressee's Address
- Restricted Delivery

Consult postmaster for fee.

3. Article Addressed to:  
*Heirs of Estate of John Holland Sr.  
c/o Murray S. Kalish  
Kalish Associates  
1620 Montgomery Street, #300  
S.F., CA 94111*

4a. Article Number  
*P 113 815 025*

4b. Service Type  
 Registered  
 Certified  
 Express Mail  
 Return Receipt for Merchandise

7. Date of Delivery  
*11-19-91*

5. Signature (Addressee)  
*Murray Kalish*

6. Signature (Agent)

8. Addressee's Address (Only if requested and fee is paid)

Thank you for using Return Receipt Service.

Alameda County Health Care Services Agency, Department of  
Environmental Health, Hazardous Materials Division

In Re The Property Known As : )  
 )  
Jack Holland Sr. Oil Company )  
16301 East 14th Street )  
San Leandro, California )

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Notice of Official Action  
By the San Francisco Bay  
Regional Water Quality  
Control Board

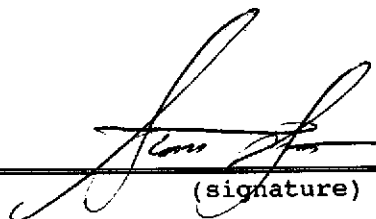
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Failure to comply could result in liability for civil or administrative penalties of up to \$1000 per day of delinquency.

I Scott Seery, do hereby certify that I served Jack Holland Sr. Trust c/o Ann Marie Holland with a copy of the attached Notice of Official Action by the Regional Board by certified mailer # P 113 815 024.

Dated: 11-4-93

  
\_\_\_\_\_  
(signature)

P 113 815 024



### Receipt for Certified Mail

No Insurance Coverage Provided  
Do not use for International Mail  
(See Reverse)

Sent to <i>Jack Holland Sr. Trust</i>	
<i>PO Ann Marie Holland</i>	
Street and No. <i>1498 Hamrick Lane</i>	
P.O. State and ZIP Code <i>Hayward 94544</i>	
Postage	\$
Certified Fee	
Special Delivery Fee	
Restricted Delivery Fee	
Return Receipt Showing to Whom & Date Delivered	
Return Receipt Showing to Whom, Date, and Addressee's Address	
TOTAL Postage & Fees	\$
Postmark or Date	

PS Form 3800, June 1991

<p><b>SENDER:</b></p> <ul style="list-style-type: none"> <li>• Complete items 1 and/or 2 for additional services.</li> <li>• Complete items 3, and 4a &amp; b.</li> <li>• Print your name and address on the reverse of this form so that we can return this card to you.</li> <li>• Attach this form to the front of the mailpiece, or on the back if space does not permit.</li> <li>• Write "Return Receipt Requested" on the mailpiece below the article number.</li> <li>• The Return Receipt will show to whom the article was delivered and the date delivered.</li> </ul>	<p>I also wish to receive the following services (for an extra fee):</p> <p>1. <input type="checkbox"/> Addressee's Address</p> <p>2. <input type="checkbox"/> Restricted Delivery</p> <p>Consult postmaster for fee.</p>
	<p>3. Article Addressed to:</p> <p><i>Jack Holland Sr. Trust</i> <i>PO Ann Marie Holland</i> <i>1498 Hamrick Lane</i> <i>Hayward, CA 94544</i></p>
<p>5. Signature (Addressee)</p> <p><i>Ann M. Holland</i></p>	<p>4b. Service Type</p> <p><input type="checkbox"/> Registered <input type="checkbox"/> Insured</p> <p><input checked="" type="checkbox"/> Certified <input type="checkbox"/> COD</p> <p><input type="checkbox"/> Express Mail <input type="checkbox"/> Return Receipt for Merchandise</p>
<p>6. Signature (Agent)</p>	<p>7. Date of Delivery</p> <p><i>1-6-93</i></p>
<p>8. Addressee's Address (Only if requested and fee is paid)</p>	

In your RETURN ADDRESS completed on the reverse side?

Thank you for using Return Receipt Service.

Alameda County Health Care Services Agency, Department of  
Environmental Health, Hazardous Materials Division

In Re The Property Known As :	)	Notice of Official Action
	)	By the San Francisco Bay
Jack Holland Sr. Oil Company	)	Regional Water Quality
16301 East 14th Street	)	Control Board
San Leandro, California	)	
<hr/>		

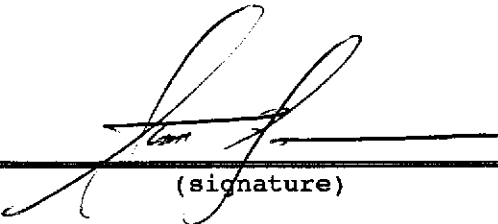
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I Scott Seery, do hereby certify that I served Heirs of Estate of John Holland Sr. c/o Ann Marie Holland with a copy of the attached **Notice of Official Action by the Regional Board** by certified mailer # P 113 815 023.

Dated: 11-4-93

  
\_\_\_\_\_  
(signature)

P 113 815 023



### Receipt for Certified Mail

No Insurance Coverage Provided  
Do not use for International Mail  
(See Reverse)

Sent to <i>Heirs of Estate</i> <i>c/o Ann Marie Holland</i>	
Street and No. <i>1498 Hamrick Lane</i>	
P.O., State and ZIP Code <i>Hayward 94544</i>	
Postage	\$
Certification Fee	
Special Delivery Fee	
Restricted Delivery Fee	
Return Receipt Showing to Whom & Date Delivered	
Return Receipt Showing to Whom, Date, and Addressee's Address	
TOTAL Postage & Fees	\$
Postmark or Date	

PS Form 3800, June 1991

Is your RETURN ADDRESS completed on the reverse side?

#### SENDER:

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- Complete items 3, and 4a & b.
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I also wish to receive the following services (for an extra fee):

- Addressee's Address
- Restricted Delivery

Consult postmaster for fee.

3. Article Addressed to:  
*Heirs of Estate of John Holland Sr.*  
*c/o Ann Marie Holland*  
*1498 Hamrick Lane*  
*Hayward, CA 94544*

4a. Article Number  
*P 113 815 023*

4b. Service Type  
 Registered     Insured  
 Certified     COD  
 Express Mail     Return Receipt for Merchandise

7. Date of Delivery  
*11-6-93*

6. Signature (Addressee)  
*Ann Holland*

8. Addressee's Address (Only if requested and fee is paid)

Thank you for using Return Receipt Service.

Alameda County Health Care Services Agency, Department of  
Environmental Health, Hazardous Materials Division

In Re The Property Known As : )  
Jack Holland Sr. Oil Company )  
16301 East 14th Street )  
San Leandro, California )  
\_\_\_\_\_ )

Notice of Official Action  
By the San Francisco Bay  
Regional Water Quality  
Control Board

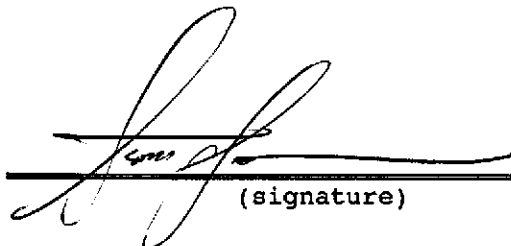
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I Scott Seery, do hereby certify that I served Ann Marie Holland with a copy of the attached Notice of Official Action by the Regional Board by certified mailer # P 113 815 022.

Dated: 11-4-93

  
\_\_\_\_\_  
(signature)

P 113 815 022



### Receipt for Certified Mail

No Insurance Coverage Provided  
Do not use for International Mail  
(See Reverse)

PS Form 3800, June 1991

Sent to <i>Ann Marie Holland</i>	
Street and No. <i>1498 Hamrick Lane</i>	
P.O., State and ZIP Code <i>Hayward 94544</i>	
Postage	\$
Certified Fee	
Special Delivery Fee	
Restricted Delivery Fee	
Return Receipt Showing to Whom & Date Delivered	
Return Receipt Showing to Whom, Date, and Addressee's Address	
TOTAL Postage & Fees	\$
Postmark or Date	

<b>SENDER:</b> • Complete items 1 and/or 2 for additional services. • Complete items 3, and 4a & b. • Print your name and address on the reverse of this form so that we can return this card to you. • Attach this form to the front of the mailpiece, or on the back if space does not permit. • Write "Return Receipt Requested" on the mailpiece below the article number. • The Return Receipt will show to whom the article was delivered and the date delivered.	I also wish to receive the following services (for an extra fee): 1. <input type="checkbox"/> Addressee's Address 2. <input type="checkbox"/> Restricted Delivery Consult postmaster for fee.
	3. Article Addressed to: <i>Ann Marie Holland          1498 Hamrick Lane          Hayward, Ca 94544</i>
5. Signature (Addressee) <i>Ann Marie Holland</i>	4b. Service Type <input type="checkbox"/> Registered <input type="checkbox"/> Insured <input checked="" type="checkbox"/> Certified <input type="checkbox"/> COD <input type="checkbox"/> Express Mail <input type="checkbox"/> Return Receipt for Merchandise
6. Signature (Agent)	7. Date of Delivery <i>11-6-93</i>
8. Addressee's Address (Only if requested and fee is paid)	

Is your RETURN ADDRESS completed on the reverse side?

Thank you for using Return Receipt Service.



Alameda County Health Care Services Agency, Department of  
Environmental Health, Hazardous Materials Division

In Re The Property Known As :	)	Notice of Official Action
	)	By the San Francisco Bay
Jack Holland Sr. Oil Company	)	Regional Water Quality
16301 East 14th Street	)	Control Board
San Leandro, California	)	
<hr/>		


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I Scott Seery, do hereby certify that I served Barbara J. Holland with a copy of the attached Notice of Official Action by the Regional Board by certified mailer # P 113 815 021.

Dated: 11-4-93

  
\_\_\_\_\_  
(signature)

P 113 815 021



### Receipt for Certified Mail

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(See Reverse)

PS Form 3800, June 1991

Sent to	Barbara J. Holland	
Street and No.	P.O. Box 247	
P.O., State and ZIP Code	Pebble Beach 93953	
Postage	\$	
Certified Fee		
Special Delivery Fee		
Restricted Delivery Fee		
Return Receipt Showing to Whom & Date Delivered		
Return Receipt Showing to Whom, Date, and Addressee's Address		
TOTAL Postage & Fees	\$	
Postmark or Date		

Is your RETURN ADDRESS completed on the reverse side?

- SENDER:**
- Complete items 1 and/or 2 for additional services.
  - Complete items 3, and 4a & b.
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I also wish to receive the following services (for an extra fee):

- Addressee's Address
- Restricted Delivery

Consult postmaster for fee.

3. Article Addressed to:  
Barbara J. Holland  
P.O. Box 247  
Pebble Beach, CA 93953

5. Signature (Addressee)  
*Barbara J. Holland*

6. Signature (Agent)

4a. Article Number  
P 113 815 021

4b. Service Type  
 Registered     Insured  
 Certified     COD  
 Express Mail     Return Receipt for Merchandise

7. Date of Delivery  
11-8-93

8. Addressee's Address (Only if requested and fee is paid)

Thank you for using Return Receipt Service.

## CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD

SAN FRANCISCO BAY REGION

2101 WEBSTER STREET, SUITE 500

OAKLAND, CA 94612

(510) 286-1255



November 2, 1993

Barbara J. Holland, an individual  
P.O. Box 247  
Pebble Beach, CA 93953

File: 01-0771 &amp; 2198.17

Ann Marie Holland, an individual  
1498 Hamrick Lane  
Hayward, CA 94544

Heirs of Estate of John Holland Sr.  
c/o Ann Marie Holland  
1498 Hamrick Lane  
Hayward, CA 94544

Heirs of Estate of John Holland Sr.  
c/o Murray S. Kalish  
Kalish Associates  
1620 Montgomery Street, Suite 300  
San Francisco, CA 94111

Jack Holland Sr. Trust  
c/o Ann Marie Holland  
1498 Hamrick Lane  
Hayward, CA 94544

Jack Holland Sr. Trust  
c/o Murray S. Kalish  
Kalish Associates  
1620 Montgomery Street, Suite 300  
San Francisco, CA 94111

**RE: Legal Designation of Responsible Party and Request for  
Submittal of a Technical Report Resulting from the Alameda  
County Department of Environmental Health's Pre-Enforcement  
Review Panel Meeting on September 29, 1993**

Dear Ms. Holland, Mr. Kalish, and Heirs :

It has been brought to my attention by Regional Board staff that a condition of soil and groundwater pollution exists on the property located at 16301 East 14th Street, San Leandro, from an underground storage tank release. The Alameda County Department of Environmental Health (ACHD) staff have requested technical reports from you to fulfill your obligations per California Code of Regulations, Title 23 Waters, Chapter 16, Underground Storage Tank Regulations, Article 11, Corrective Action Requirements. It is my understanding that ACHD staff have been provided conflicting reports as to the accountability of one or more of the parties to which the letter is addressed.

