

R0302

Groundwater Cleaners, Inc.

(415) 665-6181 • Fax (415) 566-3556

347 Frederick Street
San Francisco CA 94117

February 12, 2008

Mr. Steven Plunkett, Hazardous Materials Specialist
Alameda County Health Care Services
1131 Harbor Bay Parkway, Suite 250
Alameda, CA 94502-6577

Subject: LO Case RO0000302 (global ID# T060010-0639) German Autocraft

Dear Mr. Plunkett:

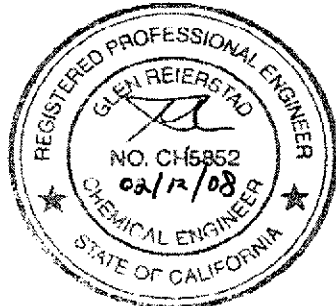
We have received your December 28, 2007, letter to Mr. Lee, and we are responding as rapidly as possible. Unfortunately, we experienced some communication failures and we are not able to respond by the dates requested.

We anticipate having both the Work Plan for Soil Vapor Investigation and the Work Plan for DPE/AS Feasibility Study completed by February 22, 2008. The Soil Vapor Investigation Report would depend heavily on any changes to the proposed work plan, but we would anticipate being able to complete the work within six weeks after approval of the work plan.

Once again, we apologize for our delay in responding. The fault was entirely ours and was not caused in any way by Mr. Lee.

Sincerely,

Gleierstad, P.E.



RECEIVED

FEB 13 2008

ENVIRONMENTAL HEALTH SERVICES

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



F

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

December 28, 2007

Mr. Seung Lee
German Autocraft
350 Cheeywood Avenue
San Leandro, CA 94577-1713

Subject: LOP Case No. RO0000302 (global ID# T0600100639), German Autocraft, 301 East 14th Street, San Leandro, CA

Dear Mr. Lee:

Alameda County Environmental Health (ACEH) staff has reviewed the fuel leak case file for the above-referenced site including the recently submitted document entitled, "Corrective Action Plan (CAP)" and "Quarterly Groundwater Monitoring Report, 3rd Quarter 2007," dated November 28, 2007 and September 26, 2007 and prepared by Groundwater Cleaners Inc (GCI). Results from recent groundwater monitoring indicate that residual contamination in the source area is continuing to add mass to the dissolved phase hydrocarbon plume. While, the CAP reviews the site history, summarizes site conditions, and evaluates several remedial alternatives and recommends site cleanup goals.

High concentrations of dissolved phase Total Petroleum Hydrocarbon as gasoline (TPHg) and benzene were detected in groundwater beneath the former USTs at concentrations of up to 1,500,000 micrograms per liter ($\mu\text{g/L}$) and 260,000 $\mu\text{g/L}$, respectively. In addition, TPHg and benzene were detected in soil near the former USTs at concentration up to 6,300 milligrams per kilogram (mg/kg) and 110 mg/kg, respectively. Based on our review of the case file and CAP, ACEH generally agree with choice of Dual Phase Vapor Extraction and Air Sparging (DPE/AS) for a pilot test feasibility study. However, ACEH has concluded that further site characterization is required to address the data gap related to the potential risk associated with the vapor intrusion pathway. Considering the vapor intrusion pathway has not been evaluated, ACEH requires that you prepare a soil vapor investigation work plan to assess potential soil vapor contamination beneath your site.

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

TECHNICAL COMMENTS

1. **CAP Objectives and Selected Remedial Alternative.** The stated objectives of the CAP are to reduce high concentrations of TPHg and TPH constituents beneath your site and reduce offsite migration of pollution, thus giving natural attenuation a better opportunity to improve groundwater quality. The assumption that offsite migration of contamination will be reduced by a remedial action is reasonable; however, without clear evidence it may be overly optimistic to state that natural attenuation will be enhanced as a result.

GCI evaluated several remedial alternatives for the CAP including soil excavation, soil vapor extraction (SVE), dual phase vapor extraction with air sparging (DPE/AS), monitored natural attenuation (MNA), and enhanced bio-remediation using air sparging. GCI consider DPE/AS to be the most effective remedial alternative for your site. In order to verify the efficacy of the recommended remedial alternative, GCI propose conducting a five-day pilot test using existing onsite monitoring wells MW-1 thru MW-4 as extraction wells. ACEH agrees with the need for a pilot test to determine the effectiveness of the proposed remedial alternative prior to the full-scale implementation of the DPE/AS system. Please prepare a work plan that details your proposal to perform the DPE/AS pilot test in the report requested below.

2. **Soil Gas Investigation and Soil Vapor Sampling.** Historically, high levels of benzene at concentrations of 110 mg/kg and 260,000 µg/L have been detected in both soil and groundwater beneath your site. Consequently, ACEH request that you prepare a proposal to perform a soil vapor investigation, which will be useful to evaluate the vapor intrusion pathways and assess the potential risk to the nearby residences. Please prepare a detailed work plan to perform a soil gas investigation and include your proposal for the soil gas investigation in the Soil Gas Work Plan requested below.
3. **Local Hydrogeology.** Section 2.1 entitled *Hydrogeologic Setting* conclude the localized groundwater gradient generally trends east to west and is topographically controlled; however, groundwater elevation data indicate that hydraulic gradient is toward the northwest. In addition, review of well logs from onsite and offsite monitoring wells indicate that a more permeable unit at a depth of between 25 feet to 35 feet bgs may be acting as a conduit for the offsite migration of dissolved phase petroleum hydrocarbon contamination. Please discuss in detail in the Soil Gas Work Plan requested below the potential for migration of dissolved phase contamination within this specific hydrogeologic unit.
4. **Geologic Cross Sections.** The geologic cross section (Figure 3.) is incomplete and must be revised to include the following information:
 - Subsurface geologic features, depth to groundwater and man-made conduits.
 - Surface topography. The cross sections should be extended off-site where necessary show significant breaks in slope.
 - Soil descriptions for all borings and wells along the line of section.
 - Screen and filter pack intervals for each monitoring well.
 - Sampling locations and results for soil and grab groundwater samples.
 - Site features such as the tank pit, dispensers, buildings etc. Where appropriate, monitoring well location and soil boring locations will be projected back to the strike of the cross section line.

Please present the revised cross section in the Soil Gas Work Plan requested below.

5. **Conceptual Model of Release Spreading.** GCI postulates a conceptual model for the unauthorized release as a localized onsite source and subsequent lateral migration once the fuel release reached a zone of higher permeability at approximately 25 feet bgs. However, the conceptual model does not address separate phase petroleum hydrocarbon encountered during the 1995/1996 soil and groundwater investigation.

During the investigation, free phase TPHg, benzene and MtBE were detected approximately 300 feet downgradient of the site; up to 1/8 inch and 6 inches of floating free product was encountered in soil borings EMT-37 and ETM-38, respectively. The concentration of TPHg detected at ETM-38 is three orders of magnitude higher than concentration of TPHg detected in the source area beneath your site. More importantly, MtBE was detected in groundwater collected from ETM-38 at a concentration of 13,000,000 µg/L. Review of historical groundwater analytical data collected from onsite monitoring wells indicate that MtBE has not been detected in groundwater beneath your site. Moreover, soil boring ETM-38 is approximately 300 feet downgradient of your site. Collectively, these data indicate that the contamination encountered at soil borings EMT-37 and ETM-38 is not site sourced and is likely the result of a release of unknown origin. Please evaluate the source of separate phase TPHg at soil borings ETM-37 and ETM-38 and present the results of your assessment in the Soil Gas Work Plan requested below.

6. **Suggested Corrective Action Goals for Constituents of Concern.** GCI has recommended cleanup goals for the corrective action; however, the corrective action goals are based on environmental screening levels that are not appropriate for a potential drinking water resource or a residential land use scenario. Furthermore, prior to the completion of the soil gas investigation (comment 2 above), discussion of recommended cleanup goals may be premature. Additionally, several irrigation wells may be in use at nearby residences, and thus suggested remediation goals for groundwater are not acceptable. Please re-evaluate the remediation goals using the scenario for groundwater as a potential drinking water resource and residential land use and present your findings in the Soil Gas Investigation Report requested below.

7. **Monitoring Well Survey.** In reviewing Table 1 (Summary of Well Construction Details, QMR 3rd Quarter 2007) we note that the top of casing elevation is unknown for several groundwater monitoring wells; MW-5, MW-6, MW-7, MW-11, MW-12, MW-13, MW-14 and MW-1A. With an unknown top of casing elevation, groundwater elevation data collected at these monitoring well locations is of limited use. ACEH requires you to complete a survey for any monitoring wells with unknown top of casing elevations. The survey must be performed by a California licensed professional surveyor. Additionally, Pursuant to CCR Sections 2729 and 2729.1; beginning January 1, 2002, all permanent monitoring points utilized to collect groundwater samples (i.e. monitoring wells) and submitted in a report to a regulatory agency, must be surveyed (top of casing) to mean sea level and latitude and longitude accurate to within 1-meter accuracy, using NAD 83, and transmitted electronically to the SWRCB Geotracker website.

TECHNICAL REPORT REQUEST

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

- **February 1, 2008** – Work Plan for Soil Vapor Investigation
- **February 15, 2008** – Work Plan for DPE/AS Feasibility Study
- **March 15, 2008** – Soil Vapor 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. ACEH notes the discussion of UST Cleanup Fund cost pre-approval in your December 23, 2005 correspondence.

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).

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) 383-1767.

Sincerely,



Steven Plunkett
Hazardous Materials Specialist

Enclosure: ACEH Electronic Report Upload (ftp) Instructions

cc: GCI
Glenn Reierstad
347 Frederick Street
San Francisco, CA 94117

Donna Drogos, ACEH, Steven Plunkett, ACEH, File

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



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

June 28, 2001

STID 2783

Mr. Seung Lee
German Autocraft
301 E. 14th Street
San Leandro, CA 94577

RE: German Autocraft, 301 East 14th Street, San Leandro – Well sampling and monitoring frequencies

Dear Mr. Lee:

This letter is sent in follow-up to a May 21, 2001 request from your consultant, Environmental Testing and Management (ETM), to reduce the sampling/monitoring frequencies in the multi-well network associated with the investigation of this site. After consideration of this request, the following schedule is acceptable:

<u>Frequency</u>	<u>Well</u>
Quarterly	MW-12, -13, -14
Semi-annual	MW-1A, -8, -9, -10; Farrelly Drive well;
Annual	MW-1, -2, -3, -4, -5, -6, -11

In addition, well gauging and associated groundwater gradient determinations are now only required semi-annually with respect to all wells. Wells MW-12, -13, and -14 will remain on a quarterly sampling schedule for at least one full year, at which point frequencies will be reconsidered.

Please call me at (510) 567-6783 should you have any questions.

Sincerely,



Scott O. Seery, CHMM
Hazardous Materials Specialist

cc: Chuck Headlee, RWQCB
Dave Deaner, SWRCB
Mike Bakaldin, San Leandro Hazardous Materials Program
Tom Price, Environmental Testing & Management
1792 Rogers Ave., San Jose, CA 95112

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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(510) 567-6700
FAX (510) 337-9335

November 20, 2000

STID 2783

Mr. Seung Lee
German Autocraft
301 E. 14th Street
San Leandro, CA 94577

RE: German Autocraft, 301 East 14th Street, San Leandro - Soil and Water Investigation, Phase III

Dear Mr. Lee:

I have been informed that the off-site wells proposed as a component of the July 13, 1999 Environmental Testing & Management (ETM) report have not yet been installed. The scope of the ETM workplan was approved in correspondence from this office dated September 20, 1999, some 14 months ago.

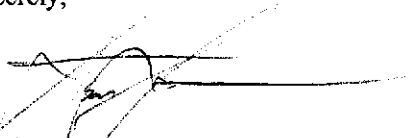
The cited ETM workplan is to be implemented within 60 days.

In addition, please begin sampling the private irrigation well located at 141 Farelly Drive for the presence of fuel oxygenates using EPA Method 8260. Fuel oxygenates need only be sought every other quarter (semi-annually), although this well will remain on a quarterly schedule for "regular" sampling and monitoring at this time. This sampling change shall be implemented during the current quarter.

The requested fuel oxygenate analysis shall include methyl tert-butyl ether (MtBE), tertiary butyl alcohol (TBA), tertiary amyl methyl ether (TAME), ethyl tertiary butyl ether (ETBE), and MtBE. Because the ether oxygenates and TBA are not included in the standard list of analytes for EPA Method 8260, these additional compounds must be specifically requested when submitting samples to the laboratory for analysis.

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

Sincerely,


Scott O. Seery, CHMM
Hazardous Materials Specialist

cc: Chuck Headlee, RWQCB
Dave Deaner, SWRCB
James Yoo, Alameda County Public Works Agency
Mike Bakaldin, San Leandro Hazardous Materials Program
Tom Price, Environmental Testing & Management
1792 Rogers Ave., San Jose, CA 95112



State Water Resources Control Board



Winston H. Hickox
Secretary for
Environmental
Protection

Division of Clean Water Programs
1001 I Street • Sacramento, California 95814 • (916) 341-5757
Mailing Address: P.O. Box 944212 • Sacramento, California • 94244-2120
FAX (916) 341-5806 • Internet Address: <http://www.swrcb.ca.gov/cwphome/ustcf>

Gray Davis
Governor

October 30, 2000

Seung Tae Lee
Seung Tae & Young Ae Lee
301 14th St E
San Leandro, CA 94577

**PRE-APPROVAL OF CORRECTIVE ACTION COSTS, CLAIM NO. 007821,
SITE ADDRESS: 301 14TH ST E, SAN LEANDRO, CA 94577**

I have reviewed your request, received on October 26, 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 September 16, 1999, Environmental Testing & Mgmt. workplan approved by the Alameda County EHD (County) in their September 20, 1999 letter, is \$ 10,845; see the table below for a breakdown of costs.

Be aware that this pre-approval does not constitute a decision on reimbursement: **necessary** (as determined by the Fund) corrective action costs for action 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.

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

All costs for corrective action 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	Installation of 3 MW to 40 feet.	\$10,845	This cost includes Project Management, Drilling, Surveying, Well Development, Analytical and Report. Please note the actual costs of permits will be reimbursed with the appropriate markup at the time of reimbursement. Copies of all receipts must be provided.
TOTAL PRE-APPROVED		\$ 10,845	

* Task descriptions are the same as those identified in Environmental Testing & Mgmt.'s October 20, 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.
- 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 Testing & Mgmt. 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 October 20, 2000 by Environmental Testing & Mgmt. for conducting the work approved by the County for implementing the September 16, 1999, Environmental Testing & Mgmt. workplan.

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. If you need assistance in procuring contractor and consultant services, don't hesitate to call me.

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:

- *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) 341-5757.

Sincerely,

Sunil Ramdass.

Sunil Ramdass, Water Resources Control Engineer
Technical Review Unit
Underground Storage Tank Cleanup Fund

Enclosure

cc: Scott O. Seery
Alameda County EHD
✓ 1131 Harbor Bay Pkway, 2nd Fl.
Alameda, CA 94502-6577

German Auto
301 E. 14th St.
S. Leandro

page 1 of 2

3-13-00

Memo to file: regarding nearby (former) Beacon Station
at the corner of Farelly Drive and E. 14th

A UST closure/replacement project has been, since the summer, in progress at this former Beacon Station. Judging by the enormous size of the resultant excavation, it appears that some degree of over excavation ensued after the 1999 tank removals. This is typically a sign of the discovery of contamination.

On 2/25/00, I stopped by the site due to a heightened degree of activity at the site. I spoke to Bill Sullivan (W.A. Craig - 707/693-2929), the project supervisor. He advised me that there had, in fact, been some significant impacts identified during UST closures. He said they eventually dug to ground water (~29' BG). He referred me to Tim Cook of his office for more detail.

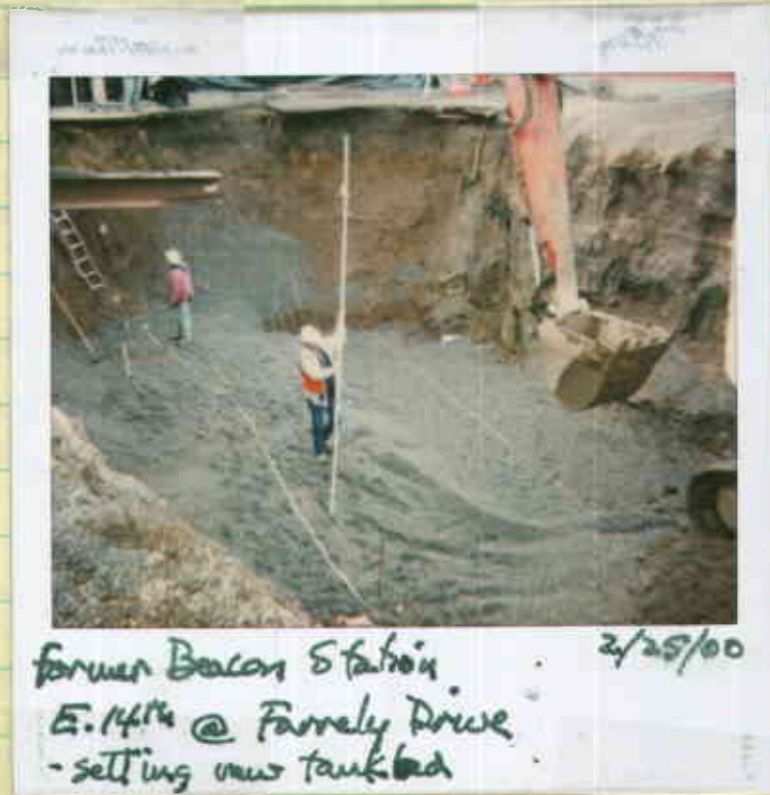
I spoke w/ Mr. Cook, who confirmed Mr. Sullivan's statements. About 300-400 yds³ were dug out. No FP was observed, but "slime" was noted on GW. ORC was apparently placed into the final excavation before it was backfilled to a level necessary for placing new USTs. No GW samples were collected.

~~up to 17,000 ppm PCB in soil @ 20' BG~~
" " 13,000 " " " " " 16' "

The site is reportedly was owned by Ma Washoon of Ma Petroleum (570/891-9988).

I requested that a copy of the lab data be transmitted to this office, as the result bears heavily on the German Auto project.

SOS



W. A. CRAIG, INC.

ENVIRONMENTAL CONTRACTING AND CONSULTING

A, B, & HAZ LICENSE #455752

WACRAIG@ONRAMP113.ORG

6940 TREMONT RD.
DIXON, CA 95620

Tim Cook

BILL SULLIVAN
CONSTRUCTION SUPERVISOR

(800) 522-7244
(707) 693-2929
FAX (707) 693-2922

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



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(510) 337-9335 (FAX)

September 20, 1999

STID 2783

Mr. Seung Lee
German Autocraft
301 E. 14th Street
San Leandro, CA 94577

RE: German Autocraft, 301 East 14th Street, San Leandro - Soil and Water
Investigation, Phase III

Dear Mr. Lee:

I have completed review of the July 13, 1999 Environmental Testing & Management (ETM) report for the ongoing investigation at the subject site. This report also presents a work plan for the next phase of the soil and water investigation (SWI) associated with your site. The cited ETM work plan proposes the installation of three (3) additional monitoring wells, the locations of which are based on the results of earlier "hydropunch" investigations. The cited work plan was augmented with a supplement dated September 16, 1999.

The cited ETM work plan, as amended, has been accepted.

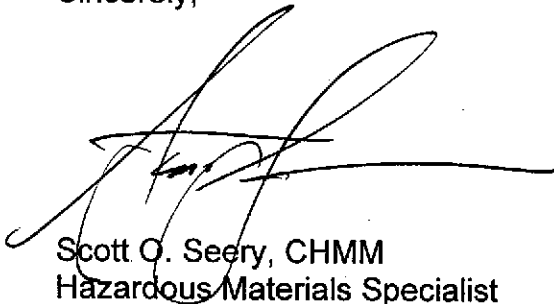
In addition, the July 1999 ETM report proposes a reduction in sampling frequency for six of the current monitoring wells. This request is granted as proposed.

Further, the irrigation well located at 141 Farrelly Drive is to be sampled quarterly. We recommend that this well be sampled without purging the well. In this way a narrow-gauge bailer may be slipped into the well casing, rather than relying on the dedicated pump at the well head. The use of this irrigation well for purposes other than sampling and monitoring is still discouraged, as it appears pumping this well will cause the plume to migrate towards it.

Mr. Seung Lee
Re: 301 East 14th Street, San Leandro
September 20, 1999
Page 2 of 2

Please call me at (510) 567-6783 should you have any questions and when field work has been scheduled.

Sincerely,



Scott O. Seery, CHMM
Hazardous Materials Specialist

cc: Chuck Headlee, RWQCB
Dave Deaner, SWRCB
Andreas Godfrey, Alameda County Public Works Agency
Mike Bakaldin, San Leandro Hazardous Materials Program
Tom Price, Environmental Testing & Management
1792 Rogers Ave., San Jose, CA 95112

4-13-99

Topic:

meeting w/ T. Price

- well survey
- history of agricultural well use (Farrelly)
- well sampling frequency reduction
- status of current agricultural well usage
- RBCA samples: foc, soil texture, etc.

↓
2, 5, 7

- new well installations

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)

July 16, 1998

STID 2783

Mr. Tom Price
Environmental Testing & Management
111 No. Market Street, Ste. 600
San Jose, CA 95113

RE: Use of Geoprobe® narrow diameter, pre-packaged wells – German Autocraft, 301 East 14th Street, San Leandro

Dear Mr. Price:

This letter responds to your June 1, 1998 request for approval to substitute Geoprobe® narrow diameter, pre-packaged wells for “standard” wells during the pending phase of investigation associated with the subject site. Your request was subsequently referred to Mr. Chuck Headlee of the San Francisco Bay Regional Water Quality Control Board (RWQCB) for consideration.

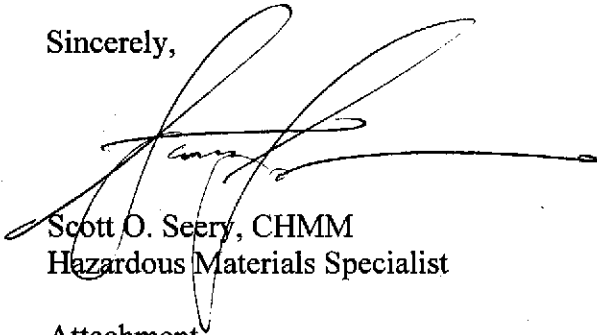
Mr. Headlee passed on a January 8, 1998 memo from the State Water Resources Control Board (SWRCB) originally addressed to Mr. John Kaiser (RWQCB) which discusses this issue. The noted SWRCB memo indicates, in essence, that such wells may not be as cost-effective long term as compared to standard 2” wells. This is mainly a result of the limited filter pack between the borehole and well casing, and the consequent problem with siltation and need for redevelopment. In addition, the memo references several CalEPA guidance documents which discourage use of narrow diameter wells.

The memo informs that the UST Fund will deny requests for preapproval of costs when such wells are proposed for multiple sampling events. Hence, it appears that narrow diameter wells are acceptable in terms of reimbursement when intended for screening purposes and collection of “grab” samples, only. You are encouraged to contact the UST Fund office directly to inquire about this issue.

A copy of the cited memo is attached to this letter. I hope this satisfies your request. Please contact me at (510) 567-6783 should you have any questions.

Mr. Tom Price
RE: Narrow diameter wells
July 16, 1998
Page 2 of 2

Sincerely,

A handwritten signature in black ink, appearing to read "Scott O. Seery", with a long horizontal flourish extending to the right.

Scott O. Seery, CHMM
Hazardous Materials Specialist

Attachment

cc: Chuck Headlee, RWQCB
Dave Deaner, SWRCB UST Fund

01/08/98 09:19 UST CLEANUP



Cal/EPA

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) 227-4430 FAX (916) 227-4530

World Wide Web http://www.swrcb.ca.gov/~cwp/home/fundhome.htm

Post: [unclear]	Date: 1/14/98	No. of Pages: 2
To: Scott Slava	From: Cheryl Headlee	
Co/Dept: [unclear]	Off: [unclear]	
Phone: [unclear]	Phone: [unclear]	
Fax: 337-9335	Fax: [unclear]	



TO: John Kaiser
Senior Engineering Geologist
San Francisco Regional Board

FROM: James B. Munch, (916) 227-4430, FAX (916) 227-4530
Senior Water Resource Control Engineer
UST CLEANUP FUND PROGRAM
DIVISION OF CLEAN WATER PROGRAMS
2014 T Street, Sacramento, CA 95814
Mail Code: G8

DATE: January 8, 1998

SUBJECT: Narrow Diameter Groundwater Monitoring Wells

I have reviewed the workplan proposal that you received from a consultant which proposes the use of 0.5-inch to 1.0-inch diameter monitoring wells for groundwater sampling over an unspecified timeframe. In performing this review, I have checked Fund files for case histories which are relevant to this issue.

Fund regulations allow for reimbursement of costs for corrective action activities which are reasonable, necessary and cost-effective. The corrective action activities to be eligible for reimbursement must conform to all applicable local, state and federal standards and regulations.

In the past the Fund has preapproved and reimbursed costs for cases which have used these types of narrow diameter wells. However, our later review revealed negligible savings, and the quality of the wells and data generated did not demonstrate that they were more cost-effective or more efficient than the more conventional 2-inch diameter wells.

Further, the design of these type of narrow diameter wells appear to be in violation of standards set forth by the California Department of Water Resources regarding minimum annular dimensions of 2-inches between the borehole wall and the casing. In addition, numerous publications, including CalEPA's "Interim Final Guidance Manuals for Ground Water Investigations" discourage use of narrow diameter wells and recommend the use of either 2-inch or 4-inch diameter wells (Section 2.4.3 of "Monitoring Well Design and Construction" of the "Interim Guidance Manual). By not meeting the design criteria, the quality of any water samples collected and analyzed may be suspect.

Our analysis of the costs has not demonstrated the installation of a 1-inch well is more cost-effective than a properly installed 2" well. It is the Fund's experience that when

01/08/98

09:19

UST CLEANUP FUND - 510 286 1380

NO. 435

003

ENC 1

John Kaiser
Page 2

all factors have been evaluated, including installation, sampling, well maintenance, etc. that the increase of other activities (such as well redevelopment or bailing due to silting up) cause costs to be higher over the life of the well.

Costs which are the result of corrective action activities which are not in accordance with applicable laws, including necessary, reasonable and cost-effective criteria will not be reimbursed. Costs which are ineligible for Fund reimbursement will not be considered for preapproval.

Therefore, until such a time that local and state laws are amended to include for the installation of wells less than 2-inch diameter, all future requests for preapproval of costs for said wells will henceforth be denied. This means that all future requests for reimbursement of costs for said wells, and associated activities, will be determined ineligible.

Finally, the above is specific to those narrow diameter wells intended for multiple sampling events. As you know, there are several push technologies, such as hydropunch or geoprobe, which use a narrow diameter sampling mechanism. However, these types of sampling devices are used as a grab, or one-time-only, mechanism during the investigative phase of the contamination case. Currently, there is no restriction for reimbursement for this type of grab sampling, provided it meets all applicable standards and regulations.



Ca/EPA

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) 227-6010 FAX (916) 227-4530

World Wide Web http://www.swrcb.ca.gov/~cwphome/fundhome.htm



Pete Wilson Governor

PROTECTION
30 MAR 10 P. 13:10

SSWD 2783
505

March 4, 1998

Seung Tae Lee
Seung Tae & Young Ae Lee
301 14th St E
San Leandro, CA 94577

**PRE-APPROVAL OF CORRECTIVE ACTION COSTS, CLAIM NO. 7821,
SITE ADDRESS: 301 14TH ST E, SAN LEANDRO, CA 94577**

I have reviewed your request, received on February 19, 1998, 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.

With the following provisions, the total cost pre-approved for completing the February 3, 1998, Environmental Testing & Mgmt. workplan approved by the Alameda County EHD (County) in their February 11, 1998 letter, is **\$24,720**; see the table below for a breakdown of costs. The pre-approved amount includes costs related to the activities of the installation of seven 40-foot wells. Upon completion of the work, you are required to submit the results to the County and the Fund for reviews. Note: This pre-approval is made as to further investigate and evaluate the plumes, to determine whether the plumes are originated from two different sources. This determination will be made after thorough reviews of the results following the completion of these wells.

Be aware that this pre-approval does not constitute a decision on reimbursement: all reasonable and necessary corrective action costs for work directed and approved by the County will be eligible for reimbursement per the terms of your Letter of Commitment at costs consistent with those pre-approved in this letter.

- The actual costs and scope of work performed must be consistent with the pre-approval for it to remain valid.
- The work products must be acceptable to the County and the Regional Water Quality Control Board.
- 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 Testing & Mgmt. 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 16, 1998 by Environmental Testing & Mgmt. for conducting the work approved by the County for implementing the February 3, 1998, Environmental Testing & Mgmt. workplan.

*All future costs for corrective action must be approved in writing by Fund staff.
Future costs for corrective action must meet the requirements of
Article 11, Chapter 16, Underground Storage Tank Regulations.*

COST PRE-APPROVAL BREAKDOWN

Task	Amount Pre-Approved	Comments
Permit/Permitting, Utility Clearance, Traffic Control	1,300	
Installations of 7 40-foot Groundwater Monitoring Wells	17,285	Includes project management, equipment, materials, drillings, laboratory analyses (TPHg/BTEX), elevation survey, drums, and well development. ✓
Groundwater Monitoring & Sampling 13 Wells (including a private irrigation well)	3,715	Includes project management, materials, equipment, vehicle, and laboratory analyses (TPHg, BTEX, and oxygenates EPA 8260). Only \$120/sample for EPA 8260 is allowed.
Report Preparation (to be incorporated with quarterly report)	2,420	
TOTAL PRE-APPROVED	\$ 24,720	

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 corrective action 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 in contracting for corrective action services, do not hesitate to call me.

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. *To make this easier, ensure that your consultant prepares his invoices to match the format of the original estimate with an attached copy of the appropriate pre-approved letter, and provides reasonable explanations for any changes made in the scope of work. When the invoices are submitted you must include copies of all:*

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

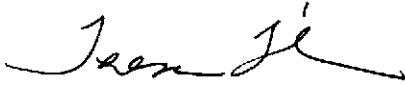
Please call if you have any questions. I can be reached at (916) 227-6010.



Seung Tae Lee
Seung Tae & Young Ae Lee

-3-

Sincerely,



Teresa Trinh, WRCE
Technical Review Unit
Underground Storage Tank Cleanup Fund

Enclosure

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.

ALAMEDA COUNTY
HEALTH CARE SERVICES



AGENCY
DAVID J. KEARS, Agency Director

February 11, 1998

ENVIRONMENTAL HEALTH SERVICES

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

STID 2783

Mr Seung Lee
German Autocraft
301 E. 14th Street
San Leandro, CA 94577

RE: GERMAN AUTOCRAFT, 301 EAST 14TH STREET, SAN LEANDRO - SOIL
AND WATER INVESTIGATION, PHASE II

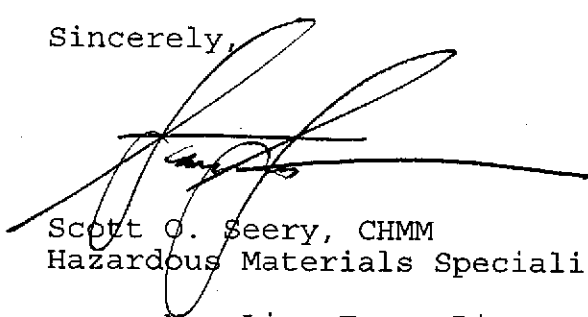
Dear Mr. Lee:

A review has been completed of the February 3, 1998 Environmental Testing & Management (ETM) work plan for the next phase of the soil and water investigation (SWI) associated with your site. The cited ETM work plan presents a revised scope from that of a previous plan submitted in the December 18, 1997 ETM ground water monitoring report.

The February 3, 1998 ETM SWI work plan has been accepted as submitted.

Please call me at (510) 567-6783 should you have any questions and when field work has been scheduled.

Sincerely,



Scott O. Seery, CHMM
Hazardous Materials Specialist

cc: Mee Ling Tung, Director
Stephen Hill, RWQCB
Dave Deaner, SWRCB
Mike Bakaldin, San Leandro Hazardous Materials Program
Tom Price, Environmental Testing & Management

ALAMEDA COUNTY
HEALTH CARE SERVICES



AGENCY

DAVID J. KEARS, Agency Director

January 16, 1998

ENVIRONMENTAL HEALTH SERVICES

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

STID 2783

Mr Seung Lee
German Autocraft
301 E. 14th Street
San Leandro, CA 94577

RE: GERMAN AUTOCRAFT, 301 EAST 14TH STREET, SAN LEANDRO

Dear Mr. Lee:

I met today with your consultant, Mr. Tom Price, Environmental Testing & Management (ETM), to discuss the scope of a monitoring well installation proposal presented within the recent December 18, 1997 ETM ground water monitoring report. We discussed potential new well locations, and those pre-existing off-site wells to be swept into this phase of the corrective action plan (CAP) effort, among other relative topics.

ETM will be submitting a bonafide work plan illustrating our collective strategy reflecting, among other elements, the following:

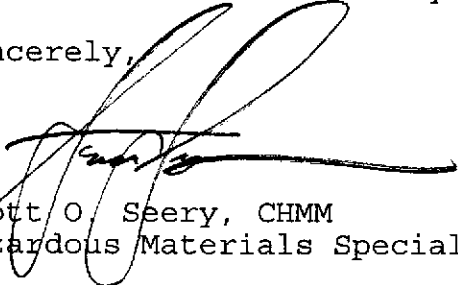
- o The installation of two (2) wells on West Broadmoor and up to three (3) on Garcia Avenue
- o Gaining long-term access to the City of San Leandro monitoring well on West Broadmoor
- o Inclusion of the private irrigation well in the backyard of 141 Farrelly Drive in the sampling program
- o Minor modifications to the locations of particular wells already proposed

Well locations and sampling strategies are to assist in 1) locating potential receptor populations, and 2) development of a final Risk-Based Corrective Action Plan (RBCA) for this project. The RBCA will be completed after collection of a suitable number of ground water samples sufficient to corroborate previous "Hydropunch" sample data.

Mr. Lee
RE: 301 E. 14th St., San Leandro
January 16, 1998
Page 2 of 2

Please submit the CAP work plan within 60 days. Please call me at (510) 567-6783 should you have any questions.

Sincerely,



Scott O. Seery, CHMM
Hazardous Materials Specialist

cc: Mee Ling Tung, Director
Stephen Hill, RWQCB
Dave Deaner, SWRCB
Mike Bakaldin, San Leandro Hazardous Materials Program
Tom Price, Environmental Testing & Management

ALAMEDA COUNTY HEALTH CARE SERVICES - ENVIRONMENTAL PROTECTION

MEMORANDUM

DATE: September 3, 1997

TO: Gordon Coleman, Chief

FROM: Scott Seery *SS*

SUBJ: Residential well at risk from gasoline discovered floating on ground water, W. Broadmoor area, San Leandro

As you are aware, ½ foot of gasoline was discovered on March 29, 1996 floating on ground water encountered in a temporary well point installed along W. Broadmoor Street in San Leandro, a residential neighborhood. A domestic irrigation well is located in the backyard of a home approximately 100 feet from this sample location. The well was sampled the following day; no gasoline-contaminated ground water was identified in the well at that time. A area map showing relevant landmarks is attached.