93 NOV -3 PH 2:41

Enforcement Review Panel  
Page 2 of 3

A Pre-Enforcement Review Panel was held at the ACHD offices on September 29, 1993, attended by Mr. Richard Hiatt of my staff. Pursuant to the Regional Board's authority under Section 13267 (b) of the California Water Code, you are hereby found to be a responsible party as defined by Title 23 of the California Code of Regulations, Division 3, Chapter 16, Article 11, Section 2720. A Responsible Party is "any person who owned or operated the underground storage tank immediately before the discontinuation of its use." A responsible party also includes any owner of property from which an unauthorized release of a hazardous substance from an underground storage tank has occurred.

As a responsible party, you are required to conduct both soil and groundwater investigations to determine the extent of the environmental pollution resulting from the release. You are also required to perform a minimum of monitoring and sampling of the wells presently located at the site, and submit summary reports documenting the results of this work.

Therefore, **within 45 days of the date of this letter**, you are requested to submit technical reports specifically addressing the following numbered items:

- \* 1) A Preliminary Site Assessment (PSA) work plan to define the lateral and vertical extent of pollution in soil and groundwater;
- 2) As a result of widespread pollution, determine the whereabouts of all above-ground and below-ground tanks on all parcels comprising this contiguous site. The specific parcels affected by this requirement are: 80C-479-6-3, 80C-479-6-4, 80C-479-6-11, and 80C-479-6-11 and 80C-479-13. Survey and clearly mark each parcel in the field using standard survey methods. Report the results. This report must, among other elements, include a copy of a licensed land surveyor's map depicting locations of each tank relative to each parcel;
- \* 3) The above-ground and below-ground tanks must be properly decommissioned/closed in accordance with Title 23, California Code of Regulations, the Alameda County Fire Code, and other requirements of the ACHD;
- 4) Appropriate security from trespassers must be provided. Submit a status report describing the means used to provide security at the site, particularly those portions of the perimeter adjacent to the elementary school and baseball field;
- 5) Investigation summary reports must be submitted quarterly.

Enforcement Panel Review  
Page 3 of 3

All work should adhere to the requirements of the Tri-Regional Board Staff Recommendations for the Preliminary Evaluation and Investigation of Underground Storage Tank Sites - August 10, 1990 and Article 11 of Title 23, Waters, California Code of Regulations.

I am hereby transmitting this request for a technical report to ACHD for service and continued case handling. You should be aware that failure on your part to submit the requested technical report, or late submittal may result in fines up to \$1000 per day of delinquency. Your response to this technical report request should be sent to the attention of Mr. Scott Seery at ACHD. Please inform Mr. Seery at least three working days in advance of all field activities.

Please be advised that this is a formal request for a technical reports pursuant to California Water Code Section 13267 (b). Any extensions of the stated deadlines, or modifications of the required tasks, must be confirmed in writing by either this agency or the ACHD.

If you have any questions regarding the contents of this letter, Please contact Mr. Seery, of ACHD, at (510) 271-4530.

Sincerely,



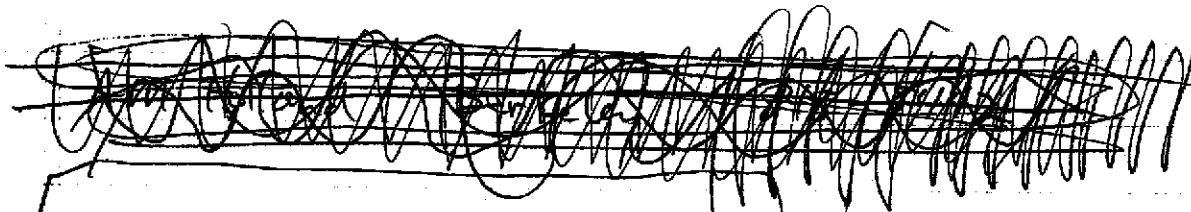
Steven R. Ritchie  
Executive Officer

cc: Gil Jensen, ACDA, 7677 Oakport Street, Suite 400, Oakland  
94621

  
Robert Weston, ACHD

Jim Ferdinand, Alameda County Fire Department, 426 Paseo El  
Grande, San Lorenzo 94580

Tiers  
Holland



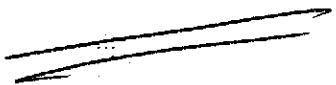
1498 Hamrick Ln.  
Hayward 94544

Archibald Mall  
916/443-4626  
- sued estate of J.M. Holland for  
fair share of revenue; recognize  
ownership

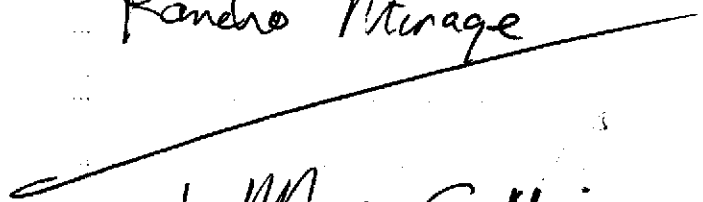
Bill Bates, ~~Adrian~~ Andrenian Co.

Scott Heidelman, 510/886-5000

16285 - 16335



Rancho Mirage



Murray Gelleri  
415-285-2800

Barbara Holland  
53 Marbella Dr  
Rancho Mirage 92270  
P.O. 2035

① 16285/  
16301

80C-479-  
~~53 Marbella Dr~~  
~~Hayward, CA~~

② 16301

80C-479-  
~~53 Marbella Dr~~

③ 16303  
16305

80C-479-  
~~53 Marbella Dr~~

④ 16335  
(House)

80C-479-  
~~53 Marbella Dr~~

House

Ⓐ

80C-479-  
~~53 Marbella Dr~~

Annmarie Holland  
1498 Hamrick Lane  
Hayward, CA 94544  
  
510-782-4307

Barbara J. Holland  
53 Marbella Dr  
P.O. Box 2035  
Rancho Mirage 92270  
P.O. Box 247  
Pebble Beach, CA 93953  
~~619-340-5033~~  
408-646-9716

# RON ARCHER

CIVIL ENGINEER, INC.

4133 Mohr Avenue, Suite E  
Pleasanton, CA 94568

PHONE: (510) 462-9372

FAX: (510) 462-4454

PLEASE FORWARD TO:

BARBARA HOLLAND

FAX 408-646-0951

DATE SEPT 28, 1993

OUR JOB NO. ~~255~~ 2049

PROJECT FR STAKES FOR

FENCE LINE CONST. FOR  
ENVIRONMENTAL WORK.

## FACSIMILE XMISSION

TOTAL NUMBER OF PAGES INCLUDING COVER SHEET IS 2.

IF ANY OF THESE PAGES ARE NOT LEGIBLE OR YOU DO NOT RECEIVE ALL THE PAGES, PLEASE CALL US AS SOON AS POSSIBLE AT (510) 462-9372.

THESE ARE TRANSMITTED as checked below:

- For approval
- For your use
- As requested
- For review and comment

PLEASE CONTACT BARBARA HOLLAND  
AT (408) 646-0951

REMARKS

DEAR BARBARA:

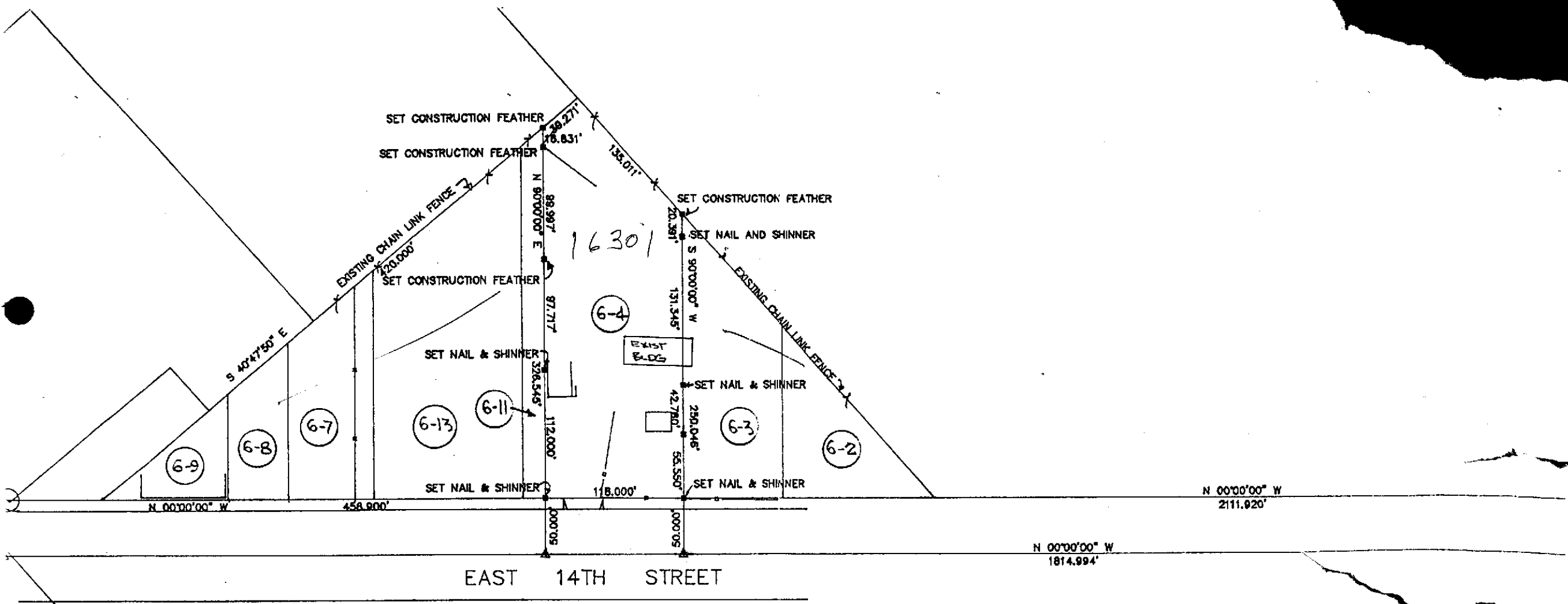
PLEASE FIND THE ATTACHED PLAT SUITABLE FOR  
YOUR PURPOSES. WE ALSO LOCATED A FEW OF THE  
BUILDINGS AND FENCES ON THE PROPERTY (AS WELL  
THE PROPERTY LINES TO HELP YOU IDENTIFY WHERE  
THE POINTS WERE SET.

COPY TO \_\_\_\_\_

SIGNED:

Ron Archer



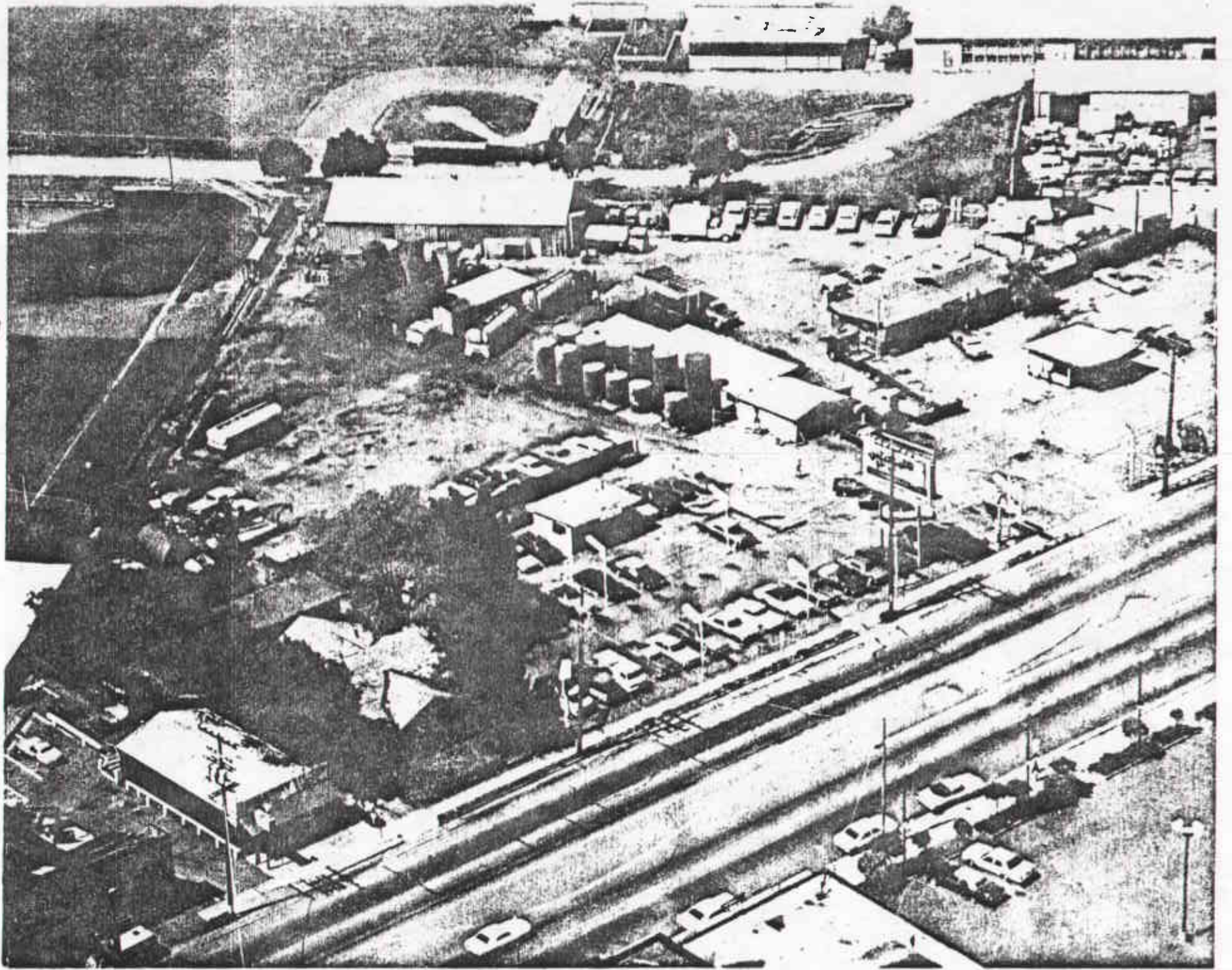


WORKSHEET SHOWING POINTS SET ALONG APPROXIMATE PROPERTY LINE FOR FENCE LINE CONSTRUCTION ON EXTERIOR LINES OF ASSESSOR'S PARCEL NO. 80C-479-6-4, LOCATED AT 16301 EAST 14TH STREET ALAMEDA COUNTY, CALIFORNIA.

RON ARCHER, CIVIL ENGINEER, INC.  
 4133 MOHR AVE., SUITE E  
 PLEASANTON, CA 94566

FOR: BARBARA HOLLAND

SCALE 1"=100'





ALCO  
HAZMAT

94 APR 32 PH12:19

4/29/94

Scott ~

Photo of E. 14<sup>th</sup> property,  
taken early 80's.

Barbara Holland

Holland Oil  
16305 E. 14th Street  
San Leandro

MEMO to G6:

9-27-93

I visited the site today to observe site conditions prior to pre Enforcement Review Panel on 9-29-93. Upon arrival I noted a two person survey crew on-site. I assume parcel boundaries are being delineated. No other apparent work has been performed, in terms of site clean-up.

SSS

Holland O.  
16035 E. 14th St.  
San Leandro

9-8-93

memo to file:

I briefly visited the site today. Aside from the placement of "No Trespassing" signs along the Little League fence, no other evidence of site cleanup, surveying, etc., was observed.

SOS

**Alameda County Health Care Services Agency, Department of  
Environmental Health, Hazardous Materials Division**

In Re The Property Known As :        )        **Notice of  
Pre-Enforcement  
Review Panel**

Jack Holland Sr. Oil Company  
16301 East 14th Street, San Leandro 94578 )

Notice is hereby given that upon the motion of the Alameda County Hazardous Materials Division, and the San Francisco Bay Regional Water Quality Control Board a **Review Panel** will convene on **September 29, 1993** at **11:00 a.m.** in the offices of the Alameda County Hazardous Materials Division located at 80 Swan Way, Room 200, Oakland, CA 94621. This **Review Panel** will convene for the purpose of determining responsible parties as well as appropriate closure, site assessment, clean-up and mitigation of contamination at the above location.

The Alameda County Hazardous Materials Division, and the San Francisco Bay Regional Water Quality Control Board have named and served notice of this **Review Panel** on the following persons or entities as having proposed responsibility for closure, site assessment, clean-up and mitigation of contamination at the above location, and by this notice all parties named herein are informed of the right to appear and show cause, if any they have, for the exclusion or inclusion of any of the parties served herein from said responsibility or obligations:

- ✓ 1.   **Annmarie Holland**  
Estate of John M. Holland  
1498 Hamrick Lane  
Hayward, CA 94544
  
2.   **Barbara J. Holland**  
P.O. Box 247  
Pebble Beach, CA 93953

Dated: **September 2, 1993**

  
\_\_\_\_\_  
(signature)

P 113 815 031



### Receipt for Certified Mail

No Insurance Coverage Provided  
Do not use for International Mail  
(See Reverse)

PS Form 3800, June 1991

Sent	Ann Marie Holland
Street and No.	1498 Hamrick Ln
P.O., State and ZIP Code	Hayward, CA 94544
Postage	\$
Certified Fee	
Special Delivery Fee	
Restricted Delivery Fee	
Return Receipt Showing to Whom & Date Delivered	
Return Receipt Showing to Whom, Date, and Addressee's Address	
TOTAL Postage & Fees	\$
Postmark or Date	

IN YOUR RETURN ADDRESS, PLEASE COMPLETE ON THE REVERSE SIDE:

- SENDER:**
- Complete items 1 and/or 2 for additional services.
  - Complete items 3, and 4a & b.
  - Print your name and address on the reverse of this form so that we can return this card to you.
  - Attach this form to the front of the mailpiece, or on the back if space does not permit.
  - Write "Return Receipt Requested" on the mailpiece below the article number.
  - The Return Receipt will show to whom the article was delivered and the date delivered.

I also wish to receive the following services (for an extra fee):

- Addressee's Address
- Restricted Delivery

Consult postmaster for fee.

3. Article Addressed to:

Ann Marie Holland  
1498 Hamrick Ln.  
Hayward, CA 94544

5. Signature (Addressee)  
*Ann Marie Holland*

6. Signature (Agent)

4a. Article Number  
P 113 815 031

4b. Service Type

<input type="checkbox"/> Registered	<input type="checkbox"/> Insured
<input checked="" type="checkbox"/> Certified	<input type="checkbox"/> COD
<input type="checkbox"/> Express Mail	<input type="checkbox"/> Return Receipt for Merchandise

7. Date of Delivery  
9-15-93

8. Addressee's Address (Only if requested and fee is paid)

Thank you for using Return Receipt Service



**Alameda County Health Care Services Agency, Department of  
Environmental Health, Hazardous Materials Division**

In Re The Property Known As : )

Proof of Service of

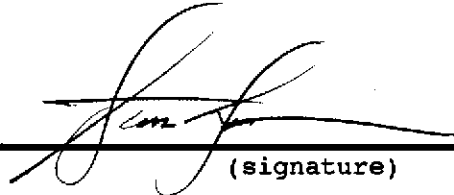
)  
)  
)

Notice of  
Pre-Enforcement  
Review Panel

*Jack Holland Sr. Oil Company  
16301 E. 14th Street  
San Leandro, CA 94578*

I Scott Seery, do hereby certify that I served Annamarie Holland with a copy of the attached Notice of Pre-Enforcement Review Panel on September 29, 1993 by certified mailer# P 113 815 031.

Dated: Sept. 2, 1993

  
(signature)

**Alameda County Health Care Services Agency, Department of  
Environmental Health, Hazardous Materials Division**

**In Re The Property Known As :** )

**Notice of  
Pre-Enforcement  
Review Panel**

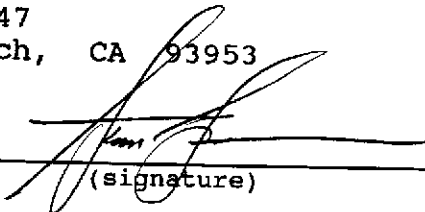
**Jack Holland Sr. Oil Company  
16301 East 14th Street, San Leandro 94578 )**

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1. **Annmarie Holland**  
Estate of John M. Holland  
1498 Hamrick Lane  
Hayward, CA 94544
- ✓ 2. **Barbara J. Holland**  
P.O. Box 247  
Pebble Beach, CA 93953

Dated: **September 2, 1993**

  
\_\_\_\_\_  
(signature)

P 113 815 032



### Receipt for Certified Mail

No Insurance Coverage Provided  
Do not use for International Mail  
(See Reverse)

PS Form 3800, June 1991

Send to <i>Barbara Holland</i>	
Street and No. <i>P.O. Box 247</i>	
City, State and ZIP Code <i>Pebble Beach, GA 93953</i>	
Postage	\$
Certified Fee	
Special Delivery Fee	
Restricted Delivery Fee	
Return Receipt Showing to Whom & Date Delivered	
Return Receipt Showing to Whom, Date, and Addressee's Address	
TOTAL Postage & Fees	\$
Postmark or Date	

IF YOUR RETURN ADDRESS IS NOT PRINTED ON THE REVERSE SIDE?

#### SENDER:

- Complete items 1 and/or 2 for additional services.
- Complete items 3, and 4a & b.
- Print your name and address on the reverse of this form so that we can return this card to you.
- Attach this form to the front of the mailpiece, or on the back if space does not permit.
- Write "Return Receipt Requested" on the mailpiece below the article number.
- The Return Receipt will show to whom the article was delivered and the date delivered.

I also wish to receive the following services (for an extra fee):

- Addressee's Address
- Restricted Delivery

Consult postmaster for fee.

Article Addressed to:  
*Barbara Holland*  
*P.O. Box 247*  
*Pebble Beach, GA 93953*

4a. Article Number  
*P 113 815 032*

4b. Service Type  
 Registered  Insured  
 Certified  COD  
 Express Mail  Return Receipt for Merchandise

7. Date of Delivery  
*9-7-93*

5. Signature (Addressee)  
*Barbara Holland*

6. Signature (Agent)  
*[Signature]*

8. Addressee's Address (Only if requested and fee is paid)

Thank you for using Return Receipt Service.

Alameda County Health Care Services Agency, Department of  
Environmental Health, Hazardous Materials Division

In Re The Property Known As : )

Proof of Service of

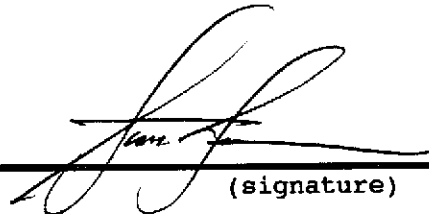
)  
)  
)

Notice of  
Pre-Enforcement  
Review Panel

Jack Holland Sr. Oil Company  
16301 E. 14th Street  
San Leandro, CA 94578

I Scott Seery, do hereby certify that I served Barbara J. Holland with a copy of the attached **Notice of Pre-Enforcement Review Panel** on September 29, 1993 by certified mailer# P 113 815 032.

Dated: Sept. 2, 1993

  
\_\_\_\_\_  
(signature)

ALAMEDA COUNTY  
HEALTH CARE SERVICES  
AGENCY

DAVID J. KEARS, Agency Director



RAFAT A. SHAHID, ASST. AGENCY DIRECTOR

STID 2423

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

August 13, 1993

Mr. Archibald Mull  
Heywood's Building  
1001 Second Street  
Old Sacramento, CA 95814

RE: JACK HOLLAND SR. OIL COMPANY, 16285 - 16335 EAST 14TH  
STREET, SAN LEANDRO; ASN 80C-479-6-3, -6-4, -6-7, -6-11,  
AND -6-13

Dear Mr. Mull:

This letter is prompted by my two unsuccessful attempts to contact you during the past two weeks in order to discuss the outcome of the tasks you indicated would be performed in the wake of the July 1, 1993 meeting at the subject site. As a reminder, my records show that you volunteered to have the following tasks performed:

- 1) A site survey by a licensed land surveyor to clearly define and mark the boundaries of the five lots comprising this contiguous site, to assist in determining where the environmental and compliance "problems" are located;
- 2) Erect fencing around the site to provide a substantial improvement in security from vandals and trespassers, particularly along the perimeters adjacent to the school and baseball field; and,
- 3) Begin removal of extraneous "clutter" from the lot(s) owned by your client, Barbara Holland.

To date, no progress report, whether written or verbal, has been provided. Although no such "report" was requested at the July 1 meeting, the other regulatory representatives were impressed, as was I, that performance of the noted tasks would occur rapidly and that within a couple of weeks of the meeting, you would be informing us of your success in completing them.

Please inform this office of your progress with regards to the issues discussed in this letter by the end of next week, Friday, August 20, 1993. Please be reminded that the issuance of a Notice of Violation was postponed pending the outcome of the July 1 meeting, and the progress made towards resolution of the significant environmental, compliance, and liability issues associated with this site.

Mr. Archibald Mull  
RE: Holland Oil, 16285 - 16335 E. 14th Street  
August 13, 1993  
Page 2 of 2

Please contact me at 510/271-4530 should you have any questions  
or care to discuss the-is case more fully.

Sincerely,



Scott O. Seery, CHMM  
Senior Hazardous Materials Specialist

cc: Rafat A. Shahid, Assistant Agency Director  
Gil Jensen, Alameda County District Attorney's Office  
Rich Hiatt, RWQCB  
Jim Ferdinand, Alameda County Fire Department  
Robert Weston, ACDEH  
Annmarie Holland, 1498 Hamrick Ln., Hayward 94544  
Murray Kalish, 1620 Montgomery St., Ste. 300, S.F. 94111  
files

ALAMEDA COUNTY  
HEALTH CARE SERVICES  
AGENCY



DAVID J. KEARS, Agency Director

RAFAT A. SHAHID, ASST. AGENCY DIRECTOR

STID 2423

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

June 23, 1993

Ms. Annmarie Holland  
1498 Hamrick Lane  
Hayward, CA 94544

Mr. Archie Mull  
1001 2nd Street  
Sacramento, CA 95814

RE: (FORMER) JACK HOLLAND SR. OIL COMPANY, 16285 - 16335 EAST  
14TH STREET, SAN LEANDRO; ASN# 80C-479-6-3, 6-4, 6-7, 6-11,  
AND 6-13

Dear Ms. Holland and Mr. Mull:

As we discussed during our telephone conversations today, there are a multitude of unresolved environmental, compliance, and liability issues associated with the referenced San Leandro site. Severe surface and subsurface contamination has resulted from the operation of the above- and below-ground tanks. The tanks are currently unpermitted, unmonitored, and abandoned in place. Requests from this office for site assessment and compliance with California law and regulations have gone unrealized. A **Notice of Violation** is pending.