As you are also aware, in correspondence from this office dated May 13, 1996, the noted homeowner was asked to cease use of the well pending evaluation of the case. He was assured that the City of San Leandro ("City") and ACDEH were working "diligently" to resolve this issue. A copy of this letter is attached.

The most likely source of the floating gasoline was an active service station located a short block away (the only such station within a mile or so of the site, and one which had a record of suspect tank tests and retests following unspecified repairs). In August 1996, however, the City opted instead to take on the responsibility themselves to "quickly" install a well within W. Broadmoor to evaluate the problem and extract the gasoline should it be encountered.

The City indicated money would be encumbered and the well completed in the early fall of 1996. I contacted the City numerous times in the ensuing months to inquire as to the well status. By February 1997 the work had still not been done, and appeared to have been set aside as an important issue for them.

I brought my concerns regarding this public health and safety risk to your attention that month, and, at your request, drafted a letter to the City for your signature which requested an update from the City on the status of the well installation. This letter was never finalized nor sent. A copy of this draft letter is attached.

W. Broadmoor plume
September 3, 1997
Page 2

In April 1997 I contacted Kevin Graves of the Regional Water Quality Control Board (RWQCB) because of the failure of both this agency and the City in pursuing this public health risk. Mr. Graves in turn contacted Mike Bakaldin at the City to inquire into the status of the project.

Mr. Graves was informed that *because the county had not been inquiring about the project, the City felt the county thought it was no longer an important issue, so they did not put in the well.* The well was installed May 21, 1997, some 14 months after first discovery of the problem, and only after the RWQCB's inquiry.

As you are aware, because no free product was discovered during the initial sampling of the W. Broadmoor well, the City has "closed the book" on the case. I have been informed by Mr. Bakaldin that the City does not intend to allocate any more resources for future sampling of this well.

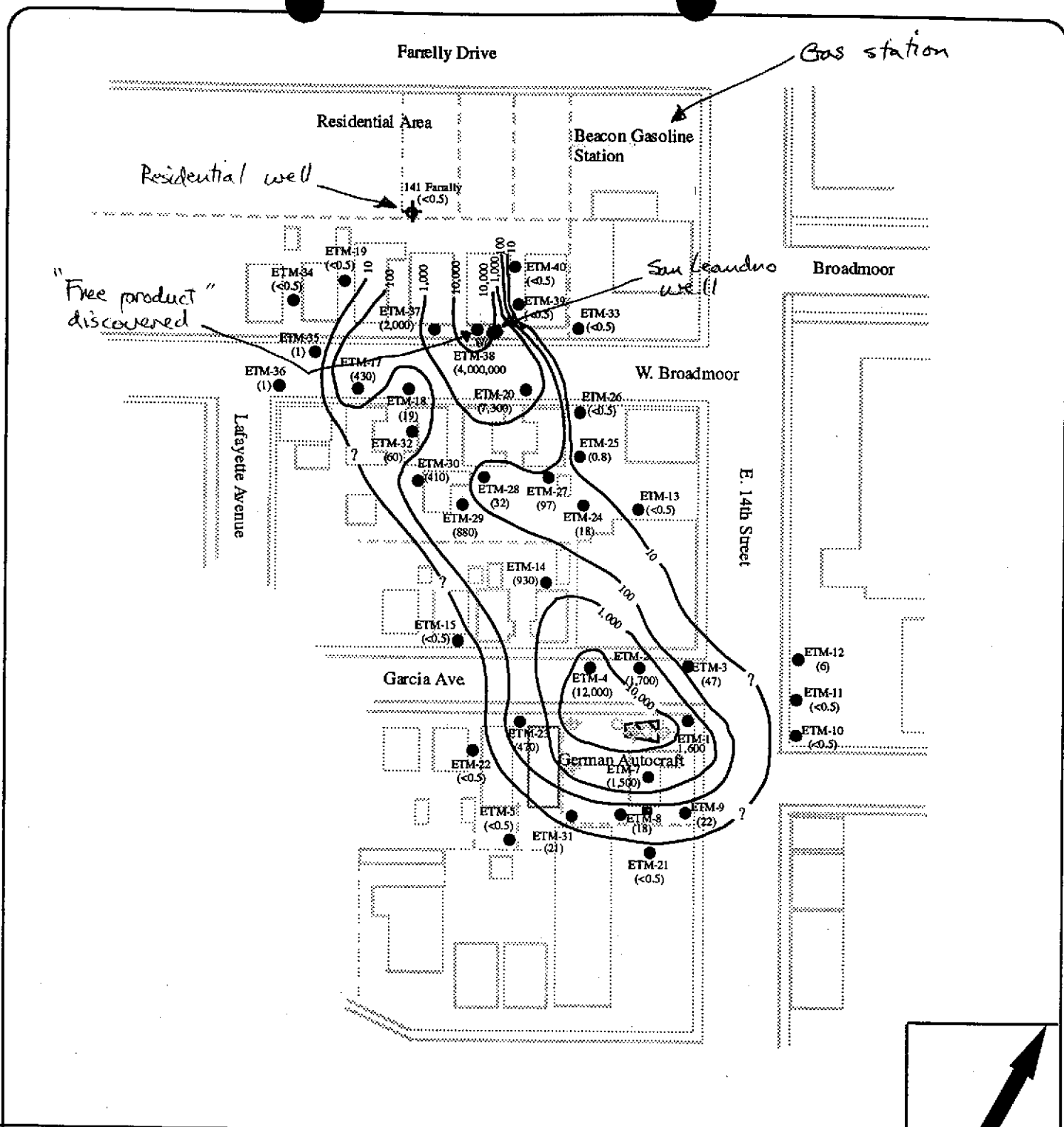
As you are further aware, at my insistence, an attempt was made to sample the domestic irrigation well in July 1997 and analyze the collected water in our lab. Unfortunately this last-minute effort failed due to lack of appropriate sampling equipment and logistical support. Nevertheless, this irrigation well still needs to be sampled on a regular basis to ensure the long-term protection of the residents from explosion and chemical exposure hazards when the homeowner decides to begin reuse of his well.

Clearly, the City is off base in attempting to shed its responsibility for fulfilling their commitment to install the well onto us. But, so, too, are we culpable for not pursuing the issue in light of the risks involved here. If I were the potentially affected homeowner, I would be contacting my attorney because of the failure of my public officials at *both agencies* to do their job.

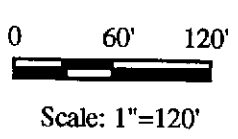
I recommend this issue be reopened with the City and *concluded* before someone is seriously injured in some way.

attachments

c: MLT
TP




EXPLANATION:



1,000 Benzene Isoconcentration Contour (ug/L in Groundwater)

- Groundwater Well
- Former Tank Pit Areas
- Buildings
- Groundwater Sampling Location (1994-95)
- Grab Groundwater Sampling Location 1995-96




 Environmental Testing and Management
 2916 Magliocco #2
 San Jose, California

BENZENE ISOCONCENTRATION MAP
 German Autocraft
 301 East 14th Street
 San Leandro, California

Figure 7
 Project No. 94-52
 Date: 7/96

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



February 18, 1997

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

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

RE: West Broadmoor and German Autocraft plumes

Dear Mr. Bakaldin:

As you are aware, while performing the soil and water investigation for the German Autocraft site (301 E.14th St.) during March 1996, a "free product" plume was discovered below a residential property on the north side of West Broadmoor Street. Chemical analyses confirmed that this product was "fresh" and chemically dissimilar to the German Autocraft plume. The source of this free product, therefore, does not appear to be German Autocraft.

While preparing to expand the investigation to Farrelly Drive, the consultant discovered an active irrigation well in the backyard of the residence located at 141 Farrelly Drive, just 100' north of the W. Broadmoor sample point where free product was discovered. Although a subsequent test of this well failed to identify the presence of fuel compounds in sampled water at that time, this well nonetheless appears to be hydraulically connected to the contaminated ground water zone based on stabilized water elevations. Further, mapped plume geometry suggests that past pumping from this well may have pulled the German Autocraft plume towards it.

The owner of this residence, Mr. Mitch Ramirez, was informed of these issues and requested in May 1996 to discontinue use of this irrigation well pending completion of the city's and county's joint investigation. We advised Mr. Rameriz that the agencies were "diligently" working to resolve this problem.

We were informed as recently as the Fall of 1996 that the city was going to take a lead role in evaluating and remediating the free product discovered on West Broadmoor by way of installing a well in the approximate location where the free product was first discovered. To date, we have not become aware that this has occurred.

Please inform me as to the status of this project.

Mr. Bakaldin
RE: W. Broadmoor and German Autocraft plumes
February 18, 1996
Page 2 of 2

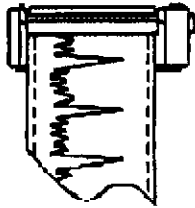
Mr. Scott Seery of my staff has advised me that the corrective action plan (CAP) for the German Autocraft site has been "on hold" for approximately 10 months pending the outcome of the city's West Broadmoor project, and that Mr. Rameriz has yet to be advised whether he may begin use of his well.

I may be reached at 567-6700 should you have any questions.

Sincerely,

Gordon Coleman
Acting Chief, Environmental Protection

cc: Mee Ling Tung, Director
Thomas Peacock, ACDEH LOP
Kevin Graves, RWQCB
Seung Lee, German Autocraft



ENVIRONMENTAL TESTING & MGMT.
 2916 MAGLIOCCO DRIVE, SUITE #2
 SAN JOSE, CALIFORNIA 95128
 408.248.5892-FAX: 408.248.5899

732-0937

FAX MEMO
 # PAGES 2 - DATE 2/3 FAX # 510-337-9335
 TO Scott O. Seery
 FROM John Price
 CO. Environmental Testing & Mgmt.
 PH# 408-248-5892 FAX# 408-248-5899

February 3, 1997

Scott O. Seery
 Alameda County Department of Environmental Health
 1131 Harbor Bay Parkway, Suite #250
 Alameda, California 94502-6577

Re: German Autocraft and related gasoline plume along West Broadmoor

Dear Mr. Seery:

We have developed a rationale why the City of San Leandro ("City") should contract to install a groundwater monitoring well on West Broadmoor, establish a coordinated monitoring program, and perform related groundwater investigation/with the investigation associated with the German Autocraft release.

We intend to present this rationale to the City and encourage them to join German Autocraft in establishing a coordinated groundwater monitoring program for the benefit of all parties involved.

Please review our rationale for the establishment of a coordinated program. Please issue a letter indicating whether or not you would endorse a coordinated program. Should you endorse our approach, we intend to present your letter of endorsement to the City as part of our presentation.

Here we present the rationale for the establishment of a coordinated groundwater monitoring program:

- 1) A coordinated groundwater monitoring program including sharing potentiometric groundwater elevation data is recommended in order to check potentially anomalous groundwater flow directions. Current data suggests a preferred pathway of flow and could be related to local stratigraphic influences.

The coordinated program would be streamlined and a more complete view of site conditions would be available for all.

- 2) Groundwater flow and chemical isoconcentration data suggest that the German Autocraft gasoline plume has co-mingled with the West Broadmoor plume. If the City joins the German Autocraft monitoring program, the coordinated program will allow us to correlate groundwater data trends. Data collected over a larger area including the West Broadmoor area would include such parameters as transmissivity and storage values of the aquifer.

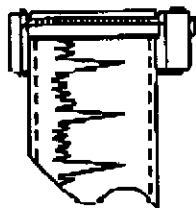
- 3) The boring logs of future soil borings which may be drilled along West Broadmoor are of great interest to the German Autocraft project. We would like to maintain direct control over future soil logging operations for the benefit of both sites by unifying data collection under contract with both the City and German Autocraft.
- 4) We anticipate conducting a risk-based corrective action evaluation of the German Autocraft project which includes evaluation of chemical transport pathways and receptor locations. A coordinated evaluation for the German Autocraft and the West Broadmoor gasoline plume projects is recommended and would most effectively be handled by a single consulting firm for both projects.
- 5) Generally, all data from German Autocraft and West Broadmoor projects should be shared for the benefit of both projects. This is especially important as the projects advance to sophisticated risk-based corrective action evaluations.

Sincerely yours,



Tom Price REA, CHMM
Project Manager

cc: Mr. Seung Lee, German Autocraft



ENVIRONMENTAL TESTING & MGMT.
2916 MAGLIOCCO DRIVE, SUITE #2
SAN JOSE, CALIFORNIA 95128
408.248.5892 FAX: 408.248.5899

FILE COPY

FAX MEMO
PAGES / DATE 5/13 FAX # 510-337-9335
TO Scott Seery
FROM Tom Price
CO ETM
FNR HDR-248-5892 FAX HDR-248-5899

July 29, 1996

Mike Bakaldin
Hazardous Materials Division
City of San Leandro Fire Department
835 E. 14th Street
San Leandro, California 94577

Dear Mr. Bakaldin:

We recently assisted Mr. Lee, the owner of German Autocraft located at 301 E. 14th Street with a soil and water investigation related to a fuel release at his property. We recently sent you a copy of our report which was issued on July 12, 1996.

Around two months ago, we were told by Scott Seery of the Alameda County Department of Environmental Health that the City of San Leandro is planning on installing a groundwater monitoring well on West Broadmoor, close to E. 14th Street.

Please let us know of the status of this activity as we are interested in reviewing the geotechnical and related data which may available to us.

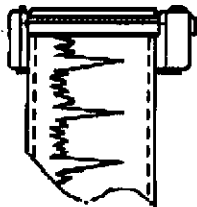
In addition, we would like to know if your department has the authority to request that the owners of the Beacon gas station located on the corner of E. 14th Street and Farrelly Drive conduct a soil and water investigation related to this matter.

Please respond to this inquiry in writing.

Sincerely yours,

Tom Price
Project Manager

cc: Mr. Lee, German Autocraft



ENVIRONMENTAL TESTING & MGMT.
 2916 MAGLIOCCO DRIVE, SUITE #2
 SAN JOSE, CALIFORNIA 95128
 408.248.5892 FAX: 408.248.5899

FAX MEMO
 # PAGES 1 DATE 7/25 FAX# (410) 337-9335
 TO Scott Seery
 FROM Tom Price
 CO.
 FIB FAX#

July 25, 1996

Scott O. Seery
 Senior Hazardous Materials Specialist
 Alameda County Health Care Services Agency
 Department of Environmental Health
 1131 Harbor Bay Parkway
 Alameda, CA 94502-6577

Re: German Autocraft Site/301 E 14 Street - San Leandro

Dear Mr. Seery:

On behalf of Mr. Lee the owner of German Autocraft, we would like to schedule a meeting to discuss the project.

In addition to yourself, we request that the following individual be present from your agency:

Ravi Arulanantham Management Specialist

Mr. Lee intends to attend the meeting and his representatives attending the meeting will include:

Tom Price Project Manager
 Chris Palmer Registered Geologist, Registered Hydrogeologist

Please let us know a tentative date which is convenient for you and we will confirm according to our schedules.

Thank you for your assistance.

Sincerely yours,

Tom Price
 Project Manager

cc: Mr. Lee, German Autocraft

7/25/96

Spoke w/ Tom Price today. Informed him that Ravi no longer is under contract w/ ACDEH. We discussed RBCA issues, meeting dates, and SLED's progress w/ the W. Broadmoore plume / FP investigation. He will be contacting SLED about that issue re: project status.

SOS

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



RAFAT A. SHAHID, DIRECTOR

DEPARTMENT OF ENVIRONMENTAL HEALTH

1131 Harbor Bay Parkway

Alameda, CA 94502-6577

(510) 567-6777

May 13, 1996

Mr. Mitch Ramirez
141 Farrelly Drive
San Leandro, CA 94577

RE: Investigation of gasoline release in proximity of West
Broadmoor Blvd. and East 14th Street, San Leandro

Dear Mr. Ramirez:

The Alameda County Department of Environmental Health (ACDEH) is working with the City of San Leandro ("City") to investigate the source and extent of an apparent gasoline release recently discovered in shallow ground water encountered near the intersection of West Broadmoor Boulevard and East 14th Street. You may recall that you were contacted March 29th by representatives of both ACDEH and an environmental consulting firm when it was learned that a shallow irrigation well was located in your backyard. Water from your well was sampled the following weekend in order to determine whether gasoline compounds had impacted your well. Laboratory analyses of this water sample indicated no detectable gasoline compounds were present.

Our investigation is still in progress at this time, and will likely continue for the next several weeks or months. The source and extent of this apparent gasoline release are currently unknown to us, but we are diligently working to determine each so that appropriate remediation and/or mitigation actions can be determined and initiated.

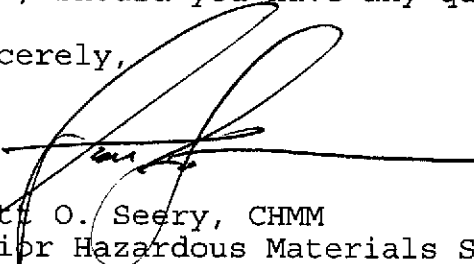
Until such time as we have a better understanding of the nature and extent of this release, and the physical and geological factors which control the movement of both the underlying ground water and gasoline plume, we request that you continue to not use your well for any purpose at this time until advised otherwise.

Both ACDEH and the City would like to thank you in advance for your continued cooperation with this most important, and unfortunate, situation.

Mr. Ramirez
RE: gasoline investigation
May 5, 1996
Page 2 of 2

Please feel free to contact me at (510) 567-6783, or Mr. Mike Bakaldin, San Leandro Hazardous Materials Program, at (510) 577-3331, should you have any questions about this case.

Sincerely,



Scott O. Seery, CHMM
Senior Hazardous Materials Specialist

cc: Mee Ling Tung, Agency Director
Gordon Coleman, Acting Chief, Env. Protection Division
Mike Bakaldin, San Leandro Hazardous Materials Program
Kevin Graves, RWQCB

cont:

In reference to the 8240 Analysis ~~dated~~ issued 5/10/96,

①. The "tentatively identified compounds" sheet is not included. A request has been made however, they have not issued the sheet. I understand there were no "tentatively identified compounds".