A meeting has been scheduled at the site for Thursday, July 1, 1993, at 10:00 AM. The purpose of this meeting is to discuss the salient issues in an attempt to get on a course ultimately leading towards full compliance.

Other interested parties and agencies are being advised of this meeting by way of copy of this letter. Please call me, or Mr. Robert Weston of this office, at 510/271-4530 should you have any questions or comments.

Sincerely,

  
Scott O. Seery, CHMM  
Senior Hazardous Materials Specialist

cc: Rafat A. Shahid, Assistant Agency Director  
Gil Jensen, Alameda County District Attorney's Office  
Rich Hiett, RWQCB  
Jim Ferdinand, Alameda County Fire Department  
Robert Weston, ACDEH  
Paul Smith, ACDEH  
Scott Handleman, Varney, Fraser, Hartwell et al  
Barbara J. Holland



October 21, 1992

**102.01.003**

Ravi Arulanantham, Ph. D.  
Alameda County Health Agency  
Division of Hazardous Materials  
Department of Environmental Health  
80 Swan Way, Room 200  
Oakland, California 94621

*NOV 10, 1992*

**TRANSMITTAL  
BORING LOCATIONS  
PHASE II SOIL AND GROUNDWATER INVESTIGATION  
DUBLIN ROCK AND READY MIX  
6393 SCARLETT COURT  
DUBLIN, CALIFORNIA**

Dear Ravi:

Per your request in your letter of October 19, 1992, please find enclosed the site map for Dublin Rock and Ready Mix with proposed boring locations. It should be noted that we are prepared to increase the number of borings to further evaluate the extent of petroleum hydrocarbons should we encounter contaminants in Borings B-5 and/or B-6. Additional borings would be located approximately 40 feet east of Borings B-5 and/or B-6.

If you have any questions, please call me.

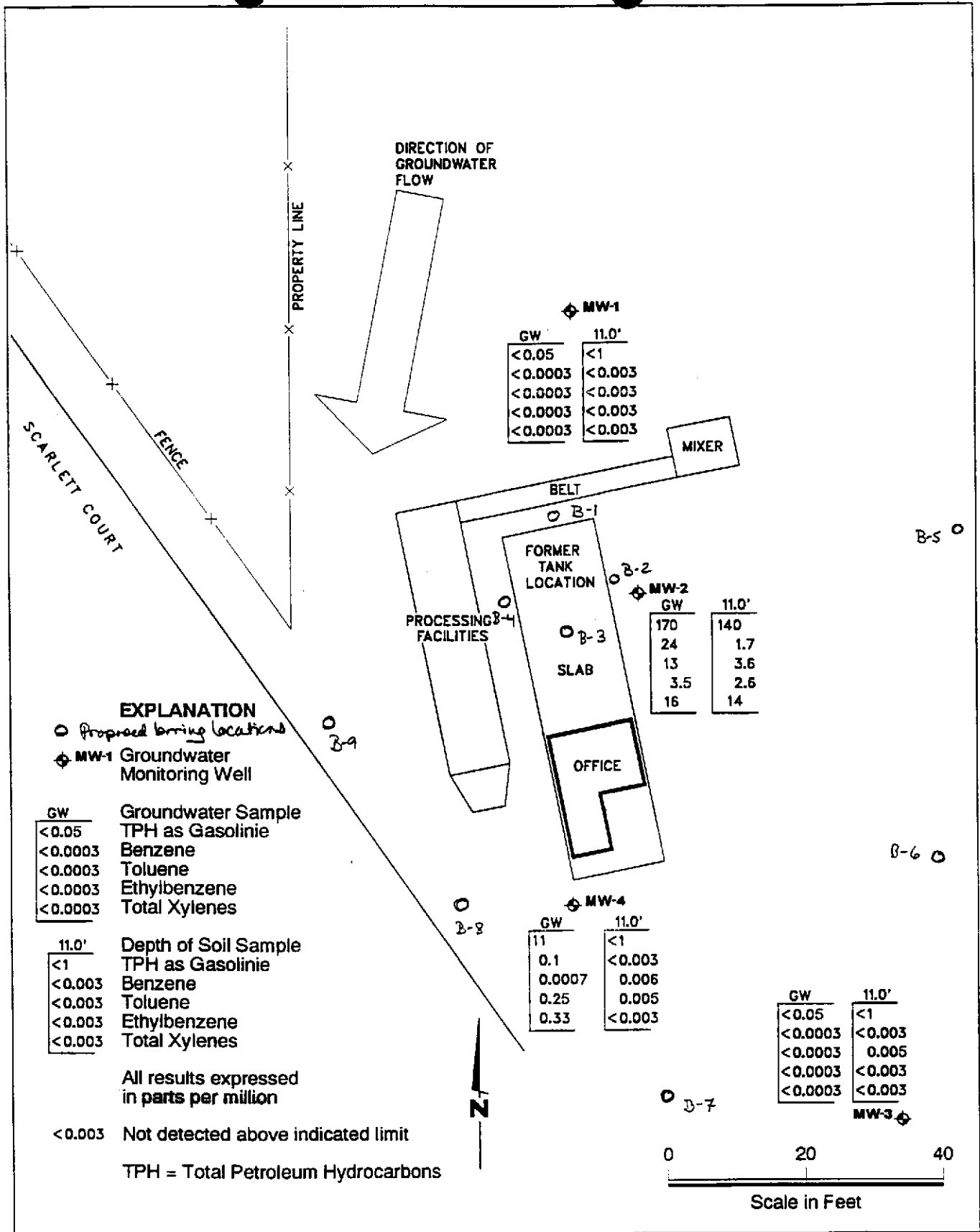
Yours very truly,

**PES ENVIRONMENTAL, INC.**

Daniel E. Trumbly  
Senior Staff Geologist

10201010.W51





**PES Environmental, Inc.**  
Engineering & Environmental Services

**Site Map**  
Dublin Rock & Ready Mix  
6393 Scarlett Court  
Dublin, California

PLATE

**2**

JOB NUMBER  
102.01.001

REVIEWED BY  
*Matt*

DATE  
1/92

REVISED DATE

REVISED DATE

ALAMEDA COUNTY  
HEALTH CARE SERVICES  
AGENCY

DAVID J. KEARS, Agency Director



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

November 2, 1992

Dear Sir:

The attached "Notice of Reimbursement" is not a bill. It is required by our contract with the State Water Resources Control Board that we send this letter to all responsible parties involved in a leaking petroleum underground tank site. You fall into the following category:

You (or your contractor/consultant) deposited funds for us to use to oversee the tank removal followed by the cleanup. Your case has been transferred to the Alameda County Local Oversight Program. This will involve your being billed **after** the work has been accomplished. It is directed to all responsible parties as the law requires all operators and owners to be notified.

We will continue to work with you to resolve the site remediation in progress.

If you still have any question please call this office at 271-4530 and ask for the specialist noted in the attached notice.

Sincerely,

A handwritten signature in cursive script, appearing to read 'Thomas F. Peacock'.

Thomas F. Peacock, Supervising HMS  
Hazardous Material Division

MEMORANDUM

DATE: July 24, 1992

TO: File

FROM: Rob Weston

SUBJ: Meeting at Jack Holland Oil Site

On June 29, 1992 I attended a meeting at the site of the Jack Holland Oil Co. At the meeting were the following people:  
Ann Marie Holland  
Michael D. Tracy, Attorney representing Barbara Holland  
Jess Davis, Senior Claims Representative, Safeco

Mr. Davis was at the meeting because of a statement to Marie Holland by a former insurance agent that he thought Safeco was the company he had brokered to the Holland family.

Mr. Tracy represents Barbara Holland. She holds a 50% interest in the property. Map attached.

All of us walked around the site to observe the visible problems and to discuss the potential problems out of sight. Photographs were taken by the aforementioned gentlemen.

At this time an insurance policy has not been found that shows what company issued a policy. Policy # is unknown.

Business cards are attached.

LAW OFFICES OF  
MICHAEL D. TRACY  
HEYWOOD'S BUILDING  
1001 SECOND STREET  
OLD SACRAMENTO, CALIFORNIA 95814  
TELEPHONE: (916) 446-2501

JESS DAVIS  
SENIOR CLAIMS REPRESENTATIVE  
(510) 277-8704  
FAX: (510) 277-8636  
MAILBOX: JESDAV

**SAFECO**

SAFECO INSURANCE COMPANIES  
3000 EXECUTIVE PARKWAY, #300  
SAN RAMON, CA 94583



ALAMEDA COUNTY  
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



RAFAT A. SHAHID, Assistant Agency Director

June 5, 1992

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

Ms. Annmarie Holland  
Jack Holland Senior Oil Company  
16301 E. 14th Street  
San Leandro, CA 94578

RE: JACK HOLLAND SR. OIL COMPANY, 16301 E. 14TH STREET, SAN LEANDRO

Dear Ms. Holland:

As you are aware, this Department is concerned about the significant environmental contamination and compliance problems associated with the referenced site. A report documenting the results of a soil investigation performed by Crosby and Overton in September 1990, and previous work conducted by this Department in April 1989, indicates the presence of severe surface and subsurface soil contamination in proximity to two (2) of eight (8) underground storage tanks (UST) at this site. Ground water contamination is highly suspected. An Underground Storage Tank Unauthorized Release Report was issued on October 31, 1990 as a result of these findings. The subject USTs are currently unpermitted, unmonitored, and are essentially abandoned in place, direct violations of requirements set forth in Chapter 6.7 of the California Health and Safety Code, and Title 23, California Code of Regulations.

You were advised in correspondence from this Department dated December 4, 1990 that additional environmental site characterization was required, the scope of which was to include the installation of ground water monitoring wells, among other elements. A work plan addressing these tasks was due within 30 days. To date, no work plan has been submitted.

Further, severe surface soil contamination is evident in areas proximal to the 15<sup>+</sup> above ground storage tanks. These tanks previously held a variety of petroleum products, and are also presently abandoned.

You are hereby directed to submit a Preliminary Site Assessment (PSA) work plan detailing actions to assess the extent of both soil and ground water contamination associated with the subject site. You are also directed to submit application to properly close all eight (8) USTs, and to remove and decommission the aboveground tanks. The referenced PSA work plan, UST closure application, and aboveground tank removal plans are to be submitted forthwith.

Ms. Annmarie Holland  
RE: 16301 E. 14th Street, San Leandro  
June 5, 1992  
Page 2 of 2

You may contact the undersigned, or Mr. Rob Weston, at 510/271-4320 to receive copies of pertinent UST closure guidelines and applications, and to answer any questions.

Sincerely,



Scott O. Seery, CHMM  
Senior Hazardous Materials Specialist

cc: Rafat A. Shahid, Assistant Agency Director, Environmental Health  
Edgar Howell, Chief, Hazardous Materials Division  
Mark Thomson, Alameda County District Attorney's Office  
Rich Hiatt, RWQCB  
Howard Hatayama, DTSC  
Jim Ferdinand, Eden Consolidated Fire District

HOLLAND OIL meeting

Sept 25, 1991

Ann Marie Holland

Mark Thomson, Scott Seery

① SL Crane - Rich Bear-

- received EPA ID #'s
- working w/ Crosby + Overton to compose HMMMP, label drums, etc.

② R+G Truck Service

- received EPA ID#
- working w/ Crosby + Overton

③ Don's Auto

- needs EPA #
- labels
- drum security

④ Blue Ford's

- needs EPA #
- disposal receipts
- may choose to (administratively) decide not to allow any more detailing/painting so that hazwaste regulations don't have to be addressed

TASKS NOT RESOLVED FROM LAST:

- "unclaimed" drums w/ wastes in them
- above grad. tanks " " " "
- empty drums  
How many drums?
- " uncl. stuff in tanks?
- " drums disposed?
- Where stored (if stored, as opposed to disposed)

NEXT MEETING:

Nov 13<sup>th</sup> Wed

ALAMEDA COUNTY  
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



Certified Mailer # P 367 604 440

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

July 26, 1991

Ms. Annmarie Holland  
Jack Holland Sr. Oil Company  
16301 East 14th Street  
San Leandro, CA 94578

RE: JACK HOLLAND SR. OIL COMPANY, 16301 EAST 14TH STREET, SAN  
LEANDRO, ALAMEDA COUNTY

Dear Ms. Holland:

The referenced San Leandro site was inspected July 24, 1991 by the Alameda County Department of Environmental Health, Hazardous Materials Division. Significant environmental contamination and other violations of Chapter 6.5 of the state Health and Safety Code were observed at this site. As a result of these observations and a delay in initiating an environmental assessment mandated by this Department during 1990, you were advised that a meeting would be scheduled to discuss and resolve the issues at hand.

Your presence is requested at a meeting scheduled for Wednesday, August 7, 1991, at 2:00 PM, at the offices of the Alameda County District Attorney, Consumer and Environmental Protection Division. The District Attorney's Office is located at 7677 Oakport Street, Suite 400, Oakland.

Please call me at 415/271-4320 should you have any questions.

Sincerely,

  
Scott O. Seery, CHMM  
Hazardous Materials Specialist

cc: Rafat A. Shahid, Assistant Agency Director, Environmental Health  
Edgar Howell, Chief, Hazardous Materials Division  
Mark Thomson, Alameda County District Attorney's Office  
Ariu Levi, Supervisor, Hazardous Materials Division  
Larry Seto, Senior Hazardous Materials Specialist

P 367 604 440  
**RECEIPT FOR CERTIFIED MAIL**  
 NO INSURANCE COVERAGE PROVIDED  
 NOT FOR INTERNATIONAL MAIL  
 (See Reverse)

U.S.G.P.O. 1989-234-555  
 PS Form 3800, June 1985

Sent to	Jack Holland Sr. Oil Co.
Street and No.	10301 E. 14th St
P.O. State and ZIP Code	San Leandro Ca 94578
Postage	\$
Certified Fee	
Special Delivery Fee	
Restricted Delivery Fee	
Return Receipt showing to whom and Date Delivered	
Return Receipt showing to whom, Date, and Address of Delivery	
TOTAL Postage and Fees	\$
Postmark or Date	7/29/91

55

Complete items 1 and 2 when additional services are desired, and complete items 3 and 4.  
 Put your address in the "RETURN TO" Space on the reverse side. Failure to do this will prevent this card from being returned to you. The return receipt fee will provide you the name of the person delivered to and the date of delivery. For additional fees the following services are available. Consult postmaster for fees and check box(es) for additional service(s) requested.

1.  Show to whom delivered, date, and addressee's address. (Extra charge)  
 2.  Restricted Delivery (Extra charge)

3. Article Addressed to: Ms. Mary Holland Jack Holland Sr. Oil Co. 10301 E. 14th St San Leandro Ca 94578 AM 11:50	4. Article Number P367604440
5. Signature - Address X <i>Anna Holland</i>	Type of Service: <input type="checkbox"/> Registered <input checked="" type="checkbox"/> Certified <input type="checkbox"/> Express Mail <input type="checkbox"/> Insured <input type="checkbox"/> COD <input type="checkbox"/> Return Receipt for Merchandise
6. Signature - Agent X <i>Bob Meyer</i>	Always obtain signature of addressee or agent and <b>DATE DELIVERED.</b>
7. Date of Delivery 7/31/91	8. Addressee's Address (ONLY if requested and fee paid)



white -env.health  
 yellow -facility  
 pink -files

# ALAMEDA COUNTY, DEPARTMENT OF ENVIRONMENTAL HEALTH

80 Swan Way, #200  
 Oakland, CA 94621  
 (415) 271-4320

## Hazardous Materials Division Inspection Form

Site ID# \_\_\_\_\_ Site Name Jack Holland Sr. Oil Co. Today's Date 7/24/91  
 Site Address 16301 E. 14th Street EPA ID# UWK  
 City San Leandro Zip 94578 Phone \_\_\_\_\_

MAX Amt. Stored > 500lbs/55g/200cf? (Y) N  
 Hazardous Waste generated per month? \_\_\_\_\_

- Inspection Categories:**
- I. Haz. Mat/Waste GENERATOR/TRANSPORTER
  - II. Business Plans, Acute Hazardous Materials
  - III. Underground Tanks

The marked items represent violations of the Calif. Administration Code (CAC) or the Health & Safety Code (HS&C)

- IA GENERATOR (Title 22)**
- \_\_\_ 1. Waste ID \* 66471
  - \_\_\_ 2. EPA ID 66472
  - \_\_\_ 3. > 90 days 66508
  - \_\_\_ 4. Label dates 66508
  - \_\_\_ 5. Biennial 66493
- 
- Manifest**
- \_\_\_ 6. Records 66492
  - \_\_\_ 7. Correct 66484
  - \_\_\_ 8. Copy sent 66492
  - \_\_\_ 9. Exception 66484
  - \_\_\_ 10. Copies Rec'd 66492
- 
- Misc.**
- \_\_\_ 11. Treatment 66371
  - \_\_\_ 12. On-site Disp. (H.S.&C.) 26189.5
  - \_\_\_ 13. Ex Haz. Waste 66570
- 
- Prevention**
- \_\_\_ 14. Communications 67121
  - \_\_\_ 15. Aisle Space 67124
  - \_\_\_ 16. Local Authority 67126
  - \_\_\_ 17. Maintenance 67120
  - \_\_\_ 18. Training 67105
- 
- Contin. gency**
- \_\_\_ 19. Prepared 67140
  - \_\_\_ 20. Name List 67141
  - \_\_\_ 21. Copies 67141
  - \_\_\_ 22. Emg. Coord. Tmg. 67144
- 
- Containers, Tanks**
- \_\_\_ 23. Condition 67241
  - \_\_\_ 24. Compatibility 67242
  - \_\_\_ 25. Maintenance 67243
  - \_\_\_ 26. Inspection 67244
  - \_\_\_ 27. Buffer Zone 67246
  - \_\_\_ 28. Tank inspection 67259
  - \_\_\_ 29. Containment 67245
  - \_\_\_ 30. Safe Storage 67261
  - \_\_\_ 31. Freeboard 67257

- IB TRANSPORTER (Title 22)**
- \_\_\_ 32. Applic./Insurance 66428
  - \_\_\_ 33. Comp. Cert./CHP Insp. 66448
  - \_\_\_ 34. Containers 66465
- 
- Manifest**
- \_\_\_ 35. Vehicles 66465
  - \_\_\_ 36. EPA ID #s 66531
  - \_\_\_ 37. Correct 66541
  - \_\_\_ 38. HW Delivery 66543
  - \_\_\_ 39. Records 66544
- 
- Cont'n**
- \_\_\_ 40. Name/ Covers 66545
  - \_\_\_ 41. Recyclables 66800

**Comments:**  
Jack Holland Sr Oil Company has been dissolved. However, The facility still has 8-USTs, hazardous wastes (ie, waste oil, batteries, etc.), and over-threshold quantities of regulated materials. Several tenants lease space on the site, two of which are also hazardous waste generators: San Leandro Crane, and R & G Truck Repair.  
Jack Holland Senior's estate is in probate. The estate owns the property. Significant environmental contamination is present at the site, the subject of prior interaction with the Department. The site is adjacent to Edendale Elementary School, children use the site as a short cut to and from school through baseball fields next to the property line. Many hazardous waste violations exist (eg, unlabeled drums, >90 day storage, spills, etc.)  
A meeting is to be scheduled to discuss how the significant compliance and environmental problems are to be solved. In the meantime:  
 \* Apply for EPA ID number;  
 \* Begin bringing waste oil and other hazardous waste together, and arrange for their disposal.

Rev 6/88

Contact: Annmarie Holland  
 Title: executor Inspector: [Signature]  
 Signature: Ann Marie Holland Signature: [Signature]

~~Ann Marie~~  
Ann Marie Holland  
782-4307

Bob Miller  
451-2258

Barney Fraser et al  
Peter Sprout, Esq.  
886-5000

16301 E. 14th St

① San Leandro Crane (including maintenance)

② Burton, Bernard (trucking + maintenance)  
out, but lots of waste

③ LTD Scaffolding storage of materials  
for scaffolds

④ Great Western Paving (?)

⑤ R+G Truck Repair (truck repair)

⑥ Jen's Automotive (automotive service)

⑦ Hubard Used Cars (two lots)

16305  
303

8 UST 2-diesel

- 1 - reg
- 1 - unlead
- 1 - Sup unlead
- 1 - Solvent (stoddard)
- 2 - kerosene

Holland Oil never used aboveground tank

- ① green front tanks used by brother to store oil  
for canning (empty?)
- ② back tanks (empty?), used by renters  
in past

on former  
Holland Oil  
site

front

file -env.health  
allow -facility  
ink -files

ALAMEDA COUNTY, DEPARTMENT OF ENVIRONMENTAL HEALTH

80 Swan Way, #200  
Oakland, CA 94621  
(415) 271-4320

Hazardous Materials Division Inspection Form

Site ID# \_\_\_\_\_ Site Name \_\_\_\_\_ Today's Date 1/1/88

Site Address \_\_\_\_\_ EPA ID# 5

City \_\_\_\_\_ Zip 94 \_\_\_\_\_ Phone \_\_\_\_\_

MAX Amt. Stored > 500lbs/55g/200cf?  
Hazardous Waste generated per month?

Inspection Categories:

- I. Haz. Mat/Waste GENERATOR/TRANSPORTER
- II. Business Plans, Acute Hazardous Materials
- III. Underground Tanks

The marked items represent violations of the Calif. Administration Code (CAC) or the Health & Safety Code (HS&C)

IA GENERATOR (Title 22)

- 1. Waste ID 66471
- 2. EPA ID 66472
- 3. > 90 days 66508
- 4. Label dates 66508
- 5. Biennial 66493

Manifest

- 6. Records 66492
- 7. Correct 66484
- 8. Copy sent 66492
- 9. Exception 66484
- 10. Copies Rec'd 66492

Misc.

- 11. Treatment 66371
- 12. On-site Disp. (H.S.&C.) 26189.5
- 13. Ex Haz. Waste 66570

Prevention

- 14. Communications 67121
- 15. Aisle Space 67124
- 16. Local Authority 67126
- 17. Maintenance 67120
- 18. Training 67105

Cont'n. gency

- 19. Prepared 67140
- 20. Name List 67141
- 21. Copies 67141
- 22. Emg. Coord. Imp. 67144

Containers, Tanks

- 23. Condition 67241
- 24. Compatibility 67242
- 25. Maintenance 67243
- 26. Inspection 67244
- 27. Buffer Zone 67246
- 28. Tank Inspection 67259
- 29. Containment 67245
- 30. Safe Storage 67261
- 31. Freeboard 67251

IB TRANSPORTER (Title 22)

- 32. Applic./Insurance 66428
- 33. Comp. Cert./CHP Insp. 66448
- 34. Containers 66465

Manifest

- 35. Vehicles 66465
- 36. EPA ID #s 66531
- 37. Correct 66541
- 38. HW Delivery 66543
- 39. Records 66544

Cont'n's

- 40. Name/ Covers 66545
- 41. Recyclables 66800

Comments:

*(Handwritten notes and signatures in the comments section, including "R+E Truck Repair" and "A. ...")*

Contact: \_\_\_\_\_

Title: \_\_\_\_\_

Signature: \_\_\_\_\_

Inspector: \_\_\_\_\_

Signature: \_\_\_\_\_

ALAMEDA COUNTY  
HEALTH CARE SERVICES



AGENCY  
DAVID J. KEARS, Agency Director

Certified Mail #P 062 128 232

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

December 4, 1990

Ms. Ann Marie Holland  
Jack Holland Sr., Oil Corp.  
16301 E. 14th Street  
San Leandro, CA 94577

Dear Ms. Holland:

I have reviewed your subsurface soil investigation report that was prepared by Crosby and Overton for the above site. The report revealed elevated levels of TPH as diesel (up to 25,000 ppm) and benzene, toluene, xylene and ethylbenzene in all of the exploratory boreholes from the surface to total depth of testing.

I concur with your consultant that additional investigative work at the above site is warranted, including the drilling and sampling of additional exploratory boreholes and groundwater monitoring wells to fully characterize the contamination plume.

Please submit this plan within thirty (30) days of the receipt of this letter.

In addition, please submit another deposit/refund check for \$558.00, made payable to the County of Alameda.

If you have any questions, please contact me at 271-4320.

Sincerely,

Larry Seto, Senior,  
Hazardous Materials Specialist

LS:mnc

cc: Gil Jensen, Alameda County District Attorney, Consumer and  
Environmental Protection Agency

RWQCB

Charlene Williams, DOHS

Rafat A. Shahid, Assistant Agency Director, Environmental Health  
Files

P 062 128 232

RECEIPT FOR CERTIFIED MAIL

NO INSURANCE COVERAGE PROVIDED  
NOT FOR INTERNATIONAL MAIL  
(See Reverse)

Sent to	
Street and No.	
P.O., State and ZIP Code	
Postage	5
Certified Fee	
Special Delivery Fee	
Restricted Delivery Fee	
Payment Receipt (Pointing to whom and Date Delivered)	
Return Receipt (Pointing to whom, Date, and Address of Delivery)	
TOTAL Postage and Fees	5
Postmark or Date	

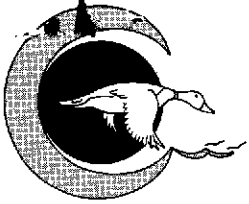
PS Form 3800, JULY 1983

Complete items 1 and 2 when additional services are desired and postage is paid.

Put your address in the "RETURN TO" Space on the reverse side. Failure to do this will prevent this card from being returned to you. The return receipt fee will provide you the name of the person delivered to and the date of delivery. For additional fees the following services are available. Consult postmaster for fees and check box(es) for additional service(s) requested.