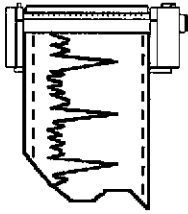
②. The "J" values for "FTM-46" refers to a duplicate sample which should be listed in the footnotes of the data tables previously sent.

Please call if you have any question.

Tom Price

RECEIVED
MAY 13 1996
ENVIRONMENTAL HEALTH SERVICES
NORTH COUNTY

RECEIVED
MAY 14 1996
ENVIRONMENTAL HEALTH SERVICES
NORTH COUNTY



ENVIRONMENTAL TESTING & MGMT.
2916 MAGLIOCCO DRIVE #2
SAN JOSE, CALIFORNIA 95128
408.248.5892

April 30, 1996

Scott O. Seery
Senior Hazardous Materials Specialist
Alameda County Health Care Services Agency
Department of Environmental Health
1131 Harbor Bay Parkway
Alameda, CA 94502-6577

Re: German Autocraft Site located at 301 East 14th Street, San Leandro

Dear Mr. Seery:

We received the results of our recent groundwater monitoring event at the subject site.

One sample collected at MW-2 was found to contain MtBE at 520 ug/L (just above reporting limit) and total Gasoline at 30,000 ug/L. The results were somewhat surprising and we have collected another sample at MW-2 and submitted it for GC/Mass Spec Analysis by Method 8240. *2-weeks*

Mr. Lee asked us to observe the sample collected at ETM-38 and we have done so. The floating product is very clear and yellow indicating fresh gasoline. The floating product we observed at German Autocraft was a brown amber color indicating aged gasoline.

On the basis of the visual observations, it is obvious to us that the gasoline is fresh and could not have come from the German Autocraft property. If you would like to observe the sample we collected at ETM-38, please feel free to call at your convenience.

Sincerely yours,

Tom Price
Project Manager

URGENT
HALL

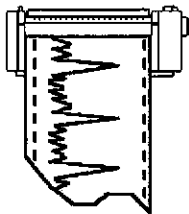
RUSH TO: Mr. Seery/ACDEN

FAX: *70W15103379335

FROM: Environmental Testing & Mgmt.

PAGES (INCLUDING THIS COVER): 2

Tuesday, April 30, 1996



ENVIRONMENTAL TESTING & MGMT.

2916 MAGLIOCCO DRIVE #2
SAN JOSE, CALIFORNIA 95128
408.248.5892

April 24, 1996

Scott O. Seery
Alameda County Department of Environmental Health
Division of Environmental Protection
1131 Harbor Bay Parkway, #250
Alameda, California 94502-6577

Dear Mr. Seery:

As per your request, here we present a compilation of contacts we made in the process of conducting our investigation along W. Broadmoor, Garcia Avenue, and E. 14th Street in San Leandro:

The owner of the building on the corner of West Broadmoor and E 14th Street where we advanced ETM-33 is the Thompson family of Livermore. You may contact Kathy Thompson at (510) 294-8958

The pink apartment complex comprised of two buildings where soil borings ETM-38, ETM-39, and ETM-40 were advanced is currently in probate. We were verbally authorized by the manager of the complex, an elderly gentleman who lives in the western building of the complex, on the third floor, on the north side.

The blue apartment building to the west of the pink apartment complex where we advanced ETM-37 is owned by Mr. Charlie Lopez. Mr. Lopez preferred not to allow access for drilling in his back yard on the basis that he would prefer to leave the clay layers in the soil at his property undisturbed.

The house at 180 W. Broadmoor is occupied by a woman who would not allow access. We understand she is not the owner of the property and that information about who is the owner was offered by Heather Aho, a teenager who lives next door at 188 W. Broadmoor. We believe the owner's name is Charlotte Calahan of San Ramon however, this information would have to be verified, possibly by contacting Georgia Aho.

Heather's mother is Georgia Aho (510) 635-9493, a very cooperative woman who's relative Mr. Harry Aho (707) 539-8782 is the owner of the house of 188 W. Broadmoor. We advanced ETM-19 in the driveway at 188 W. Broadmoor.

The house at 194 W. Broadmoor is owned/occupied by Mary Fachinelo (510) 632-9416. Ms. Fachinelo is hard of hearing and may not answer the phone or the door. Heather Aho assisted us in contacting Ms. Fachinelo during our investigation. We advanced ETM-34 in the driveway at 194 W. Broadmoor.

The owner of the apartment complexes along the south side of W. Broadmoor addresses 141, 157, 173, and 185 are owned by Robert Jones (510) 357-0120, his address is 141 Joaquin, San

Leandro, 94577. We advanced ETM-27, ETM-28, ETM-29, ETM-30, and ETM-32 at these addresses.

The owner of the building occupied by the Bean Sprout Restaurant located at 201 E. 14th Street and the Sunshine Cleaners located at 223 E. 14th Street is Mr. James E. Reed an attorney, 3 Altarinda Road, Suite 201, Orinda, CA 94563, phone: (510) 254-7893. We have asked Mr. Reed to provide us with a copy of the investigation report related the dry cleaning operation and we are still waiting for his response. He indicated that the Department of Health was aware of the report. We advanced ETM-13, ETM-24, ETM-25, and ETM-26 at these addresses.

Feists Furniture and office Building, and Mission Bell Apartments is located on the corner of E. 14th Street and Garcia Avenue is Brad at (510) 636-9720. We did not advance any borings at this property.

The owner of the apartment building at 134 Garcia Avenue where we advanced ETM-14 is Mr. Stevens, 25447 Mission Boulevard, Hayward CA 94544, phone: (510) 582-2800.

The apartment building at 144 Garcia Avenue is just west of 134 Garcia Avenue. This building is owned by a group of doctors and lawyers represented by Mr. Mathew Gonzoles (510) 351-5102. His address is 14805 E. 14th Street, San Leandro, CA 94578. Property access at this property was denied.

Just west of 144 Garcia Avenue is 158 Garcia Avenue, owned by Mr. Bill Borelli. Mr. Bill Borelli's brother Joe can be reached at (510) 636-0905. Mr. Bill Borelli's mailing address is C/O Joe Borelli, 105 California, San Leandro, 94577. We advanced ETM-15 at this address.

The house west of 158 Garcia Avenue is 170 Garcia Avenue owned by a blind woman named Yolanda Vega. Ms. Vega's brother Martin Vega can be reached at (510) 687-7649.

The apartment building located to the west of German Autocraft on the south side of Garcia Avenue is 133 Garcia Avenue owned by Leroy Gigli, 15908 Bluefield, La Mirada, CA 90638. We advanced ETM-23 on the property line at this address.

The apartment building located to the west of 133 Garcia Avenue is 145 Garcia Avenue owned by Mr. and Mrs. Foster, 58 Santa Rosa, Half Moon Bay, CA 94019, phone: (415) 726-2448. We advanced ETM-23 at the property line and ETM-5 at this address.

The house located to the west of 145 Garcia Avenue is 159 Garcia Avenue is owned by John Cardadeiro 300 Zamora Place, Danville, CA 94526. Mrs. Cardadeiro can be reached at work at (510) 567-8735. Home phone is (510) 820-4413. We advanced ETM-22 at this address.

The house located to the west of 159 Garcia Avenue is 171 Garcia Avenue, the Diaz Residence. The phone number is (510) 635-6300.

Ray Arenott is the owner of Viking Liquor Store and the building where 7-11 is located. His number is (510) 568-4734. The addresses there are 329 and 333 E. 14th Street respectively. We advanced ETM-21 at this address.

Will Atchinson is the owner of the building occupied by Bill Cox Chrysler-Plymouth located at 232 E. 14th Street. Mr. Atchinson's address is 249 Castlecrest Road, Walnut Creek, CA, his phone number is (510) 933-5922. We advanced ETM-10, ETM-11, and ETM-12 at this address.

The owner of the apartment complex comprised of two buildings just south of the Rose Garden is Mr. and Mrs. Jensen, address: Box 2, San Leandro, CA 94577, phone: (510) 352-6689. Property access to the Rose Garden was denied.

Please feel free to call at you convenience if you have any questions and please do not hesitate to page me anytime a question comes up that we may be able to assist you with. Pager # (408) 652-8482.

Sincerely yours,

Tom Price
Project Manager

URGENT
RAM

RUSH TO: Mr. Seery/ACDEN

FAX: *70W15103379335

FROM: Environmental Testing & Mgmt.

PAGES (INCLUDING THIS COVER): 4

Please call if you have any questions and feel free to page me at (408) 652-8482 if any questions come up during your inspection. Thank you, Tom Price.

Wednesday, April 24, 1996

URGENT
RAM

RUSH TO: Mr. Seery/ACDEH

FAX: *70W15103379335

FROM: Environmental Testing & Mgmt.

PAGES (INCLUDING THIS COVER): 2

The MTBE came back positive @ ETM-38. Would you like to see a materials testing type analysis for gasahol ? The borings we observed around the neighborhood were part of an investigation related to the dry cleaning business. We're waiting on a promise to see the report. Thank you, Tom Price.

Wednesday, April 17, 1996

URGENT
HAZ

RUSH TO: Mr. Seery

FAX: *70W15103379335

FROM: Environmental Testing & Mgmt.

PAGES (INCLUDING THIS COVER): 2

Errata ! Sampling locations ETM-3 and ETM-4 were switched on our previous greater vicinity map. Thank you, Tom Price.

Saturday, April 13, 1996

URGENT
RAM

RUSH TO: Mr. Seery/ACDEH

FAX: *70W15103379335

FROM: Environmental Testing & Mgmt.

PAGES (INCLUDING THIS COVER): 4

Here are the latest results for the German Autocraft project.
Are you aware of other investigations in this area as we noticed several grouted holes around the neighborhood?
Thank you, Tom Price.

Friday, April 12, 1996

URGENT
RAM

RUSH TO: Mr. Seery/ACDEH

FAX: *70W15103379335

FROM: Environmental Testing & Mgmt.

PAGES (INCLUDING THIS COVER): 4

~~We have postponed/cancelled our scheduled video camera examination of the Irrigation well casing at 141 Farrally Drive in light of this new data showing MtBE. Thank you, Tom Price.~~

Thursday, April 11, 1996

MEMORANDUM

DATE: April 9, 1996

TO: Mike Bakaldin, San Leandro Hazardous Materials Program

FROM: Scott Seery, CHMM ²⁰⁵

SUBJ: German Autocraft investigation, 301 E. 14th Street

This memo is intended to bring you up-to-date with the ongoing investigation associated with the release initially identified at the subject site during the September 1990 removal of five (5) fuel and one (1) waste oil underground storage tanks (UST).

ACDEH took over site investigation responsibility from the City in November 1993. First, the use and ownership history of the site was researched, leading to the identification of two other potentially responsible parties, in addition to the current property owner, Mr. Lee. As a consequence, these additional parties were also named as *responsible parties* (RP) in conformance with Article 11, 23CCR criteria. We negotiated with all RPs to encourage their participation with Mr. Lee for both direct costs associated with further site investigation, and his application for project funding through the SWRCB SB2004 UST fund program. We were also in frequent contact with SWRCB staff reviewing Mr. Lee's case for eligibility. As a result, the SWRCB issued a letter of commitment (LOC) to Mr. Lee in June 1994.

Between July 1994 and November 1994, the scope of the (then) pending soil and water investigation (SWI) was negotiated with Mr. Lee's consultant. The initial phase included the installation of two wells (to supplement the single well installed during December 1990) and two soil borings within the boundaries of the site.

The results of this initial phase, conducted during December 1994 and presented in the Chemist Enterprises (CE) report dated April 12, 1995, revealed a *severe* impact to both underlying soil and ground water (GW). Up to 260,000 ug/l benzene and 15,000,000 ug/l TPH-G were identified in sampled water collected from boring CE-1, advanced just outside and northwest of the former UST excavation. GW was first encountered in a poorly-graded SAND unit at an approximate depth of between 23 and 28' below grade (BG) in each boring. Water stabilized at approximately 20' BG. Product "sheen" and measurable ($\frac{1}{4}$ ") free phase product were identified in wells MW-2 and -3, respectively. Initial GW flow was calculated towards the northwest with a "flat" gradient.

These lithologic and hydrologic data appear consistent with the presence of a spur of a mapped former channel of San Leandro Creek (Edes Avenue channel) which we believe passes very proximal to the site. Our concern at the time was that this channel (and the coarser-grained sediments which likely comprise it) may prove an efficient conduit for the transmission of both GW and contaminants from the site. We concluded the prudent step at

this point was to accelerate the rate of the subsequent phases of the SWI. As a result, we requested in our April 18, 1995 correspondence the use of so called "rapid site assessment" tools (e.g., "hydropunch," Geoprobe[®], CPT, etc.) as both a dynamic and cost-effective way to generate good data quickly.

After negotiation with CE over the scope of the next phase of the SWI, a final plan was submitted and approved in June 1995. This plan called for the advancement of approximately 24 "hydropunch" (HP) points within a 150' radius and 360° arc of the German Autocraft site. The overall theme of this phase was to only "step-out" to more distant HP point locations should those closer in show either subjective evidence of contamination (e.g., odors, product, etc.) or laboratory results indicating impact. Because the bulk of this intrusive work was to occur off-site, property access agreements were acquired from both the City and adjoining private property owners in preparation to perform the work.

Contemporaneous with site access negotiations, site wells were monitored between July and September, and sampled during July 1995. GW flow was calculated towards the southwest during the three events, at a gradient of ~ 0.002 ftft⁻¹. Up to 8,000 ug/l benzene and 86,000 ug/l TPH-G were detected in wells MW-1 and -3, respectively. In light of the new GW flow calculations, several additional potential HP points were added to the scope for the (then) pending phase of the SWI, requiring additional property access.

Site wells were again sampled/monitored between October and December 1995. GW flow was calculated towards the southwest, with a gradient of ~ 0.002 ftft⁻¹. Up to 20,000 ug/l benzene and 160,00 ug/l TPH-G were identified in samples collected from well MW-1.

The initial HP phase of the SWI was performed between November 28 and December 1, 1995. This work revealed that the plume had migrated off-site most substantially towards the northwest. Up to 12,000 ug/l benzene and 1,200,000 ug/l TPH-G were detected in water sampled from HP point ETM-4 located across Garcia Avenue from the subject site. HP point ETM-14, emplaced in the backyard of a Garcia Avenue residence, approximately 150' northwest of the subject site, revealed the presence 930 ug/l benzene and 120,000 TPH-G in sampled GW.

Since completion of the initial HP phase of the SWI, additional potential HP point sites were located, property access acquired, and sampling completed. The first subsequent phase included the advancement of HP points on properties, both public and private, along the south side of West Broadmoor. Subjective evidence indicated gasoline compounds were still being encountered on the south side of W. Broadmoor, and apparent product emulsion ("froth") was observed on at least one HP probe upon removal from the formation. Consequently, work proceeded to properties on the north side of W. Broadmoor. It was during this subsequent phase that 6" of free-phase product was encountered on Friday, March 29, in a single HP sample point emplaced through the driveway of an apartment building.

Because the consultant (formerly known as Chemist Enterprises, now renamed Environmental Testing and Management [ETM]) had already anticipated the need to expand the investigation to Farrelly Drive, that neighborhood was reportedly canvassed the previous evening, Thursday, March 28. I understand that the presence of an irrigation well was identified in the backyard of a residence along the south side of Farrelly Drive. When free-phase product was discovered in the HP point approximately 100' feet from this irrigation well the following evening, this office was contacted by ETM out of concern that gasoline may be, or already had been, drawn towards this well. Juliet Shin of this office responded to this request (as I was already in southern California to attend the SWRCB UST conference) at 5:30 PM, meeting the ETM project manager, Tom Price, and a consulting hydrogeologist, Paul King, at the project site. I understand that the owner of the noted home and subject well, Mr. Mitch Ramirez, allowed the assembled group to observe and gauge his well.

GW appeared to be stabilized at a depth of approximately 20.5' BG, consistent with GW encountered during the course of the SWI. Total well depth was reported to be approximately 60' BG. No gasoline odors were reportedly emanating from the well. ETM arranged to sample the irrigation well on April 6, 1996, which I understand occurred. ETM has also arranged to videocam this well on Saturday, April 13, to determine where the well's screen interval is located. Mr. Ramirez was asked to avoid his use of this well until the extent of the plume, free product, well construction, and contaminant source has been more fully evaluated.

Currently, only subjective evidence is available from the subsequent phases of the HP SWI. Laboratory data are expected at the end of this week. I additionally understand that a sample of the product recovered from the cited HP point has also been submitted for analysis to determine whether it contains either MTBE or alcohols. This information may prove useful in determining whether the nearby (former) Beacon station, located at Farrelly Drive and E. 14th Street, may be the source of the noted product, or contributor to the plume as currently mapped.