1.  Show to whom delivered, date, and addressee's address. (Extra charge)  
2.  Restricted Delivery (Extra charge)

3. Article Addressed to:  Ms. Ann Marie Holland Jack Holland Sr., Oil Corp. 16301 E. 14th Street San Leandro, CA 94577	4. Article Number P 062 128 232  Type of Service: <input type="checkbox"/> Registered <input type="checkbox"/> Insured <input checked="" type="checkbox"/> Certified <input type="checkbox"/> COD <input type="checkbox"/> Express Mail <input type="checkbox"/> Return Receipt for Merchandise
5. Signature - Address X	Always obtain signature of addressee or agent and DATE DELIVERED.
6. Signature - Agent X <i>Wendell Brown</i>	8. Addressee's Address (ONLY if requested and fee paid)
7. Date of Delivery <i>12-6-90</i>	



# CROSBY & OVERTON, INC.

## Environmental Management

8430 Amelia Street  
Oakland, California 94621  
FAX (415) 633-0759  
(415) 633-0336 • (800) 821-0424

October 9<sup>th</sup>, 1990

Larry Seto  
Alameda County Health Care Services Agency  
80 Swan Way, Room 200  
Oakland, CA 94621

RE: Unauthorized Release Form, Jack Holland Sr. Oil Corp.,  
16301 E. 14th Street, San Leandro

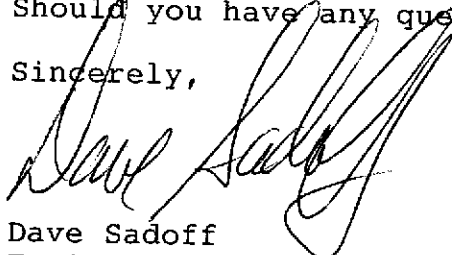
Dear Mr. Seto,

Please find enclosed an "Underground Storage Tank Unauthorized Release" form for the Jack Holland Sr. Oil Corp., located at 16301 E. 14th Street in San Leandro, California.

The generation of a subsurface soil investigation report is nearing completion, and should be submitted to your office within two or three weeks.

Should you have any questions, please call me at your convenience.

Sincerely,

  
Dave Sadoff  
Environmental Geologist

# UNDERGROUND STORAGE TANK UNAUTHORIZED RELEASE (LEAK) / CONTAMINATION SITE REPORT

EMERGENCY <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO		HAS STATE OFFICE OF EMERGENCY SERVICES REPORT BEEN FILED? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO		FOR LOCAL AGENCY USE ONLY I HEREBY CERTIFY THAT I AM A DESIGNATED GOVERNMENT EMPLOYEE AND THAT I HAVE REPORTED THIS INFORMATION TO LOCAL OFFICIALS PURSUANT TO SECTION 25180.7 OF THE HEALTH AND SAFETY CODE.	
REPORT DATE 1m 0d 3d 1d 9 y 0 v		CASE #		SIGNED _____ DATE _____	
REPORTED BY	NAME OF INDIVIDUAL FILING REPORT <b>DAVE SADOFF</b>		PHONE <b>(415) 633-0336</b>		SIGNATURE
	REPRESENTING <input checked="" type="checkbox"/> OWNER/OPERATOR <input type="checkbox"/> REGIONAL BOARD <input type="checkbox"/> LOCAL AGENCY <input type="checkbox"/> OTHER _____		COMPANY OR AGENCY NAME <b>CROSBY &amp; OVERTON, INC.</b>		
	ADDRESS <b>8430 AMELIA STREET OAKLAND CA STATE 94621 ZIP</b>				
RESPONSIBLE PARTY	NAME <b>MS. ANN MARIE HOLLAND</b> <input type="checkbox"/> UNKNOWN		CONTACT PERSON <b>SAME</b>		PHONE <b>(415) 481-2288</b>
	ADDRESS <b>16301 E. 14TH STREET SAN LEANDRO CA STATE 94578 ZIP</b>				
SITE LOCATION	FACILITY NAME (IF APPLICABLE) <b>JACK HOLLAND SR., OIL CORP.</b>		OPERATOR		PHONE <b>(415) 481-2288</b>
	ADDRESS <b>16301 E. 14TH STREET SAN LEANDRO CA COUNTY 94578 ZIP</b>				
	CROSS STREET <b>163 RD</b>				
IMPLEMENTING AGENCIES	LOCAL AGENCY AGENCY NAME <b>ALAMEDA COUNTY HEALTH</b>		CONTACT PERSON <b>LARRY SETO</b>		PHONE <b>(415) 271-4320</b>
	REGIONAL BOARD				PHONE <b>( )</b>
SUBSTANCES INVOLVED	(1) NAME <b>DIESEL</b>			QUANTITY LOST (GALLONS) _____ <input checked="" type="checkbox"/> UNKNOWN	
	(2)			_____ <input type="checkbox"/> UNKNOWN	
DISCOVERY/ABATEMENT	DATE DISCOVERED <b>0m 4d 2d 1d 8 y 9 v</b>		HOW DISCOVERED <input type="checkbox"/> INVENTORY CONTROL <input type="checkbox"/> SUBSURFACE MONITORING <input type="checkbox"/> NUISANCE CONDITIONS <input type="checkbox"/> TANK TEST <input type="checkbox"/> TANK REMOVAL <input checked="" type="checkbox"/> OTHER <b>SITE INSPECTION</b>		
	DATE DISCHARGE BEGAN M M D D Y Y <input checked="" type="checkbox"/> UNKNOWN		METHOD USED TO STOP DISCHARGE (CHECK ALL THAT APPLY) <input type="checkbox"/> REMOVE CONTENTS <input type="checkbox"/> REPLACE TANK <input type="checkbox"/> CLOSE TANK <input type="checkbox"/> REPAIR TANK <input type="checkbox"/> REPAIR PIPING <input type="checkbox"/> CHANGE PROCEDURE <input type="checkbox"/> OTHER _____		
	HAS DISCHARGE BEEN STOPPED? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO IF YES, DATE M M D D Y Y				
SOURCE/ CAUSE	SOURCE OF DISCHARGE <input type="checkbox"/> TANK LEAK <input checked="" type="checkbox"/> UNKNOWN <input type="checkbox"/> PIPING LEAK <input type="checkbox"/> OTHER _____		CAUSE(S) <input type="checkbox"/> OVERFILL <input type="checkbox"/> RUPTURE/FAILURE <input type="checkbox"/> SPILL <input type="checkbox"/> CORROSION <input checked="" type="checkbox"/> UNKNOWN <input type="checkbox"/> OTHER _____		
	CHECK ONE ONLY <input type="checkbox"/> UNDETERMINED <input type="checkbox"/> SOIL ONLY <input checked="" type="checkbox"/> GROUNDWATER <input type="checkbox"/> DRINKING WATER - (CHECK ONLY IF WATER WELLS HAVE ACTUALLY BEEN AFFECTED)				
CURRENT STATUS	CHECK ONE ONLY <input checked="" type="checkbox"/> NO ACTION TAKEN <input type="checkbox"/> PRELIMINARY SITE ASSESSMENT WORKPLAN SUBMITTED <input type="checkbox"/> POLLUTION CHARACTERIZATION <input type="checkbox"/> LEAK BEING CONFIRMED <input type="checkbox"/> PRELIMINARY SITE ASSESSMENT UNDERWAY <input type="checkbox"/> POST CLEANUP MONITORING IN PROGRESS <input type="checkbox"/> REMEDIATION PLAN <input type="checkbox"/> CASE CLOSED (CLEANUP COMPLETED OR UNNECESSARY) <input type="checkbox"/> CLEANUP UNDERWAY				
	CHECK APPROPRIATE ACTION(S) (SEE BACK FOR DETAILS) <input type="checkbox"/> CAP SITE (CD) <input type="checkbox"/> EXCAVATE & DISPOSE (ED) <input type="checkbox"/> REMOVE FREE PRODUCT (FP) <input type="checkbox"/> ENHANCED BIO DEGRADATION (IT) <input type="checkbox"/> CONTAINMENT BARRIER (CB) <input type="checkbox"/> EXCAVATE & TREAT (ET) <input type="checkbox"/> PUMP & TREAT GROUNDWATER (GT) <input type="checkbox"/> REPLACE SUPPLY (RS) <input type="checkbox"/> VACUUM EXTRACT (VE) <input type="checkbox"/> NO ACTION REQUIRED (NA) <input type="checkbox"/> TREATMENT AT HOOKUP (HU) <input type="checkbox"/> VENT SOIL (VS) <input type="checkbox"/> OTHER (OT) _____				
COMMENTS					

## INSTRUCTIONS

### EMERGENCY

Indicate whether emergency response personnel and equipment were involved at any time. If so, a Hazardous Material Incident Report should be filed with the State Office of Emergency Services (OES) at 2800 Meadowview Road, Sacramento, CA 95832. Copies of the OES report form may be obtained at your local underground storage tank permitting agency. Indicate whether the OES report has been filed as of the date of this report.

### LOCAL AGENCY ONLY

To avoid duplicate notification pursuant to Health and Safety code Section 25180.7, a designated government employee should sign and date the form in this block. A signature here does not mean that the leak has been determined to pose a significant threat to human health or safety, only that notification procedures have been followed if required.

### REPORTED BY

Enter your name, telephone number, and address. Indicate which party you represent and provide company or agency name.

### RESPONSIBLE PARTY

Enter name, telephone number, contact person, and address of the party responsible for the leak. The responsible party would normally be the tank owner.

### SITE LOCATION

Enter information regarding the tank facility. At a minimum, you must provide the facility name and full address.

### IMPLEMENTING AGENCIES

Enter names of the local agency and Regional Water Quality Control Board involved.

### SUBSTANCES INVOLVED

Enter the name and quantity lost of the hazardous substance involved. Room is provided for information on two substances if appropriate. If more than two substances leaked, list the two of most concern for cleanup.

### DISCOVERY/ABATEMENT

Provide information regarding the discovery and abatement of the leak.

### SOURCE/CAUSE

Indicate source(s) of leak. Check box(es) indicating cause of leak.

### CASE TYPE

Indicate the case type category for this leak. Check one box only. Case type is based on the most sensitive resource affected. For example, if both soil and ground water have been affected, case type will be "Ground Water". Indicate "Drinking Water" only if one or more municipal or domestic water wells have actually been affected. A "Ground Water" designation does not imply that the affected water cannot be, or is not, used for drinking water, but only that water wells have not yet been affected. It is understood that case type may change upon further investigation.

### CURRENT STATUS

Indicate the category which best describes the current status of the case. Check one box only. The response should be relative to the case type. For example, if case type is "Ground Water", then "Current Status" should refer to the status of the ground water investigation or cleanup, as opposed to that of soil. Descriptions of options follow:

No Action Taken - No action has been taken by responsible party beyond initial report of leak.

Leak Being Confirmed - Leak suspected at site, but has not been confirmed.

Preliminary Site Assessment Workplan Submitted - workplan/proposal requested of/submitted by responsible party to determine whether ground water has been, or will be, impacted as a result of the release.

Preliminary Site Assessment Underway - implementation of workplan.

Pollution Characterization - responsible party is in the process of fully defining the extent of contamination in soil and ground water and assessing impacts on surface and/or ground water.

Remediation Plan - remediation plan submitted evaluating long term remediation options. Proposal and implementation schedule for appropriate remediation options also submitted.

Cleanup Underway - implementation of remediation plan.

Post Cleanup Monitoring in Progress - periodic ground water or other monitoring at site, as necessary, to verify and/or evaluate effectiveness of remedial activities.

Case Closed - regional board and local agency in concurrence that no further work is necessary at the site.

IMPORTANT: THE INFORMATION PROVIDED ON THIS FORM IS INTENDED FOR GENERAL STATISTICAL PURPOSES ONLY AND IS NOT TO BE CONSTRUED AS REPRESENTING THE OFFICIAL POSITION OF ANY GOVERNMENTAL AGENCY

### REMEDIAL ACTION

Indicate which action have been used to cleanup or remediate the leak. Descriptions of options follow:

Cap Site - install horizontal impermeable layer to reduce rainfall infiltration.

Containment Barrier - install vertical dike to block horizontal movement of contaminant.

Excavate and Dispose - remove contaminated soil and dispose in approved site.

Excavate and Treat - remove contaminated soil and treat (includes spreading or land farming).

Remove Free Product - remove floating product from water table.

Pump and Treat Groundwater - generally employed to remove dissolved contaminants.

Enhanced Biodegradation - use of any available technology to promote bacterial decomposition of contaminants.

Replace Supply - provide alternative water supply to affected parties.

Treatment at Hookup - install water treatment devices at each dwelling or other place of use.

Vacuum Extract - use pumps or blowers to draw air through soil.

Vent Soil - bore holes in soil to allow volatilization of contaminants.

No Action Required - incident is minor, requiring no remedial action.

COMMENTS - Use this space to elaborate on any aspects of the incident.

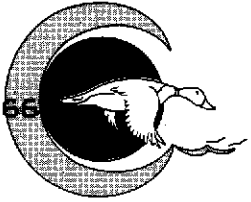
SIGNATURE - Sign the form in the space provided.

### DISTRIBUTION

If the form is completed by the tank owner or his agent, retain the last copy and forward the remaining copies intact to your local tank permitting agency for distribution.

1. Original - Local Tank Permitting Agency
2. State Water Resources Control Board, Division of Loans and Grants, Underground Storage Tank Program, P.O. Box 944212, Sacramento, CA 94244-2120
3. Regional Water Quality Control Board
4. County Board of Supervisors or designee to receive Proposition 65 notifications.
5. Owner/responsible party.





# CROSBY & OVERTON, INC.

## Environmental Management

8430 Amelia Street  
Oakland, California 94621  
FAX (415) 633-0759  
(415) 633-0336 • (800) 821-0424

September 10, 1990

Mr. Larry Seto  
Alameda County Health Agency  
80 Swan Way Room 200  
Oakland, Ca 94621

RE: Soil sampling at Jack Holland, Sr Oil Corp.

Dear Mr. Seto,

In our letter dated September 29, 1989 we outlined our sub surface investigation. Crosby & Overton plans to start our sub surface sampling on September 18, 1990.

If you have any questions please call me at your convenience.

Sincerely,

Mark Ayala  
Engineering Technician

ma



Alameda County  
District Attorney's Office  
John J. Meehan, District Attorney

**NOTICE OF CITATION HEARING**

May 25, 1990

**CERTIFIED**

Ms. Ann Marie Holland  
President  
Jack Holland Oil Corporation  
16301 E. 14th Street  
San Leandro, CA 94578

Complaint has been made to this office that you may have violated Health and Safety Code Sections: 25189, 25189.5, 25191, 25284(a), 25286, 25292, 25295, and 25299.

Violations of these sections impose both criminal and civil sanctions.

You are therefore, cited to appear in the Office of the District Attorney, Consumer & Environmental Protection Division located at the Hall of Justice, 24405 Amador Street, Hayward, California, Room 103, on June 12, 1990 at 10:00 a.m. to show cause, if any you may have, why a formal complaint should not be filed.

Very truly yours,

JOHN J. MEEHAN  
District Attorney

By: \_\_\_\_\_

*Margaret A. Ong*  
Margaret A. Ong  
Senior Deputy District Attorney

cc: Larry Seto

JJM:MAO:shb



Alameda County  
District Attorney's Office  
John J. Meehan, District Attorney

**NOTICE OF CITATION HEARING**

May 25, 1990

**CERTIFIED**

Jack Holland, Sr.  
Jack Holland Oil Corporation  
16301 E. 14th Street  
San Leandro, CA 94578

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Very truly yours,

JOHN J. MEEHAN  
District Attorney

By: Margaret A. Ong  
Margaret A. Ong  
Senior Deputy District Attorney

cc: Larry Seto

JJM:MAO:shb

ALAMEDA COUNTY  
HEALTH CARE SERVICES

AGENCY  
DAVID J. KEARS, Director



Telephone Number: (415)

March 13, 1990

Ms. Ann Marie Holland  
Jack Holland Sr., Oil Corporation  
16301 E. 14th Street  
San Leandro, CA 94577

*Site Location 14500 E 14th St, S.L. 94577*

Dear Ms. Holland:

We have received your completed underground storage tank application and a deposit refund check for \$498.00. Your plan of correction dated September 29, 1989, that was prepared by Crosby and Overton for the above site is approved.

Please inform me in ten days when your investigation will commence and send me copies of all your consultant's reports, laboratory reports and manifests.

If you have any questions, please contact me at 271-4320.

Sincerely,

Larry Seto, Senior,  
Hazardous Materials Specialist

LS:mnc

cc: Dave Sadoff, Crosby & Overton  
San Leandro Fire  
Gil Jensen, Alameda County District Attorney, Consumer and  
Environmental Protection Agency  
RWQCB  
Charlene Williams, DOHS  
Rafat A. Shahid, Assistant Agency Director, Environmental Health  
Bill Faulhaber, Hazardous Materials Specialist  
Files

ALAMEDA COUNTY  
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



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

October 16, 1989

Ms. Ann Marie Holland  
Jack Holland Sr., Oil Corp.  
16301 E. 14th Street  
San Leandro, CA 94577

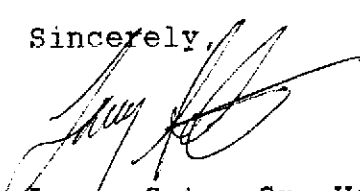
Dear Ms. Holland:

We have reviewed your investigation plan dated September 29, 1989, that was prepared by Crosby and Overton for the above site. Your plan is accepted contingent upon the following:

1. A deposit/refund check for \$498.00, made payable to the County of Alameda, must be submitted to this office to compensate us for our time.
2. Boreholes be sampled every five feet
3. All soil samples are to be tested for benzene, toluene, xylene and ethylbenzene in addition to diesel.
4. All of your underground tanks at the above site must be registered with this office.

If you have any questions, please contact me at (415) 271-4320.

Sincerely,

  
Larry Seto, Sr. Hazardous  
Materials Specialist

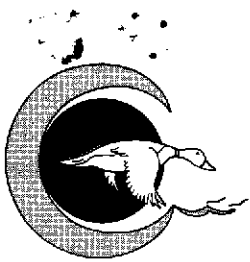
LS:mnc

cc: San Leandro Fire  
Gil Jensen, Alameda County District Attorney, Consumer and  
Environmental Protection Agency

RWQCB

Howard Hatayama, DOHS

Rafat A. Shahid, Assistant Agency Director, Environmental Health  
Files



# CROSBY & OVERTON, INC.

## Environmental Management

8430 Amelia Street  
Oakland, California 94621  
FAX (415) 633-0759  
(415) 633-0336 • (800) 821-0424

September 29, 1989

Mr. Larry Seto  
Alameda County Health Agency  
80 Swan Way, Room 200  
Oakland, Ca 94621

Re: Jack Holland, Sr. Oil Corp.

Dear Mr. Seto:

Jack Holland, Sr. Oil Corp. proposes to initiate a sampling program to determine the vertical and lateral extent of diesel-contaminated soil at their facility located at 16301 E. 14th Street in San Leandro, California.

Five exploratory boreholes will be drilled in and about the area of contaminated soil (see site plan). All of the boreholes will be sampled at 5 feet below ground surface (bgs) and 10 feet bgs. Each sample will be discreetly analyzed for TPH as diesel. Should obvious contaminated exceed 10 feet in depth, the borehole will be advanced until either no more obvious contamination is encountered, or groundwater is encountered. An additional sample will be obtained at that depth.

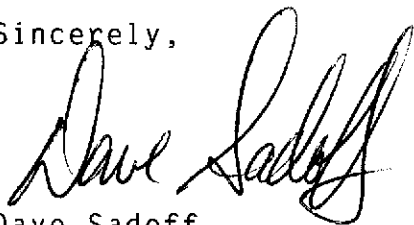
Standard DOHS and SFBRWQCB methodologies will be utilized during every facet of the project. Drill cuttings will be drummed, labeled and left on site pending analytical results.

The project will commence within 30 days from the date of this letter. A complete report, detailing methodology and including borehole lithologic logs, analytical data, chain of custody documentation, conclusions and recommendations, will be submitted to your office upon the projects conclusion.

A plan for remediation will be drafted and submitted to your office immediately following the report.

Should you have any questions pertaining to this proposal,  
please call me at your convenience.

Sincerely,

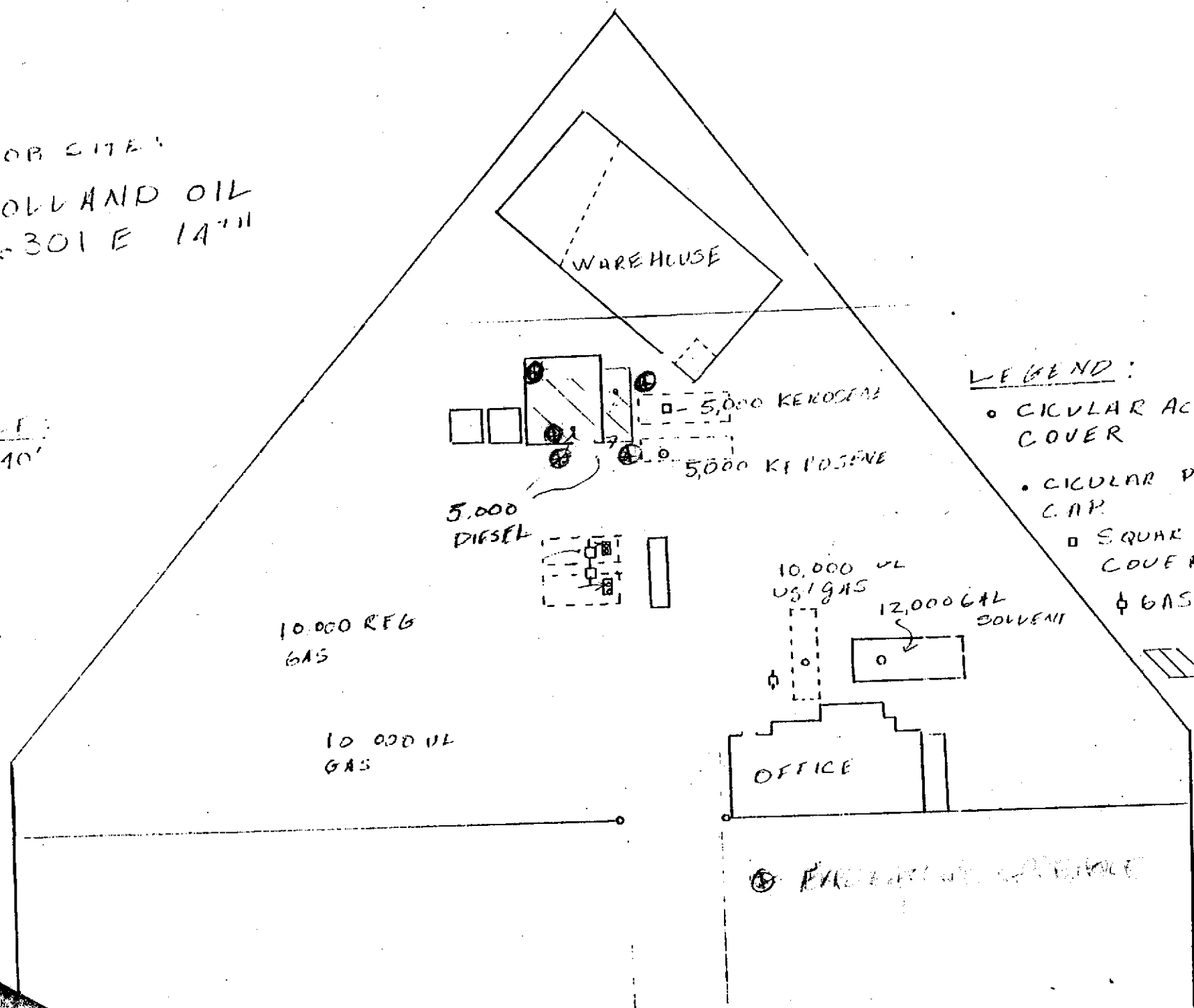
A handwritten signature in black ink, appearing to read "Dave Sadoff". The signature is written in a cursive, flowing style with a large initial "D".

Dave Sadoff  
Environmental Geologist

cc: Ms. Ann Marie Holland

JOB SITE:  
HOLLAND OIL  
16301 E 14<sup>TH</sup>

SCALE:  
1" = 40'





ALAMEDA COUNTY  
HEALTH CARE SERVICES

AGENCY  
DAVID J. KEARS, Agency Director



Certified Mail # P 062 128 074

September 7, 1989

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

Ms. Ann Marie Holland, President  
Jack Holland Sr., Oil Corporation  
16301 E. 14th Street  
San Leandro, CA 94578

RE: Second Notice of Violation

Dear Ms. Holland:

As of this date, a plan of correction for the soil contamination at the above site has not been submitted to this office as requested in a letter addressed to you dated May 24, 1989. In addition, your eight underground tanks still have not been registered with this office.

Please be aware that Section 25189, 25189.5 & 25191 of the California Hazardous Waste Control Law, which provides for civil and criminal penalties of up to \$25,000 per day, per violation, for violations of the California Hazardous Control Law and or regulations.

Please submit to this office within (10) ten days of the receipt of this letter, your plan of correction.

If you have any questions, please contact Larry Seto, Sr. Hazardous Materials Specialist, at 271-4320.

Sincerely,

*Edgar B. Howell*

*for*  
Rafat A. Shahid, Chief,  
Hazardous Materials Program

RAS:LS:mnc

cc: Gil Jensen, Alameda County District Attorney, Consumer and  
Environmental Protection Agency  
San Leandro Fire  
Doug Krause, DOHS  
RWQCB  
Larry Seto, Alameda County Hazardous Materials  
Files

P 062 128 074

RECEIPT FOR CERTIFIED MAIL

NO INSURANCE COVERAGE PROVIDED  
NOT FOR INTERNATIONAL MAIL

(See Reverse)

PS Form 3800, June 1988

Sent to	
Street and No.	
P.O., State and ZIP Code	
Postage	\$
Certified Fee	
Special Delivery Fee	
Registered Delivery Fee	
Return Receipt (including Postmark and Date Delivered)	
Other Fees (including to whom Delivered, address of deliverer, etc.)	
TOTAL Postage and Fees	\$
Postmark or Date	

Put your address in the "RETURN TO" space on the reverse side. Failure to do this will prevent this card from being returned to you. The return receipt fee will provide you the name of the person delivered to and the date of delivery. For additional fees the following services are available. Consult postmaster for fees and check box(es) for additional service(s) requested.