Attached are several maps showing German Autocraft well locations, GW flow directions, and HP points with subjective plume outlines. Also attached are the laboratory datasets representing the initial HP phase of the SWI and overall well sampling.

enclosures

c: JM
GC
TP

URGENT
HAM

RUSH TO: Mr. Seery/ACDEH

FAX: *70W15103379335

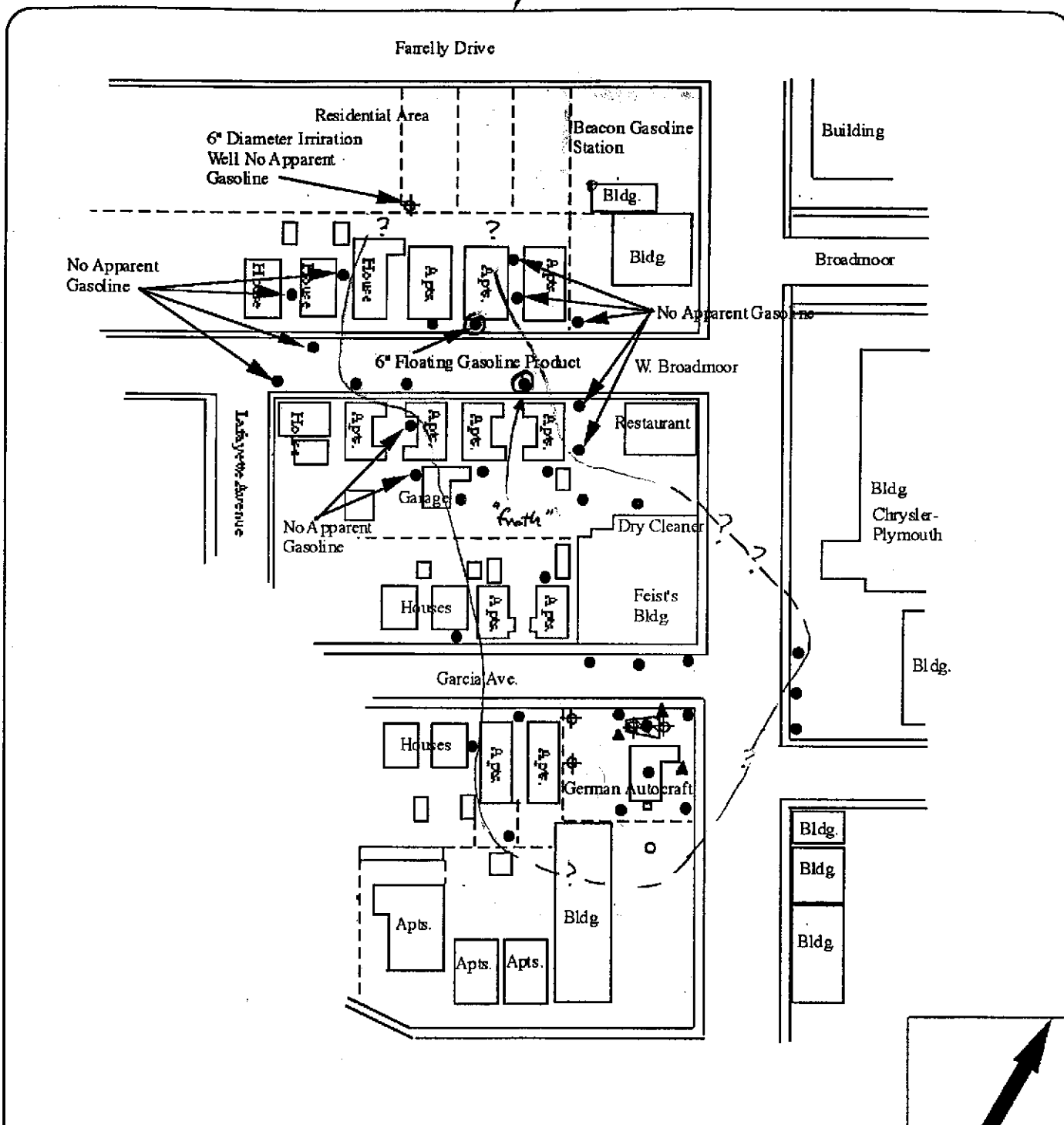
FROM: Environmental Testing & Mgmt.

PAGES (INCLUDING THIS COVER): 2

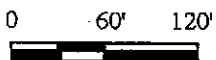
Please feel free to call anytime if you have any questions. We have no lab results yet. Also, my 24-hour pager number is (408) 652-8482. Thank you, Tom Price.

Monday, April 8, 1996

Subjective



EXPLANATION:



Scale: 1"=120'

--- Fence

⊕ Monitoring Well


▨ Former Tank Pit Areas

▲ Previous Groundwater Sampling Location (1990)

● Groundwater Sampling Location (1994-95)

○ Proposed Grab Groundwater Sampling Location




 Environmental Testing
 and Management
 2916 Magliocco #2
 San Jose, California

GREATER VICINITY MAP
 German Autocraft
 301 East 14th Street
 San Leandro, California

Figure 2
 Project No.
 94-52
 Date: 2/96

pg 1 of 2

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 Inspection Form

II, III

Site ID # _____ Site Name German Autocraft Today's Date 3/29/96

Site Address 301 E. 14th St.

City San Leandro Zip 94577 Phone _____

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

Inspection Categories:

- I. Haz. Mat/Waste GENERATOR/TRANSPORTER
- II. Business Plans, Acute Hazardous Materials
- III. Underground Tanks

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

II.A BUSINESS PLANS (Title 19)

- 1. Immediate Reporting 2703
- 2. Bus. Plan Stds. 25503(b)
- 3. RR Cars > 30 days 25503.7
- 4. Inventory Information 25504(a)
- 5. Inventory Complete 2730
- 6. Emergency Response 25504(b)
- 7. Training 25504(c)
- 8. Deficiency 25505(a)
- 9. Modification 25505(b)

II.B ACUTELY HAZ. MATLS

- 10. Registration Form Filed 25533(a)
- 11. Form Complete 25533(b)
- 12. RMPP Contents 25534(c)
- 13. Implement Sch. Req'd? (Y/N)
- 14. OffSite Conseq. Assess. 25524(c)
- 15. Probable Risk Assessment 25534(d)
- 16. Persons Responsible 25534(g)
- 17. Certification 25534(f)
- 18. Exemption Request? (Y/N) 25536(b)
- 19. Trade Secret Requested? 25538

III. UNDERGROUND TANKS (Title 23)

- General
- 1. Permit Application 25284 (H&S)
 - 2. Pipeline Leak Detection 25292 (H&S)
 - 3. Records Maintenance 2712
 - 4. Release Report 2651
 - 5. Closure Plans 2670

- Monitoring for Existing Tanks
- 6. Method
 - 1) Monthly Test
 - 2) Daily Vadose Semi-annual groundwater One time soils
 - 3) Daily Vadose One time soils Annual tank test
 - 4) Monthly Gndwater One time soils
 - 5) Daily Inventory Annual tank testing Cont pipe leak det Vadose/gndwater mon.
 - 6) Daily Inventory Annual tank testing Cont pipe leak det
 - 7) Weekly Tank Gauge Annual tank testing
 - 8) Annual Tank Testing Daily Inventory
 - 9) Other _____

- 7. Precs Tank Test Date: _____ 2643
- 8. Inventory Rec. 2644
- 9. Soil Testing . 2646
- 10. Ground Water. 2647

- New Tanks
- 11. Monitor Plan 2632
 - 12. Access. Secure 2634
 - 13. Plans Submit Date: _____ 2711
 - 14. As Built Date: _____ 2635

Comments:

Came out to site at 5:30pm at the request of Tom Price, consultant w/ Environmental Testing and Lab, to deal w/ concerns re- grading free product and a potentially impacted irrigation well, located ~500 feet down-gradient of site. Went to irrigation well 1 at 141 Farrelly Drive. Earlier, Mr. Price apparently observed water from the holding tank and did not observe product or odor. Irrigation Well Owner:

Mitch Ramirez
(415) 631-4924

Mr. Ramirez stated previously saw this well during the summer to water his yard. Maybe 3 times a week for 2 hours. Mr. Ramirez stated he never smelled odor from water. It used to be used for irrigating orchard. Mr. Price will go out to site next week and collect a sample from this irrigation well due to its proximity to the observed

II, III

Contact: _____
Title: _____
Signature: _____

Inspector: Juliet Shin
Signature: Juliet Shin

Page 2 of 2

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 Inspection Form

II, III

Site ID # _____ Site Name Berman Autocraft Today's Date 3/29/26

Site Address 301 E. 14th St.

City San Leandro Zip 94577 Phone _____

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

Inspection Categories:

- I. Haz. Mat/Waste GENERATOR/TRANSPORTER
- II. Business Plans, Acute Hazardous Materials
- III. Underground Tanks

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

Comments:

free product. Also, they will conduct a file search for well construction. Paul Kling, hydrogeologist, measured depth of well to be ~66 1/2 feet bgs and the depth to water to be ~20.5 feet bgs. These depth measurements were made w/ reference to a seam in the pipe located ~164 feet from the concrete floor.

I told Mr. Ramirez that the County would get back to him in 2 to 3 wks, on the consultants, w/ sample results. In the meantime, I requested that Mr. Ramirez not use the well if at all possible.

II.A BUSINESS PLANS (Title 19)

- 1. Immediate Reporting 2703
- 2. Bus. Plan Stds. 25503(b)
- 3. RR Cars > 30 days 25503.7
- 4. Inventory Information 25504(a)
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- 6. Emergency Response 25504(b)
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- 8. Deficiency 25505(a)
- 9. Modification 25505(b)

II.B ACUTELY HAZ. MATLS

- 10. Registration Form Filed 25533(a)
- 11. Form Complete 25533(b)
- 12. RMPP Contents 25534(c)
- 13. Implement Sch. Req'd? (Y/N)
- 14. OnSite Conseq. Assess. 25524(c)
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- 16. Persons Responsible 25534(g)
- 17. Certification 25534(i)
- 18. Exemption Request? (Y/N) 25536(b)
- 19. Trade Secret Requested? 25538

III. UNDERGROUND TANKS (Title 23)

- | | |
|-------------------------------|---|
| General | <input type="checkbox"/> 1. Permit Application 25284 (H&S) |
| | <input type="checkbox"/> 2. Pipeline Leak Detection 25292 (H&S) |
| | <input type="checkbox"/> 3. Records Maintenance 2712 |
| | <input type="checkbox"/> 4. Release Report 2651 |
| | <input type="checkbox"/> 5. Closure Plans 2670 |
| Monitoring for Existing Tanks | <input type="checkbox"/> 6. Method |
| | 1) Monthly Test |
| | 2) Daily Vadose |
| | Semi-annual groundwater |
| | One time soils |
| | 3) Daily Vadose |
| | One time soils |
| | Annual tank test |
| | 4) Monthly Gndwater |
| | One time soils |
| 5) Daily Inventory | |
| Annual tank testing | |
| Cont pipe leak det | |
| Vadose/gndwater mon. | |
| 6) Daily Inventory | |
| Annual tank testing | |
| Cont pipe leak det | |
| 7) Weekly Tank Gauge | |
| Annual tank tstng | |
| 8) Annual Tank Testing | |
| Daily Inventory | |
| 9) Other _____ | |
| New Tanks | <input type="checkbox"/> 7. Precls Tank Test 2643 |
| | Date: _____ |
| | <input type="checkbox"/> 8. Inventory Rec. 2644 |
| | <input type="checkbox"/> 9. Soil Testing 2646 |
| | <input type="checkbox"/> 10. Ground Water 2647 |
| | <input type="checkbox"/> 11. Monitor Plan 2632 |
| | <input type="checkbox"/> 12. Access. Secure 2634 |
| | <input type="checkbox"/> 13. Plans Submit 2711 |
| | Date: _____ |
| | <input type="checkbox"/> 14. As Built 2635 |
| Date: _____ | |

Rev 6/88

Contact: _____
 Title: _____
 Signature: _____

Inspector: Juliet Shin
 Signature: Juliet Shin

II, III

ALAMEDA COUNTY
HEALTH CARE SERVICES



AGENCY
DAVID J. KEARS, Agency Director

RAFAT A. SHAHID, DIRECTOR

February 13, 1996

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

STID 2783

Mr. Seung Lee
German Autocraft
301 East 14th Street
San Leandro, CA 94577

RE: GERMAN AUTOCRAFT, 301 EAST 14TH STREET, SAN LEANDRO

Dear Mr. Lee:

I have completed review of the February 7, 1996 Environmental Testing & Management (ETM) letter proposal for the continuation of the current phase of the soil and water investigation (SWI) presently in progress at the site. As you know, the gasoline plume has been mapped in ground water collected from temporary well points installed in both residential and commercial properties located across Garcia Avenue from your site. This next phase will continue the assessment in a westerly direction, again using temporary well points with which to collect ground water data. These data will be used to determine the potential for exposure to nearby receptors and appropriate corrective action.

The scope of the cited February 7, 1996 ETM letter proposal has been accepted as submitted.

Please notify me when off-site access has been secured and field work scheduled to begin. I may be reached at (510) 567-6783.

Sincerely,


Scott O. Seery, CHMM
Senior Hazardous Materials Specialist

cc: Jun Makishima, Acting Director
Mike Bakaldin, San Leandro Hazardous Materials Program
Tom Price, Env. Testing & Mgmt., 2916 Magliocco Dr., #2
San Jose, CA 95128
Wm. Andrade, P.O. Box 2786, Dublin, CA 94568
Stephen Wilhelm, 1394 Casa Vallecita, Alamo, CA 94507

MEETING NOTES:

1/22/96

① Plume / FP definition and control

- H.P. points north of W. Broadmoor ^{and west of} ETM-14, 29, 30
- preferential pathways
- channel deposits
- irrigation wells

② Source determination

- Beacon
- German Aircraft
- other?
- MTBE
- PCE

③ Risk determination - RESIDENTIAL (10^{-6} - 10^{-5})

- SOIL
- soil-vapor intrusion to buildings
 - " - volatilization to outside air

- WATER
- GW volatilization to outside air
 - " - vapor intrusion to buildings

- basements?

Beacon

- nature of "failure" resulting in 1992 UST test
- repairs? which tanks/systems?
"passed" upon retest (2 of 3 USTs)
- monitoring results prior to/following 1992
- fuel composition pre- and post- Beacon
- "abandoned" dispenser footprint @ south side of site
- GW wells @ site / other investigations?

German Aircraft

- well samples to be analyzed for MTBE —
@ lab now (4/13 sampling)

577-3404

To do:

① look for more possible source areas @ site where FP was found

4/22

② get list of names and addresses of folks contacted for site access

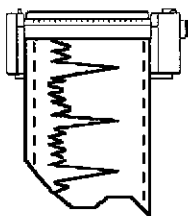
③ sewer maps

SL ④ try to get repair history

⑤ HSC authority to require assessment w/in 200'

⑥ Mike will schedule inspections with me in next two weeks - get back to him re: dates





ENVIRONMENTAL TESTING & MGMT.
2916 MAGLIOCCO DRIVE #2
SAN JOSE, CALIFORNIA 95128
408.248.5892

December 27, 1995

Scott O. Seery
Senior Hazardous Materials Specialist
Alameda County Health Care Services Agency
Department of Environmental Health
1131 Harbor Bay Parkway
Alameda, CA 94502-6577

Re: German Autocraft Site located at 301 East 14th Street, San Leandro

Dear Mr. Seery:

On the basis of our soil and water investigation conducted on November 28 -December 1, we are seeking an expanded budget from the Underground Storage Tank Cleanup Fund for one or two additional days of field sampling.

The primary basis for the additional investigation is the discovery of hydrocarbon sheen on the groundwater at the sampling point located in the back yard of the apartment building at 134 Garcia Avenue, next to Feists Furniture and Office Building.

Also, we are seeking an Interim Corrective Action Feasibility Study budget. This budget will be applied to evaluating all data presently available to determine if capping the tank pit right away is a viable corrective action or if possible future excavation would preclude this activity.

We are currently seeking a letter of approval from you for this general project approach. We intend to submit your letter with our request for expanded Soil and Water Investigation and Interim Corrective Action Feasibility Study budgets to Steve Marquez, the case handler for this project with the Underground Storage Tank Cleanup Fund.

Sincerely yours,

Tom Price

URGENT
RAM

RUSH TO: Mr. Seery

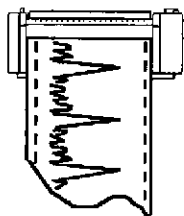
FAX: *70W15103379335

FROM: Environmental Testing & Mgmt.

PAGES (INCLUDING THIS COVER): 2

Please free to call us at (408) 248-5892 at your convenience.
Thank you, Tom Price.

Wednesday, December 27, 1995



Environmental Testing and Management
2916 Magliocco #2
San Jose, California 95128
ph (408) 248-5892

September 26, 1995

Re: Property Access Permission Gernal Format

I understand that Alameda County Department of Environmental Health has requested Mr. Lee, the owner of German Autocraft located at 301 East 14th Street to conduct a soil and water investigation as part of a fuel leak from underground storage tanks. I understand that Environmental Testing and Management prepared a work plan for Mr. Lee dated June 7, 1995 for a Soil and Water Investigation in the neighborhood and Mr. Scott Seery of the Alameda County Department of Environmental Health approved the plan on June 19. I understand that Mr. Scott Seery has requested that this investigation be completed. I understand that if I have any questions about the necessity of the work on my property, I can call Mr. Scott Seery (510) 567-6783.

I understand that my property was identified as a possible soil boring location. Environmental Testing and Management intends to drill a small diameter hole(s) approximately 2" in diameter to approximately 25 feet to groundwater. I understand that the location of the holes may be moved slightly to minimize damage to driveways or sidewalks however some intrusion will be necessary and that some evidence of intrusion may remain. I understand that Environmental Testing and Management will make efforts to match the surface materials whether asphalt or concrete. I understand that the work may be completed in 1 day with the hole grouted up to the surface at the end of the day. If more than one boring location is located on my property a second day may be necessary depending on the number of borings and whether soil and or groundwater is planned on being collected.

Prior to drilling, I understand that a private underground utility locator service will be scheduled to clear the boring locations. In addition, Underground Service Alert will be notified for locating underground utilities. I also understand that Environmental Testing and Management maintains a general liability insurance policy of \$1,000,000.

My property will experience some traffic interruption and loud construction noises however, the duration of interruption will be short. I will cooperate by granting property access and by notifying tenants of the pending investigation. I understand that the boring locations will be spray painted in advance and spray paint marks for utility location will be made. I understand that I will be notified by telephone or in writing 7 days prior to any scheduled drilling.

By Agent or Owner

Environmental Testing and Management

Signature

Signature

Printed Name

Printed Name

Title

Title

URGENT
RAM

RUSH TO: Scott Seery/ACDEH

FAX: *70W15103379335

FROM: Environmental Testing and Management

PAGES (INCLUDING THIS COVER): 2

The owner of Viking Liquors is Ray Arenott, (510) 568-4734.
Thanks for the help. Tom Price.