1.  Show to whom delivered, date, and addressee's address. (Extra charge)      2.  Restricted Delivery (Extra charge)

3. Article Addressed to:  
Ms. Ann Marie Holland  
Jack Holland Sr., Oil Corp.  
16301 E. 14th Street  
San Leandro, CA 94578

4. Article Number  
P 062 128 074

Type of Service:  
 Registered       Insured  
 Certified       COD  
 Express Mail       Return Receipt for Merchandise

Always obtain signature of addressee or agent and DATE DELIVERED.

5. Signature - Address  
X *Ann Marie Holland*

6. Signature - Agent  
X

7. Date of Delivery  
X 9-8-89

8. Addressee's Address (ONLY if requested and fee paid)

ALAMEDA COUNTY  
HEALTH CARE SERVICES

AGENCY  
DAVID J. KEARS, Agency Director



DEPARTMENT OF ENVIRONMENTAL HEALTH  
Hazardous Materials Program  
80 Swan Way, Rm. 200  
Oakland, CA 94602  
(415)

Certified Mail #P 833 981 426

May 24, 1989

Ms. Ann Marie Holland, President  
Jack Holland Sr., Oil Corp.  
16301 E. 14th Street  
San Leandro, CA 94578

Dear Ms. Holland:

An inspection of the above site was performed on April 21, 1989, by Larry Seto from our office, in your presence. At that time, four split soil samples were taken above two of your underground diesel tanks (5,000 and 6,000 gallon). Diesel was detected in the soil from both sites with concentrations of 20,6000 ppm and 20,100 ppm. In addition, your eight underground tanks are not registered.

Please be aware, you are in violation of the following sections of the Hazardous Waste Control Law.

Section 25189.5, Chapter 6.95, California Health and Safety Code for the disposal of a hazardous waste at an unauthorized point.

Section 25284(a), Chapter 6.7, California Health and Safety Code, for operating underground storage tanks without a permit.

Please submit to this office within thirty (30) days of the receipt of this letter, your plan of correction. Your plan should include, but not be limited to the following:

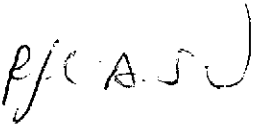
1. Method to be used to determine the vertical and lateral extent of contamination
2. Name of your licensed hazardous waste hauler
3. Name of your disposal facility
4. Expected date of completion of your clean-up

Ms. Ann Marie Holland, President  
Jack Holland Sr., Oil Corp.  
16301 E. 14th Street  
San Leandro, CA 94578  
May 24, 1989  
Page 2 of 2

5. Measures that will be implemented to prevent this release from occurring again
6. Registering your underground tanks with this office

If you have any questions, please contact Larry Seto, Senior Hazardous Materials Specialist, at 271-4320.

Sincerely,



Rafat A. Shahid, Chief,  
Hazardous Materials Program

RAS:LS:mnc

cc: Gil Jensen, Alameda County District Attorney, Consumer and  
Environmental Protection Agency  
San Leandro Fire  
Doug Krause, DOHS  
RWQCB  
Larry Seto, Alameda County Hazardous Materials  
File

P 833 981 426

**RECEIPT FOR CERTIFIED MAIL**

NO INSURANCE COVERAGE PROVIDED  
NOT FOR INTERNATIONAL MAIL  
(See Reverse)

PS Form 3800, June 1985

Sent to	
Street and No.	
P.O., State and ZIP Code	
Postage	\$
Certified Fee	
Special Delivery Fee	
Restricted Delivery Fee	
Return Receipt showing to whom and Date Delivered	
Return Receipt showing to whom, Date, and Address of Delivery	
TOTAL Postage and Fees	\$
Postmark or Date	

**SENDER:** Complete items 1 and 2 when additional services are desired, and complete items 3 and 4.  
Put your address in the "RETURN TO" space on the reverse side. Failure to do this will prevent this card from being returned to you. The return receipt fee will provide you the name of the person delivered to and the date of delivery. For additional fees the following services are available. Consult postmaster for fees and check box(es) for additional service(s) requested.

1.  Show to whom delivered, date, and addressee's address.      2.  Restricted Delivery  
 ↑(Extra charge)↑      ↑(Extra charge)↑

<p>3. Article Addressed to:</p> <p>Ann Marie Howard Jack Howard Sr. Oil Corp. 16301 E. 14th St. San Leandro, CA 94578</p>	<p>4. Article Number</p> <p>P 833 981 426</p> <p>Type of Service:</p> <input type="checkbox"/> Registered <input type="checkbox"/> Insured <input checked="" type="checkbox"/> Certified <input type="checkbox"/> COD <input type="checkbox"/> Express Mail <p>Always obtain signature of addressee or agent and <b>DATE DELIVERED.</b></p>
<p>5. Signature - Addressee</p> <p>X</p>	<p>8. Addressee's Address (ONLY if requested and fee paid)</p>
<p>6. Signature - Agent</p> <p>X (Wayne Foyt)</p>	
<p>7. Date of Delivery</p> <p>5-20-88</p>	

5/17/89

ALAMEDA COUNTY  
DEPT. OF ENVIRONMENTAL HEALTH  
HAZARDOUS MATERIALS

ALAMEDA COUNTY HEALTH CARE SERVICES AGENCY  
DEPARTMENT OF ENVIRONMENTAL HEALTH  
ENVIRONMENTAL HEALTH LABORATORY

ANALYTICAL REQUEST

Laboratory No. 89-065

Sample Identification Soil Samples from Jack Holland Sr. Oil Co., 16301 E.14th St.

Analyses Requested by: L.Seto

Date Collected: 4-21-89 Collected by: L.Seto

Date Received: 4-21-89 Received by: B.Chan

Analyses Requested Total Petroleum Hydrocarbons -Diesel.

Background Information Suspect diesel fuel contamination.

ANALYTICAL RESULTS

Parameter	Observation or Result	
Sample Identification-	LS-16301-1	LS-16301-2
	Moist soil with petroleum odor.	Moist soil with petroleum odor.
Total Petroleum Hydrocarbons-DOHS Method- GC-FID.	Approx. <u>2.6% diesel</u> fuel by weight.	Approx. <u>2.1% diesel</u> fuel by weight.
	<u>26,000</u>	<u>21,000</u>

Conclusions: \_\_\_\_\_

Date Analyses Completed: 5-12-89 Chemist: B.Chan

Approved: BC

Distribution: R.Shahid, T.Shirasawa

white - lab  
 yellow - insp. file  
 pink - fac. file

ALAMEDA COUNTY HEALTH CARE SERVICES AGENCY  
 DIVISION OF HAZARDOUS MATERIALS  
 80 SWAN WAY, ROOM 200  
 OAKLAND, CA 94621  
 (415) 271-4320

LABORATORY SERVICE REQUEST

SITENAME Jack Holland Sr. Oil Co.  
 ADDRESS 16301 E. 14<sup>th</sup> St.  
 SAMPLE SUBMITTED TO: Env. lab  
 DATE SUBMITTED 4-21-89  
 SEND INVOICE TO: \_\_\_\_\_

SEND ANALYTICAL REPORT TO ABOVE OR:  
 \_\_\_\_\_  
 \_\_\_\_\_

ATTN: Cory Seto

RUSH = ABOUT 1 WEEK TURNAROUND  
 ROUTINE = ABOUT 2 WEEKS TURNAROUND

SAMPLE NO.	DATE/TIME COLLECTED	TYPE OF MATERIAL (WATER, SOIL OR MATRIX)	VOLUME/WEIGHT	FIELD OBSERVATION	ANALYSIS REQUESTED
15-16301-1	4-21-89 3:00 PM	Soil above 6,000 gal tank	150 ml	Soil discoloration	Petal TPH
15-16301-2	4-21-89 3:00 PM	Soil above 5,000 gal tank	150 ml	" "	" "

Chain of Custody:

1. <u>[Signature]</u> Signature	<u>Gr. Haz Mat Spec</u> Title	<u>4-21-89 - 4-21-89</u> Inclusive Dates
2. <u>[Signature]</u> Signature	<u>Chemist III</u> Title	<u>4/21/89</u> Inclusive Dates
3. _____ Signature	_____ Title	_____ Inclusive Dates

white - lab  
 yellow - insp. file  
 pink - fac. file

ALAMEDA COUNTY HEALTH CARE SERVICES AGENCY  
 DIVISION OF HAZARDOUS MATERIALS  
 4780 SWAN WAY, ROOM 200  
 OAKLAND, CA 94621  
 (415) 271-4320

LABORATORY SERVICE REQUEST

SITENAME Jack H. ...  
 ADDRESS 16201 E. 14th St.  
 SAMPLE SUBMITTED TO: Env. Lab  
 DATE SUBMITTED 4-21-89  
 SEND INVOICE TO: \_\_\_\_\_

SEND ANALYTICAL REPORT TO ABOVE OR:

ATTN: Cory Seto

RUSH = ABOUT 1 WEEK TURNAROUND  
 ROUTINE = ABOUT 2 WEEKS TURNAROUND

SAMPLE NO.	DATE/TIME COLLECTED	TYPE OF MATERIAL (WATER, SOIL OR MATRIX)	VOLUME/WEIGHT	FIELD OBSERVATION	ANALYSIS REQUESTED
1-10-1-1	4-21-89	soil above 5000 gal tank	150g		
15-10-1-2	4-21-89	soil above 5,000 gal tank	150g		

Chain of Custody:

1.	<u>[Signature]</u> Signature	<u>Gr. Haz Mat Spec</u> Title	<u>4-21-89 - 4-21-89</u> Inclusive Dates
2.	<u>[Signature]</u> Signature	<u>Chemist III</u> Title	<u>4/21/89</u> Inclusive Dates
3.	_____ Signature	_____ Title	_____ Inclusive Dates



white -env.health  
 yellow -facility  
 pink -files

# ALAMEDA COUNTY, DEPARTMENT OF ENVIRONMENTAL HEALTH

80 Swan Way, #200  
 Oakland, CA 94621  
 (415) 271-4320

## Hazardous Materials Division Inspection Form

Site ID# 2423 Site Name Jack Holland Sr. Oil Corp. Today's Date 4/21/89  
 Site Address 16301 E. 14th St. EPA ID# \_\_\_\_\_  
 City San Leandro Zip 94578 Phone 481-2288

MAX Amt. Stored > 500lbs/55g/200cf?  Y  N  
 Hazardous Waste generated per month? \_\_\_\_\_

### Inspection Categories:

- I. Haz. Mat/Waste GENERATOR/TRANSPORTER
- II. Business Plans, Acute Hazardous Materials
- III. Underground Tanks

The marked items represent violations of the Calif. Administration Code (CAC) or the Health & Safety Code (HS&C)

### LA GENERATOR (Title 22)

	1. Waste ID	* 66471
	2. EPA ID	66472
	3. > 90 days	66508
	4. Label dates	66508
	5. Biennial	66493
Manifest	6. Records	66492
	7. Correct	66484
	8. Copy sent	66492
	9. Exception	66484
	10. Copies Rec'd	66492
Misc.	11. Treatment	66371
	<input checked="" type="checkbox"/> 12. On-site Disp. (H.S.&C.)	26189.5
	13. Ex Haz. Waste	66570
Prevention	14. Communications	67121
	15. Aisle Space	67124
	16. Local Authority	67126
	17. Maintenance	67120
	18. Training	67105
Confin. Agency	19. Prepared	67140
	20. Name List	67141
	21. Copies	67141
	22. Eng. Coord. Tmg.	67144
Containers, Tanks	23. Condition	67241
	24. Compatibility	67242
	25. Maintenance	67243
	26. Inspection	67244
	27. Buffer Zone	67246
	28. Tank Inspection	67259
	29. Containment	67245
	30. Safe Storage	67261
	31. Freeboard	67257
	<b>I.B. TRANSPORTER (Title 22)</b>	
	32. Applic./Insurance	66428
	33. Comp. Cert./CHP Insp.	66448
	34. Containers	66465
Manifest	35. Vehicles	66465
	36. EPA ID #s	66531
	37. Correct	66541
	38. HW Delivery	66543
	39. Records	66544
Cont'rs	40. Name/ Covers	66545
	41. Recyclables	66800

### Comments:

~~Gasoline~~, Diesel and kerosene are stored in underground storage tanks. There are eight underground tanks at this site. Soil samples will be taken today in areas in the yard where there is soil discoloration.

Note: 2 soil samples were taken near the spill site of 2 diesel tanks. Split sample 1 was given to the company's president, Ann Marie Holland.

Rev 6/88

Contact: \_\_\_\_\_

Title: \_\_\_\_\_  
 Signature: Ann Marie Holland

Inspector: Cary Seft  
 Signature: [Signature]



UNITED STATES ENVIRONMENTAL PROTECTION AGENCY

REGION IX

90 FEB 28 PM 2:25  
215 Fremont Street  
San Francisco, Ca. 94105

In Reply T-3-3  
Refer To: 6-3-1  
SPCC # 85-156  
87-042

28 SEP 1987

Ann Marie Holland  
Holland Oil Company  
16301 E. 14th Street  
San Leandro, CA

Dear Ms. Holland:

Thank you for your cooperation in bringing your facility into compliance with the Oil Spill Prevention Regulations of 40 CFR Part 112.

You are required now to fully maintain your facility in conformance with your SPCC Plan and to otherwise comply with the Oil Pollution Prevention Regulations.

Sincerely,

A handwritten signature in black ink, appearing to read "P.T. Brubaker".

P.T. Brubaker  
Chief  
Emergency Response Section