Tuesday, September 26, 1995

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



RAFAT A. SHAHID, Assistant Agency Director

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

CC4586

STID 2783

June 19, 1995

Mr. Seung Lee
German Autocraft
301 East 14th Street
San Leandro, CA 94577

RE: GERMAN AUTOCRAFT, 301 EAST 14TH STREET, SAN LEANDRO

Dear Mr. Lee:

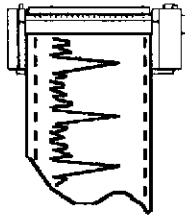
This letter follows review of the June 7, 1995 Chemist Enterprises (CE) work plan for the next phase of the ongoing soil and water investigation, and interim product recovery for the subject site. This work plan has been accepted as submitted.

Please contact me at 510/567-6783 when off-site drilling access has been received and field work is scheduled to begin.

Sincerely,


Scott O. Seery, CHMM
Senior Hazardous Materials Specialist

cc: Rafat A. Shahid, Agency Director, Env. Health
Gil Jensen, Alameda County District Attorney's Office
Mike Bakaldin, San Leandro Fire Department
Cheryl Gordon, SWRCB
Tom Price, Chemist Enterprises, 333-B Camino Verde
Boulder Creek, CA 95006
William Andrade P.O. Box 2786, Dublin, CA 94568
Stephen Wilhelm, 1394 Casa Vallecita, Alamo, CA 94507



Chemist Enterprises
333-B Camino Verde
Boulder Creek, California 95006
ph (408) 338-0198

April 18, 1995

Scott O. Seery, CHMM
Senior Hazardous Materials Specialist
Hazardous Materials Division
Department of Environmental Health
Alameda County Health Care Services Agency
1131 Harbor Bay Parkway #250
Alameda, California 94502-6577

RE: GERMAN AUTOCRAFT, 301 EAST 14TH STREET, SAN LEANDRO

Dear Mr. Seery:

In reference to your inquiry concerning the depth to groundwater measurements at the subject site, we present the following chronology:

1) On January 6, 1995 measurements to groundwater were taken at each well just prior to purging at each well.

2) The groundwater gradient was determined to be essentially flat based on the January 6, 1995 depth to groundwater data set which included in Appendix D of our report dated April 12, 1995. Thomas A. Sparrowe, Registered Geologist directed additional measurements be taken as he was concerned that the data set was invalid since all measurements were not taken prior to any purging.

3) The subsequent measurements to groundwater were taken with no purging on February 10 and are presented in Table 3 of our report dated April 12, 1995.

Note that an approximate 5' increase in groundwater elevation was observed in the well casings between January 6 and February 10 due to heavy rain in the region.

Also note that the gradient is essentially flat and that the calculated gradient is within expected error since measurements were taken only to 0.01 foot.

Sincerely yours,

Tom Price
Project Manager

URGENT
RAM

RUSH TO: Scott Seery/ACDEN

FAX: *70W15103379335

FROM: Chemist Enterprises

PAGES (INCLUDING THIS COVER): 2

Scott, Feel free to call if you have any more questions. Thank you, Tom Price

Tuesday, April 18, 1995

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



RAFAT A. SHAHID, Assistant Agency Director

STID 2783

April 18, 1995

Mr. Seung Lee
German Autocraft
301 East 14th Street
San Leandro, CA 94577

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

RE: GERMAN AUTOCRAFT, 301 EAST 14TH STREET, SAN LEANDRO

Dear Mr. Lee:

This letter follows review of the April 12, 1995 Chemist Enterprises (CE) soil and water investigation report for the subject site. Data collected and presented by CE during this phase of the investigation have clearly identified that a release of fuel hydrocarbons has *significantly* impacted underlying ground water in the vicinity of the former underground storage tank (UST) cluster. These data corroborate those collected previously both during and following the 1990 UST closures.

Water-bearing sediments encountered in the area of the former UST pit during CE's investigation appear, based on boring logs, to be predominantly comprised of poorly- to well-graded sands. Product "sheen" was noted on saturated sediments in this sand unit in both MW-2 and -3. Faint-to-strong product odor was noted during the advancement of each boring beginning at an approximate depth of 12 to 21 feet below grade (BG), and continuing to the total depth explored.

Ground water (GW) samples collected from each of the three monitoring wells, as well as "grab" samples collected from borings CE-1 and CE-2, have revealed the presence of very elevated concentrations of dissolved fuel hydrocarbons. It has been verbally reported that as much as ¼ inch of free phase product ("free product") was noted on GW encountered in boring CE-1, as well as product "sheen" on GW encountered in each of the monitoring wells. Based on measured GW elevations, GW flow was calculated to be towards the northwest, with an approximate gradient of 0.001 ftft⁻¹.

Sediments encountered in the saturated zone during CE's investigation contrast with those identified during the December 1990 assessment at the site. During this previous study, sediments were logged during the advancement of four soil borings at the site. Sediments were described predominantly as "clay" to the depths explored, with trace gravel and some silt at depth locally. These data contrast with the CE study which clearly identified a sand unit between a depth of -26 to 36 feet BG.

Mr. Seung Lee
RE: 301 E.14th St., San Leandro
April 18, 1995
Page 2 of 3

These new lithologic data appear consistent with the presence of a spur of a mapped former channel of San Leandro Creek (Edes Avenue Channel) which may pass very proximal to the site. These coarser-grained sediments may prove an efficient conduit for the dispersal of dissolved and free-phase contaminants from the site. Hence, it now appears prudent to affect a more rapid assessment of the impacts associated with the release at this site in order to determine the extent of the problem and engineer an appropriate corrective action plan (CAP) in a timely fashion.

Therefore, and pursuant to provisions of Article 11, Title 23, California Code of Regulations, you are required to perform a subsequent phase of the soil and water investigation (SWI) until plume definition has been completed. In order to facilitate a more timely and cost-effective approach, this office requests that you employ the use of rapid site assessment tools (e.g., CPT, Geoprobe, Hydropunch, etc.) to qualitatively assess impacts.

The results of such qualitative work will allow a more informed approach to the siting of an appropriate array of permanent monitoring wells. It is anticipated that during this next phase of the investigation many, if not all, of the assessment points and resulting wells will need to encroach upon adjoining properties, both public and private.

A SWI work plan is due within **60 days** of the date of this letter. This work plan should also include measures for removing free product, per Sections 2655 and 2722(b)(1) of Title 23, California Code of Regulations.

Work should commence no later than 30 days following receipt of encroachment approval. A report must be submitted within 45 days of the completion of field activities associated with this phase of work at the site, and must include a proposal for permanent well placement (should the requested approach be employed).

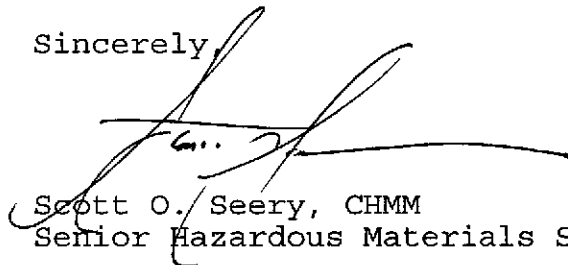
Please be advised that this is a formal request for technical reports pursuant to California Water Code Section 13267(b).

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

Mr. Seung Lee
RE: 301 E.14th St., San Leandro
April 18, 1995
Page 3 of 3

Please feel free to call 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, Env. Health
Gil Jensen, Alameda County District Attorney's Office
Mike Bakaldin, San Leandro Fire Department
Cheryl Gordon, SWRCB
Tom Price, Chemist Enterprises, 333-B Camino Verde
Boulder Creek, CA 95006
William Andrade P.O. Box 2786, Dublin, CA 94568
Stephen Wilhelm, 1394 Casa Vallecita, Alamo, CA 94507

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



RAFAT A. SHAHID, Assistant Agency Director

STID 2783

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

January 20, 1995

Mr. William J. Andrade II
P.O. Box 2786
Dublin, CA 94568

RE: GERMAN AUTOCRAFT, 301 E. 14TH STREET, SAN LEANDRO

Dear Mr. Andrade:

As you are aware, a release from the underground storage tank (UST) system formerly located at the referenced site has occurred. To date, Seung and Young Lee, and Stephen and Elizabeth Wilhelm, have been named as *responsible parties* pursuant to Section 2720 of Article 11, *Corrective Action Requirements*, Title 23, California Code of Regulations.

A 1/25/94 State Water Resources Control Board (SWRCB) clarification to the definition of responsible party (RP) indicates that, in naming a RP, "...there must be a reasonable basis to conclude that an unauthorized release occurred during or prior to the time that the person was an owner, operator, or otherwise had control of the tank or property." [emphasis and underscoring added]

Although your January 9, 1995 letter to Mr. Lee indicates that you did not operate the subject USTs during your brief ownership of the property (even though your initial 10/3/83 business permit application to the city of San Leandro indicates you intended otherwise), pursuant to the SWRCB clarification noted above, you are considered a RP. The Lee's, as you are aware, are also considered RPs, even though the release clearly must have occurred prior to their ownership, a similar situation as your own. The Wilhelms have been named because they were the owner of the site and USTs just prior to the discontinuance of their use.

In a few days you will be receiving a notification letter which will inform you of your responsibility to reimburse the SWRCB for monies provided to this department in compensation for our oversight of this case. Each of the other identified RPs have been similarly noticed in the past.

Please be advised that, under the law, each of the named RPs are jointly and severally liable for the implementation of, and costs associated with, appropriate corrective action at this site. Costs and coordination of tasks associated with the corrective action should be negotiated between the parties, with the scope of work determined by this department.

Mr. William Andrade II
RE: 301 E. 14th St., San Leandro
January 20, 1995
Page 2 of 2

Should you have any questions, please contact the undersigned at
510/567-6783.

Sincerely,



Scott O. Seery, CHMM
Senior Hazardous Materials Specialist

cc: Rafat A. Shahid, Agency Director
Gil Jensen, Alameda County District Attorney's Office
Lori Casias, SWRCB
Cheryl Gordon, SWRCB
Mike Bakaldin, San Leandro Fire Department
Seung Lee
Stephen Wilhelm

TELEFAX MESSAGE

GERMAN AUTOCRAFT

301 EAST 14th STREET

San Leandro, California 94577

Tel/FAX No: (510) 638-5473

*att: scott
seery*

Date: 1/10/95 Time (PST): 1:30 pm

To: Roger miles atty Attn: _____

From: Seung Tae Lee a/o _____

Your Fax No: 510 930 9346

Number of Pages (Including This Page) 3

If not properly received, please call

Kindly received statement from Bill ~~MAN~~ ~~DR~~ ~~AD~~ ~~EN~~ ~~AS~~
MESSAGE* Attached along with class litigation from ARCO.
We are in the process of examining title

- v company files pertaining to wilhelms claim of
- no mea culpa in this instance - I've been calling
- v you for a meeting to no avail - we must meet to
- finally settle this matter - please call
- v to set appointment with scott seery

Signed/Con't: Rene Carlsmae (customer friend
of Mr. Lee -

WILLIAM J. ANDRADE II
P.O. BOX 2786
DUBLIN, CA. 94568

To: German Autocraft
Attn: Mr. Seung Lee
From: William J. Andrade II
Date: 9 Jan 95
Subject: 301 E. 14th St. S.L.
No Pages (including this one): 1

Dear Mr. Lee:

As per our conversation I am sending you this letter to confirm in writing what we discussed on the phone. While I was the owner of German Autocraft, located at 301 E. 14th St. in San Leandro, Ca., I did not receive for sale nor sell Gas at that location. There did not seem to be enough profit involved with the limited capacity that was there. We only did repair on vehicles.

Mr. Lee, to verify what I am saying you need only call the Bay Area Air Quality Management District and speak to the permit Dep't. their number is 415 771 6000. To operate a gas station you need a Gas Dispensing Facility number. This is commonly referred to as a "G Number". The last G# was #920 issued to Arco which was closed in 1982. I did not own the property at that time and there has not been a new number issued to that address since then. What I have told you is a matter of public record and may be accessed by anyone. Any further inquiries may mailed to the above address.

Kind regards,

William J. Andrade II

NOTICE OF SETTLEMENT OF CLASS ACTION

UNITED STATES DISTRICT COURT
 NORTHERN DISTRICT OF CALIFORNIA
 SAN JOSE DIVISION

DON VAN VRANKEN, on behalf of himself and all others similarly situated, and LEW & TED'S SERVICE, INC.,)	
)	
Plaintiffs,)	No. C-79-0627-SW
)	
vs.)	
)	
ATLANTIC RICHFIELD COMPANY,)	
)	
Defendant.)	

PLEASE READ THIS NOTICE CAREFULLY AND IN ITS ENTIRETY AS IT MAY AFFECT YOUR RIGHTS. THIS NOTICE RELATES TO THE PROPOSED SETTLEMENT OF CLASS LITIGATION. IF YOU FIT WITHIN THE DEFINITION OF THE CLASS SET FORTH BELOW, THEN THIS NOTICE APPLIES TO YOU. PLEASE READ THE FOLLOWING CLASS DEFINITION CAREFULLY TO DETERMINE IF YOU ARE A MEMBER OF THE CLASS. THE FACT THAT YOU RECEIVED THIS NOTICE DOES NOT NECESSARILY MEAN THAT YOU ARE A CLASS MEMBER, AND YOU MUST QUALIFY AS A CLASS MEMBER TO PARTICIPATE IN THE PROPOSED SETTLEMENT.

The Class certified in this case consists of:

All persons and entities, except parents or subsidiaries of the Atlantic Richfield Company ("ARCO"), who: (A) were "wholesale purchaser-resellers," of petroleum products within the meaning of Title 10, Code of Federal Regulations, Section 211.51; (B) had, at any time between May 1, 1976 and January 28, 1981 (the "Class Period"), a supplier/wholesale purchaser-reseller relationship with ARCO; and (C) pursuant thereto, purchased during the Class Period the following "covered products," as defined in Title 10, Code of Federal Regulations, Section 212.31 from ARCO: aviation fuels, butane, gasoline and propane.

To be a member of this Class: (A) you, or a person or business to which you are the successor-in-interest, must have been a wholesale purchaser-reseller from ARCO; and (B) in that capacity, you must have purchased from ARCO one or more of the "covered products" at some time between May 1, 1976 and the date on which they ceased to be covered products under the mandatory petroleum price regulations. For propane and gasoline, the period of coverage ended on January 27, 1981; for aviation fuels it ended on February 26, 1979; and for butane it ended on January 1, 1980. Thus, to be a Class member, you or the business to which you are a successor-in-interest do not need to have purchased all of these covered products during the entire time period, but you must have purchased at least one of the covered products between May 1, 1976 and the end of the time periods noted above during which each of the products was covered under the mandatory petroleum price regulations. A purchase will be considered to have been "from" ARCO if the purchase was made directly from ARCO or from one of its subsidiaries or affiliates by an entity having an ARCO customer number. Purchases of ARCO products from independent retailers or wholesalers do not qualify you for membership in the Class.

YOU ARE HEREBY NOTIFIED pursuant to Rule 23, Federal Rules of Civil Procedure, and an Order of the United States District Court for the Northern District of California ("the Court"), that a proposed Settlement of this case (the "Litigation") in the amount of \$76,723,213.26 (the "Settlement Fund") has been reached by the parties. The Settlement is subject to the approval of the Court and, if approved, will result: (1) in the payment of the Settlement Fund, plus after-tax interest earned and after certain deductions described below, to eligible Class members; and, (2) in the release of the Class's claims against Defendant Atlantic Richfield Company.

I. A BRIEF HISTORY OF THE LITIGATION

STATE WATER RESOURCES CONTROL BOARD

DIVISION OF CLEAN WATER PROGRAMS

2014 T STREET, SUITE 130

P.O. BOX 944212

SACRAMENTO, CALIFORNIA 94244-2120

(916)227-4307

(916)227-4530 (FAX)

NO
MAINT

54 DEC 21 PM 3:05

SOS
STID
2783

December 19, 1994

Seung Tae & Young Ae Lee
301 E. 14th Street
San Leandro, CA 94577

UNDERGROUND STORAGE TANK CLEANUP FUND PROGRAM, NOTICE OF PROPOSED WITHDRAWAL OF LETTER OF COMMITMENT: CLAIM NUMBER 007821; FOR SITE ADDRESS: 301 E. 14th Street, San Leandro, CA 94577

A Letter of Commitment (LOC) was issued to you on June 9, 1994. Pursuant to its terms and conditions, an LOC may be withdrawn at any time if the claimant is found to be not in compliance with any applicable state rules and regulations, and with all of the terms, conditions, and commitments contained in the claimant's application.

This letter is to notify you that the Underground Storage Tank Cleanup Fund is proposing to withdraw your LOC for the following reason(s):

On November 14, 1994, you were sent a "No Response to Letter of Commitment" letter which requested you to submit a reimbursement request for the subject site, or a written explanation as to the status of the cleanup and why you have not made a request for reimbursement. To date, we have not heard from you.

If you are not in agreement with this decision, you may request a review of the decision by the Manager of the Underground Storage Tank Cleanup Fund Program within thirty (30) calendar days of the date of this Notice. Please send any request for review to:

Mr. Dave Deaner, Manager Claim No. 007821
Underground Storage Tank Cleanup Fund Program
State Water Resources Control Board
Division of Clean Water Programs
P. O. Box 944212
Sacramento, CA 94244-2120

If a request for review of this decision is not received within thirty (30) calendar days of the date of this Notice, your LOC will be withdrawn.

If you have any questions, please contact Cheryl Gordon at (916) 227-4539.

Sincerely,

Cheryl Gordon for

Francine Aguirre, Team Leader
Underground Storage Tank Cleanup Fund

cc: Steve Morse
California Regional Water Quality
Control Board, San Francisco Bay Region
2101 Webster Street, Suite 500
Oakland, CA 94612

Tom Peacock
Alameda County EHD
1131 Harbor Bay Pkwy, 2nd Floor
Alameda, CA 94502-6577

**STATE WATER RESOURCES CONTROL BOARD
DIVISION OF CLEAN WATER PROGRAMS**

2014 T STREET, SUITE 130
P.O. BOX 944212
SACRAMENTO, CALIFORNIA 04244-2120
(916) 227-4427
(916) 227-4530 (FAX)

LOC
HAZMAT
94 NOV 16 PM 2:57
ST 10 2783
SOS



November 14, 1994

Seung Tae & Young Ae Lee
301 E. 14th Street
San Leandro, CA 94577

UNDERGROUND STORAGE TANK CLEANUP FUND PROGRAM, NO RESPONSE TO LETTER OF COMMITMENT (LOC): CLAIM NUMBER 007821; FOR SITE ADDRESS: 301 E. 14th Street, San Leandro, CA 94577

It has come to my attention that the LOC issued to you on **June 9, 1994** in the amount of **\$20,000** has not been responded to with a request for reimbursement.

Please submit your reimbursement request with all of the required supporting documentation, or a written explanation as to the status of the cleanup and why you have not requested reimbursement to date. If a request or adequate explanation is not received within thirty (30) calendar days from the date of this letter, I will take steps to begin the withdrawal process of your LOC.

Please send your reimbursement request or explanation to:

State Water Resources Control Board
Division of Clean Water Programs
Underground Storage Tank Cleanup Fund Program
Attention: Francine Aguirre Claim No. 007821
P. O. Box 944212
Sacramento, CA 94244-2120

If you have any questions, please contact Blessy Torres at (916) 227-4535.

Sincerely,

Cheryl Gordon for
Francine Aguirre, Team Leader
Regions 1 and 2
Underground Storage Tank Cleanup Fund

cc: California Regional Water Quality
Control Board, San Francisco Bay Region
Attn: S. Morse
2101 Webster Street, Suite 500
Oakland, CA 94612

Alameda County EHD
Attn: Tom Peacock
1131 Harbor Bay Pkwy, 2nd Floor
Alameda, CA 94502-6577

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



RAFAT A. SHAHID, Assistant Agency Director

STID 2783

November 1, 1994

Seung Lee
German Autocraft
301 East 14th Street
San Leandro, CA 94577

Stephen Wilhelm
1394 Casa Vallecita
Alamo, CA 94507

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

RE: GERMAN AUTOCRAFT, 301 EAST 14TH STREET, SAN LEANDRO - SOIL
AND WATER INVESTIGATION

Dear Messrs. Lee and Wilhelm:

I am in receipt and have completed review of the October 25, 1994
Chemist Enterprises revised soil and water investigation (SWI)
work plan for the referenced San Leandro site. This revised SWI
work plan has been accepted as submitted.

Please contact this office once a contractor has been selected
and field work is slated to begin. You may reach me by calling
510/567-6783, or -6700.

Sincerely,

Scott O. Seery, CHMM
Senior Hazardous Materials Specialist

cc: Rafat A. Shahid, Agency Director, Environmental Services
Gil Jensen, Alameda County District Attorney's Office
Donna Turcotte, SWRCB
Mike Bakaldin, San Leandro Fire Department
Deanne B. Politeo, Kincaid, Gianunzio, Caudle & Hubert
Howard Whitney, Chemist Enterprises
333-B Camino Verde
Boulder Creek, CA 95006



STID 2783

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

October 6, 1994

Mr. Howard Whitney
Chemist Enterprises
333-B Camino Verde
Boulder Creek, CA 95006

RE: GERMAN AUTOCRAFT, 301 EAST 14TH STREET, SAN LEANDRO

Dear Mr. Whitney:

I am in receipt of your September 26, 1994 correspondence sent in response to this office's September 14, 1994 request for additional information and clarification of certain aspects of the Chemist Enterprises (CE) September 6, 1994 soil and water investigation work plan. In reading your response of September 26, it appears that CE may not be fully familiar with the provisions of Article 11, *Corrective Action Requirements*, Title 23, California Code of Regulations (CCR), or the guidance documents used by this agency during oversight of the approximately 800 active underground storage tank (UST) leak sites within our jurisdiction.

Attached please find complete copies of, or excerpts from, the referenced regulations and guidance documents:

- o Article 11, 23CCR, *Corrective Action Requirements* (complete)
- o TRI-REGIONAL BOARD STAFF RECOMMENDATIONS FOR PRELIMINARY EVALUATION AND INVESTIGATION OF UNDERGROUND TANK SITES; North Coast, San Francisco Bay, and Central Valley Regional Water Quality Control Boards, 10 August 1990, 21 pg. (complete)
- o Appendix A, *Workplan for Initial Subsurface Investigation*, (adjunct to 10 August 1990 TRI-REGIONAL RECOMMENDATIONS), 20 August 1991, 6 pg. (complete)
- o Pages A31, A32 and A34, Appendix A, State Water Resources Control Board (RWQCB) *LEAKING UNDERGROUND FUEL TANK FIELD MANUAL*, October 1989 (excerpt)

I have taken the liberty of highlighting sections of several of the above documents which discuss certain of the issues which were the topic of my September 14 request for clarification. Specifically, these issues are: sampling frequency and selection of samples for eventual laboratory analysis; boring depth and

Mr. Whitney
RE: 301 East 14th Street, San Leandro
October 6, 1994
Page 2 of 3

abandonment procedures; well locations, construction specifics and diagram; slot size and filter pack selection criteria; QA/QC program; and, Health and Safety plan.

It is unfortunate that you have apparently taken offense to the request for more specific information with respect to your background in the environmental assessment arena. No offense was intended nor should any be interpreted by this request.

However, we are compelled by Regional Board (RWQCB) policy to ensure that professionals *engaged by the discharger* are appropriately licensed, based on provisions of state Business and Professions Code (SEE: SFRWQCB memo of 11/21/84). Please note that the RWQCB *Appendix A* requests the submittal of not only registration number, but also a statement of qualifications. Our request for a more specific discussion of your project experience was warranted as this office is not aware of any previous experience with either CE or yourself in the approximate 7 years we have been the lead oversight agency for UST leak cases.

By ensuring a registered professional appears competent in the performance of environmental assessments, time and monetary resources are protected and more efficiently expended. To that end, my September 14 request that CE more completely "flesh-out" the subject work plan satisfies two objectives: 1) it allows CE the opportunity to illustrate their expertise in and application of region-specific requirements for performing site assessments; and, 2) presents specific requirements to CE before-the-fact so that there will be no confusion with respect to what was required. If this constitutes "micro-management" in the eyes of CE, so be it.

We are not requesting significant changes of CE's scope of work as proposed in the September 6, 1994 work plan, just minor revisions and clarifications. Please be advised, however, that Section 2722 of Article 11, 23CCR, requires the responsible party to modify the work plan, as necessary, at the direction of the regulatory agency.

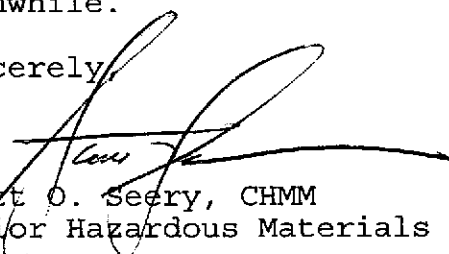
Lastly, your request for the specific employment and project background of myself and Mr. Rafat Shahid, Agency Director, is unwarranted, unprofessional, and unworthy of response beyond this statement. In addition, you reference Section 145 of the Business and Professions Code. The referenced section refers to the unlicensed activity in the professions and vocations *regulated by the Department of Consumer Affairs*. This agency's work in the SWRCB-contracted Local Oversight Program (LOP) is not regulated by the Department of Consumer Affairs.

Mr. Whitney
RE: 301 East 14th Street, San Leandro
October 6, 1994
Page 3 of 3

I will be contacting you by phone in the next week or two to discuss the salient, unresolved work plan issues in more detail. Please be aware that costs associated with this lengthy and unfortunate response to your September 26 letter are initially borne by your client, Mr. Lee, and Mr. Wilhelm, the other responsible party for this case, and ultimately, as you correctly point out, by the people of this state.

I may be reached 510/567-6783 should you care to call me in the meanwhile.

Sincerely,



Scott O. Seery, CHMM
Senior Hazardous Materials Specialist

attachments

cc: Rafat A. Shahid, Agency Director, Environmental Services
Tom Peacock, ACDEH, LOP
Gil Jensen, Alameda County District Attorney's Office
Kevin Graves, RWQCB
Donna Turcotte, SWRCB
Mike Bakaldin, San Leandro Fire Department
Deanne B. Politeo, Kincaid, Gianunzio, Caudle & Hubert
Seung Lee, German Autocraft

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



RAFAT A. SHAHID, Assistant Agency Director

STID 2783

September 14, 1994

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

Mr. Tom Price
Chemist Enterprises
333-B Camino Verde
Boulder Creek, CA 95006

RE: GERMAN AUTOCRAFT, 301 EAST 14TH STREET, SAN LEANDRO

Dear Mr. Price:

As we discussed today by phone, this office is in receipt and has completed review of the September 6, 1994 Chemist Enterprises (CE) work plan. This work plan was submitted on behalf of Mr. Seung Lee in response to a request from this office for the submittal of a soil and water investigation (SWI) work plan pursuant to provisions of Article 11, Title 23, California Code of Regulations.

Our review of the cited CE work plan uncovered a few issues requiring clarification and/or the presentation of supplemental information, as follows:

- 1) Figure 2 of the work plan illustrates the proposed locations of two additional wells at the site, the locations of which appear appropriate. However, text indicates the actual borings selected for eventual well construction will be determined in the field. Please clarify this issue.
- 2) Figure 2 of the work plan illustrates the locations of the previous soil borings and sole monitoring well emplaced during late 1990 by The Environmental Construction Company (TECC). However, the location of TECC boring B-2, as depicted in the present EC work plan, is in conflict with its location as depicted in the February 1991 TECC Report of Findings - Preliminary Soil and Groundwater Contamination Assessment.

As the proposed scope of the current EC work plan may well be affected, please clarify this point.

- 3) Soil samples should be collected during boring advancement at any significant changes in lithology and where apparent contamination is encountered, in addition to those collected every 5 feet.

Tom Price
RE: 301 E.14th Street, San Leandro
September 14, 1994
Page 2 of 2

- 4) All soil samples collected from borings advanced through, or within approximately 10 feet of, the tank pit shall be analyzed for target compounds. Soil samples collected from all other borings may be preliminarily screened in the field for evidence of contaminants. Those samples showing evidence of contaminants (e.g., odor, OVA deflection, etc.) shall be analyzed for target compounds.
- 5) The November 1990 TECC tank closure report indicates previously-excavated soil was placed back into the former tank pit upon plastic sheeting. Should this material still be present as it was then, the boring currently proposed for emplacement through the excavation may be affected. Please expound on this issue.
- ✓ 6) Describe expected depth of soil borings. Describe soil boring abandonment methods.
- 7) Indicate expected well screen length. Discuss well filter pack and well slot sizing specifications and rationale for their selection. Provide a schematic well construction diagram.
- 8) Present a sampling QA/QC plan.
- 9) Prepare a project Health and Safety plan.

Lastly, please present more specific information regarding the employment and environmental project background of Mr. Howard Whitney, the registered geologist in charge of this project.

Should you have any questions, please feel free to contact me 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
Mike Bakaldin, San Leandro Fire Department
Deanne B. Politeo, Kincaid, Gianunzio, Caudle & Hubert
Seung Lee, German Autocraft

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



RAFAT A. SHAHID, Assistant Agency Director

STID 2783

August 16, 1994

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

Mr. Seung Lee
German Autocraft
301 East 14th Street
San Leandro, CA 94577

RE: ENVIRONMENTAL INVESTIGATION

Dear Mr. Lee:

Since our telephone conversation last week, I asked a coworker of mine (who is of Korean descent) if she knew of any local Korean-speaking attorneys who you might be able to contact so that you may receive assistance with your case. She was able to identify the following names from a Korean business directory:

Steven Choi
1440 Broadway, #306
Oakland, CA 94612
510/839-4300

Kwang Ho Lee
1440 Broadway, #310
Oakland, CA 94612
510/444-6688

I have contacted the offices of both attorneys and await their calls back. In the meanwhile, however, I would encourage you to contact them on your own and seek any assistance that they may provide.

Sincerely,



Scott O. Seery, CHMM
Senior Hazardous Materials Specialist

cc: Rafat A. Shahid, Assistant Agency Director
Mike Bakaldin, San Leandro Fire Department
Donna Turcotte, SWRCB

**KINCAID
GIANUNZIO
CAUDLE &
HUBERT**

ATTORNEYS AT LAW

A Professional Corporation

VICTOR J. GIANUNZIO
GARRY J. D. HUBERT
ELIOT R. HUDSON
GREGORY MICHAEL DOYLE
E. JANE WELLS
WILLIAM K. BISSELL
SCOTT A. BOVÉE

JOHN P. CAUDLE
PATRICK J. HAGAN
MICHAEL R. WELCH
SHAWN M. THPOWE
JOHN F. VAN DE POEL, JR.
DEANNE B. POLITEO

IRENE TAKAHASHI
RODNEY E. PRYOR
STEVEN E. McDONALD
EDWARD E. HARTLEY
MARJORIE J. HEINRICH
ROGER K. MILES
GENE B. EACRET
DARREL K. YASUTAKE
ANDREW A. GOODE
JACK C. HENNING
S. LYNN APFLETON
AMY C. HIRSCHKRON
JUDITH A. PEMBERTON
BRAD C. WESTLYE
JOANNA L. SHUTTLEWORTH
SHARON L. CEASAR
MARK A. LOVE
LAURA PATRICIA YEE
JOANNE M. CHAN
ELIZABETH S. KIM

MARILYN E. SIEGEL
BERTA H. SCHWENBERGER
THOMAS A. STEG
M. DAVID DISANTIS
DANIEL L. DEES
JEAN M. CURTIS
KIRK E. WALLACE
KELLY A. KILKENNY
OWEN E. BAYLIS
GARETH J. UMPEIG
JAMES R. COLGAN
RACHEL J. ASA
GUY A. BRYANT
LELANI F. BATTISTE
STEVEN L. JAWGIEL
SCOTT T. TEMBY
SAM FERDOWS
GREGORY H. McCORMICK
KEVIN W. KIRSCH

200 Webster Street
Suite 200
Oakland, CA 94607
Tel (510) 465-5212
Fax (510) 465-0362

Please Reply to Oakland

500 Ygnacio Valley Road
Suite 400
Walnut Creek, CA 94596
Tel (510) 930-9111
Fax (510) 930-9346

221 Main Street
Suite 1300
San Francisco, CA 94105
Tel (415) 543-6212
Fax (415) 543-1134

Of Counsel
DONALD H. KINCAID

August 3, 1994

Scott O. Seery
Senior Hazardous Materials Specialist
Alameda County Health Care Services Agency
1131 Harbor Bay Parkway, Second Floor
Alameda, CA 94502

RE: German Autocrafts, 301 East 14th Street, San Leandro

Dear Mr. Seery:

As you know, this firm represents Steven Wilhelm in regard to the above-referenced matter. In response to your July 19, 1994 letter, I contacted Mr. Seung Lee to discuss the current status of this case. Mr. Lee informed me that he had received the July 19 correspondence from you, and had written to you to let you know of his intent to comply with your requirements for a preliminary site assessment. My understanding is that Mr. Lee is in the process of securing bids for the preliminary site assessment now that he has received a commitment from the underground storage tank fund.

We hope that you have received Mr. Lee's correspondence to you, and that his correspondences responds adequately to the issues raised in your July 19 letter. If there are any new developments in this case, we would greatly appreciate it if you could keep us advised of the same.

Sincerely,

KINCAID, GIANUNZIO, CAUDLE & HUBERT


AMY C. HIRSCHKRON
ACH/hap

ALBU
HAZMAT

SE: AUG - 1 PM 4:40

Mr. Scott O. Seery, CHMM
Senior Hazardous Materials Specialist
Alameda Health Care Specialist
Department of Environmental Health
1131 Harbor Bay Parkway
Alameda, CA, 94502-6577

STID 2783

29 July, 1994

Dear Mr. Seery:

I am responding to your letter of July 19 inst. to advise I'm in the process of conducting the necessary research in compliance with the provisions of Article 11 of Title 23, California Code of Regulations.

I now realize that a work plan was to be submitted to your office by July 12, but I really did not know how to proceed. I attempted to contact your office by phone but received no response to my numerous calls. Obviously, your move to new quarters in Alameda caused the lapse in communication.

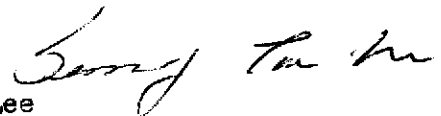
I am now taking the following steps to comply with a SWI work plan, and in accordance, have taken the initial steps to initiate same.

CONTACTED THE FOLLOWING ENVIRONMENTAL SPECIALISTS REQUESTING BID FOR REQUIRED CLEANUPS -

- a. TMC Environmental Inc.
Mr. Tom Ghigliotto
510 232-8366
- b. A.C.C. Environmental Consultants
510 522 8188
- c. Environmental Bio-Systems, Inc.
Mr. Dave Saboff
510 429-9988
- d. Tank Protect Engineering
Mr. Lee Huckins
510 429-8088

Within a few days, at most, I should have received the proper investigation reports corresponding to California Code of Regulations and bid for work to be completed within a specific timeline. These will be sent to your office when completed. We will then await your instructions.

Sincerely,



Seung T. Lee
350 Cherrywood Avenue
San Leandro, CA 94577



ALAMEDA COUNTY HEALTH CARE SERVICES AGENCY
DEPARTMENT OF ENVIRONMENTAL HEALTH
1131 HARBOR BAY PARKWAY, 2ND FLOOR
ALAMEDA, CA 94502-6577

STID 2735

July 19, 1994

Seung T. Lee
350 Cherrywood Avenue
San Leandro, CA 94577

Stephen Wilhelm
1394 Casa Vallecita
Alamo, CA 94507

RE: GERMAN AUTOCRAFT, 301 EAST 14TH STREET, SAN LEANDRO

Dear Messrs. Lee and Wilhelm:

Your attention is directed to the April 13, 1994 correspondence from this office in which was requested the submittal of a soil and water investigation (SWI) work plan, pursuant to provisions of Article 11 of Title 23, California Code of Regulations (CCR). A copy of this letter is attached for your reference.

Please note that the requested SWI work plan was to be submitted to this office within 90 days. This work plan, therefore, should have been submitted no later than July 12, 1994. To date, no such work plan has been received. You are currently in violation of this request.

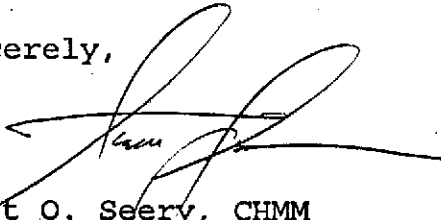
Please be advised that Section 25299(b) of the California Health and Safety Code allows, upon conviction, for significant civil penalties for such violations of 23CCR. Additionally, as we are aware that the State Water Resources Control Board (SWRCB) recently issued a Letter of Commitment (LOC) to Mr. Lee, you must proceed with due diligence with the investigation and any required cleanup, maintain compliance with applicable law and regulation, and comply with directives from this office in order not to have the LOC withdrawn.

Please contact this office in writing, within 15 days of the date of this letter, to advise us of your intent to comply with our request for a SWI work plan, as outlined in the attached correspondence.

Messrs. Lee and Wilhelm
RE: 301 E.14th Street
July 19, 1994
Page 2 of 2

Should you have any questions, you may reach me on our temporary telephone system by calling 510/337-2866, or 337-2853. Our new mailing address is: 1131 Harbor Bay Parkway, 2nd Floor, Alameda, CA 94502.

Sincerely,



Scott O. Seery, CHMM
Senior Hazardous Materials Specialist

attachment

cc: Rafat A. Shahid, Assistant Agency Director
Gil Jensen, Alameda County District Attorney's Office
Kevin Graves, RWQCB
Donna Turcotte, SWRCB
Mike Bakaldin, San Leandro Fire Department
Deanne B. Politeo, Kincaid, Gianunzio, Caudle & Hubert
500 Ygnacio Valley Rd., Ste. 400
Walnut Creek, CA 94596

CNA INSURANCE COMPANIES

CNA Plaza, Chicago, Illinois 60685

ALFORD
HAZMAT
50 JUL 19 PM 3:53

Alameda County Health Care Services Agency
Attn: Mr. Scott Seery
80 Swan Way Room 200
Oakland CA 94621

July 8, 1994

Subject: Stephen Wilhelm
Site: German Auto Craft, 301 East 14th Street, San Leandro, California
File: 05-109257

Dear Mr. Seery:

Earlier this year, you notified Mr. Wilhelm of contamination at the site captioned above. Pursuant to the Freedom Of Information Act, we request a copy of all correspondence between the County and State and Mr. Wilhelm, and correspondence between the County and State and Mr. Seung T. Lee, and correspondence between the County and State and Mr. William Andrade.

It is our understanding that Mr. Lee is no longer in contact with the previous owners, Mr. and Mrs. Stephen Wilhelm. Is Mr. Lee still corresponding with you? What is Mr. Lee's current address? Please provide us with a current address for Mr. William Andrade, II.

Can you confirm that Mr. Seung Lee is cooperating with your agency and is complying with your requests to neutralize the contamination at this site? Is the ground water or adjacent property(ies) impacted by the contamination? Has your agency made specific demands of Mr. and Mrs. Wilhelm as previous owners of the property? Are there monetary estimates being considered to clean up the site? How much are those proposals? Please provide documentation to any of your responses if possible.

If there is a reasonable fee for reproducing any documents please advise. I look forward to your response.

Sincerely,



Brian E. Janke
Claim Analyst
Centralized Environmental Unit
312-822-4690

L87123786.G4M/122163



For All the Commitments You Make®

STATE WATER RESOURCES CONTROL BOARD

DIVISION OF CLEAN WATER PROGRAMS
 2014 T STREET, SUITE 130
 P.O. BOX 944212
 SACRAMENTO, CALIFORNIA 94244-2120
 (916) 227-4307
 (916) 227-4530 FAX



JUN 27 1994

ST 10 2783
SOS

Seung Tae & Young Ae Lee
 301 E. 14th Street
 San Leandro, CA 94577

UNDERGROUND STORAGE TANK CLEANUP FUND, CLAIM NO. 007821, FOR SITE ADDRESS: [REDACTED]
 San Leandro, CA 94577

The State Water Resources Control Board (SWRCB) takes pleasure in issuing the attached Letter of Commitment in an amount not to exceed \$20,000. This Letter of Commitment is based upon our review of the corrective action costs incurred to date and your application received on September 24, 1993 and may be modified by the SWRCB in writing by an amended Letter of Commitment.

The SWRCB will take steps to withdraw this Letter of Commitment after 90 calendar days from the date of this transmittal letter unless you proceed with due diligence with your cleanup effort. This means that you must take positive, concrete steps to ensure that corrective action is proceeding with all due speed. For example, if you have not started your cleanup effort, you must obtain three bids and sign a contract with one of these bidders within 90 days. If your cleanup effort has already started and was delayed, you must resume the expenditure of funds to ensure that your cleanup is proceeding in an expeditious manner. You are reminded that you must comply with all regulatory agency time schedules and requirements. We constantly review the status of all active claims, and failure to proceed with due diligence will be grounds for withdrawal of this Letter of Commitment.

You should read the terms and conditions listed in the Letter of Commitment. Also attached you will find:

- A "Reimbursement Request Instructions" package. You should retain this package for future reimbursement requests. Among other information, the package includes instructions for completion of the "Reimbursement Request" form and the "Spreadsheet". These instructions must be followed when seeking reimbursement for corrective action costs incurred after January 1, 1988. Included in these instructions are samples of Reimbursement Request forms and completed Spreadsheets. Within the package also included are:
 - A "Bid Summary Sheet" to document data on bids received.
 - Recommended Minimum Invoice Cost Breakdown.
 - A "Certification of Non-Recovery From Other Sources" which must be returned before any reimbursements can be made.
- "Reimbursement Request" forms which you must use to request reimbursement of costs incurred.
- "Spreadsheet" forms which you must use in conjunction with your Reimbursement Request.
- "Vendor Data Record" (Std. Form 204) which must be completed and returned with your first Reimbursement Request.

If you have any questions regarding the Letter of Commitment or the Reimbursement Request package, please contact Blessy Torres at (916) 227-4535.

Sincerely,

Dave Deaner, Manager
 Underground Storage Tank
 Cleanup Fund Program

Attachments

cc: California Regional Water Quality
 Control Board, San Francisco Bay Region
 Attn: Steven Ritchie
 2101 Webster Street, Suite 500
 Oakland, CA 94612

✓ Alameda County EHD
 Attn: Ed Howell
 80 Swan Way, Room 200
 Oakland, CA 94621

STATE WATER RESOURCES CONTROL BOARD

DIVISION OF CLEAN WATER PROGRAMS

2014 T STREET, SUITE 130

P.O. BOX 944212

SACRAMENTO, CALIFORNIA 94244-2120

(916) 227-4307

(916) 227-4530 FAX



JUN 27 1994

Dear Claimant:

UNDERGROUND STORAGE TANK CLEANUP FUND, ISSUANCE OF LETTER OF COMMITMENT (LOC)

The purpose of this letter is to explain why the enclosed LOC may be issued for less than expected.

The annual budget appropriation for Fiscal Year (FY) 93-94 (July 1, 1993 to June 30, 1994) for the award of LOCs is \$114.7 million. We have successfully awarded sufficient LOCs this FY to use the total appropriation. This does not mean that the program is out of funds. It does mean that we cannot award more this FY than appropriated. Additional funding will be available after July 1, 1994 once the budget is approved by the Governor.

For a few weeks I have had staff hold award of new LOCs in order to make certain there were funds available for needed increases to existing LOCs so as to not delay payments. There are about 60 LOCs ready for award but only a little over \$1 million available until after July 1, 1994. If we hold these LOCs until after July 1, 1994, they could be further delayed due to budget or end of the FY delays. Rather than hold these LOCs, I have asked staff to process as many as possible but at a reduced amount (typically \$20,000). This will allow you to proceed with preparing and submitting your reimbursement.

There should be no problem increasing the LOCs after July 1, 1994 once the reimbursement request is submitted.

Sincerely,

A handwritten signature in black ink, appearing to read "Dave Deaner", is written over a horizontal line.

Dave Deaner, Manager
Underground Storage Tank Cleanup Fund

Enclosure

LETTER OF COMMITMENT FOR REIMBURSEMENT OF COSTS

CLAIM NO: 007821

AMENDMENT NO: 0

CLAIMANT: Seung Tae & Young Ae Lee

BALANCE FORWARD: \$0

CO-PAYEE: None

THIS AMOUNT: \$20,000

CLAIMANT ADDRESS: 301 E. 14th Street
San Leandro, CA 94577

NEW BALANCE: \$20,000

TAX ID / SSA NO.: 552-55-0408

Subject to availability of funds, the State Water Resources Control Board (SWRCB) agrees to reimburse Seung Tae & Young Ae Lee (Claimant) for eligible corrective action costs at German Autocraft 301 E. 14th Street, San Leandro, CA 94577 (Site). The commitment reflected by this Letter is subject to all of the following terms and conditions:

1. Reimbursement shall not exceed \$20,000 unless this amount is subsequently modified in writing by an amended Letter of Commitment.
2. The obligation to pay any sum under this Letter of Commitment is contingent upon availability of funds. In the event that sufficient funds are not available for reasons beyond the reasonable control of the SWRCB, the SWRCB shall not be obligated to make any disbursements hereunder. If any disbursements otherwise due under this Letter of Commitment are deferred because of unavailability of funds, such disbursements will promptly be made when sufficient funds do become available. Nothing herein shall be construed to provide the Claimant with a right of priority for disbursement over any other claimant who has a similar Letter of Commitment.
3. All costs for which reimbursement is sought must be eligible for reimbursement and the Claimant must be the person entitled to reimbursement thereof.
4. ~~Claimant must at all times be in compliance with all applicable state laws, rules and regulations and with all terms, conditions, and commitments contained in the Claimant's Application and any supporting documents or in any payment requests submitted by the Claimant.~~
5. No disbursement under this Letter of Commitment will be made except upon receipt of acceptable Standard Form Payment Requests duly executed by or on behalf of the Claimant. All Payment Requests must be executed by the Claimant or a duly authorized representative who has been approved by the Division of Clean Water Programs.
6. Any and all disbursements payable under this Letter of Commitment may be withheld if the Claimant is not in compliance with the provisions of Paragraph 5 above.
7. Neither this Letter of Commitment nor any right thereunder is assignable by the Claimant without the written consent of the SWRCB. In the event of any such assignment, the rights of the assignee shall be subject to all terms and conditions set forth in this Letter of Commitment and the SWRCB's consent.
8. This Letter of Commitment may be withdrawn at any time by the SWRCB if completion of corrective action is not performed with reasonable diligence.

IN WITNESS WHEREOF, this Letter of Commitment has been issued by the SWRCB this 9th day of June, 1994.

STATE WATER RESOURCES CONTROL BOARD

BY [Signature]
Manager, Underground Storage Tank Cleanup Fund Program

BY [Signature]
Chief, Division Administrative Services

STATE USE :
CALSTARS CODING :
0550 - 569.02 - 30530

\$ _____

KINCAID
GIANUNZIO
CAUDLE &
HUBERT

ATTORNEYS AT LAW
A Professional Corporation

VICTOR J. GIANUNZIO
GARRY J. D. HUBERT
ELIOT R. HUDSON
GREGORY MICHAEL DOYLE
E. JANE WELLS
WILLIAM K. BISSELL
SCOTT A. BOVEE

JOHN P. CAUDLE
PATRICK J. HAGAN
MICHAEL R. WELCH
SHAWN M. THROWE
JOHN F. VAN DE POEL, JR.
DEANNE B. POLITO

IRENE TAKAHASHI
RODNEY E. PRYOR
STEVEN E. McDONALD
EDWARD E. HARTLEY
MARJORIE J. HEINRICH
ROGER K. MILES
GENE B. EACRET
DARREL K. YASUTAKE
ANDREW A. GOODE
JACK C. HENNING
GARETH J. UMIPEG
JAMES R. COLGAN
RACHEL J. ASA
GUY A. BRYANT
LISA S. KLOTCHMAN
DIANE J. DUTTON
JOHN P. COTTER
STEVEN L. JAWGIEL
SCOTT T. TEMBY
LAURA PATRICIA YEE

MARILYN E. SIEGEL
BERTA H. SCHWEINBERGER
THOMAS A. STEIG
M. DAVID DeSANTIS
DANIEL L. DEES
JEAN M. CURTIS
KIRK E. WALLACE
KELLY A. KILKENNY
OWEN E. BAYLIS
PAUL YEE
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ELIZA M. RODRIGUES
BRAD C. WESTLYE
LEILANI F. BATTISTE
JOANNA L. SHUTTLEWORTH
SHARON L. CEASAR
SAM FERDOWS

ALCO
HAZMAT

94 MAY 12 PM 1:08

500 Ygnacio Valley Road
Suite 400
Walnut Creek, CA 94596
Tel (510) 930-9111
Fax (510) 930-9346

200 Webster Street
Suite 200
Oakland, CA 94607
Tel (510) 465-5212
Fax (510) 465-0362

Mailing Address:
P.O. Box 30780
Walnut Creek, CA 94598-9788

221 Main Street
Suite 1300
San Francisco, CA 94105
Tel (415) 543-6212
Fax (415) 543-1134

Please Reply to Walnut Creek

Of Counsel
DONALD H. KINCAID

May 10, 1994

Mr. Rene Cardenas
c/o GERMAN AUTO CRAFT
301 E. 14th Street
San Leandro, California 94577

Re: 301 E. 14th Street, San Leandro
Our Client : Mr. and Mrs. Wilhelm
Our File No. : D2045-00001

Dear Mr. Cardenas:

As the Wilhelms have informed you, our office has been retained to assist them with issues relating to 301 E. 14th Street, San Leandro, California, the property currently owned by Mr. Lee. My understanding is that the Wilhelms had informed you that any communication you might wish to make regarding this property should be directed to my office. I ask that you honor their wishes and cease corresponding with them directly.

Your status in this matter is unclear. If you are, in fact, some type of agent on behalf of Mr. Lee, please exercise the courtesy of providing a return address for any correspondence you might author so that return correspondence may take place directly with you.

Your May 3, 1994 letter contains many factual errors. I strongly recommend that you refrain from speculation in future correspondence, particularly when you choose to copy it to various governmental agencies.

The Wilhelms sold their property to Mr. Andrade in 1984. Prior to this time, Mr. Andrade had a lengthy lease with the

May 10, 1994
Page 2

Wilhelms. As part of this lease contract, Mr. Andrade had agreed to assume full responsibility for any existing underground storage tanks. Enclosed for your reference is a copy of the deed documenting this transfer of title. Upon the sale of their property to Mr. Andrade, the Wilhelms no longer had, to use your term, any "owners' rights" in the property. Any sums Mr. Lee may have spent have not been to protect any property owned by the Wilhelms.

The Wilhelms had no involvement in the sale of the property by Mr. Andrade to Mr. Lee. If Mr. Lee believes he did not receive full information when he made his purchase from Mr. Andrade, then he must take this matter up with Mr. Andrade. Enclosed is a copy of the deed transferring title from Mr. Andrade to Mr. Lee.

I do not know what your relationship is with Mr. Andrade, but your statements regarding his lack of involvement in this matter appear to be based on hearsay information. Further, it appears that you have relied on misinformation in your assumptions regarding when the Wilhelms may have operated the property as a gas station. If you have researched this property, as your letter suggests, you are aware that the property was used as a gas station before the Wilhelms purchased it. To refer to the tanks as "your tanks" is a misstatement of fact.

If you have further information that you wish to convey to the Wilhelms, please convey it directly to me at the above address. The Wilhelms have asked Mr. Lee for information in the past and have never received any copies of the Environmental Construction Company's inspection reports or estimates. If this information is available, I would appreciate receiving copies of these documents to better understand the current condition of the property.

Sincerely,

KINCAID, GIANUNZIO, CAUDLE & HUBERT
A Professional Corporation


JEANNE B. POLITEO

DBP/nsg
Enclosures

cc: Mr. and Mrs. Wilhelm
Alameda County Health Agency - Mr. Scott Seery
State Water Resources Control Board
Mr. Robert Mathis Investigation Services
Mr. Seung Lee

RECORDING REQUESTED BY

And When Recorded Mail This Deed and, Unless Otherwise Shown Below, Mail Tax Statements To:

NAME William J. Andrade, II
STREET ADDRESS 301 East 14th Street
CITY San Leandro, CA 94577
STATE
ZIP

Title Order No. _____ Escrow No. 15718

RECORDED AT REQUEST OF
Chicago Title Ins. Co.
At 10:30 A.M.
JUL 26 1984

TRANSFER
TAX PAID
ALAMEDA COUNTY

400
OFFICIAL RECORDS OF
ALAMEDA COUNTY, CALIFORNIA
RENE C. DAVIDSON
COUNTY RECORDER
SPACE ABOVE RECORDER'S USE

NO
SM

DOCUMENTARY TRANSFER TAX 99.00
~~XXXX~~ COMPUTED ON FULL VALUE OF PROPERTY CONVEYED.
OR COMPUTED ON FULL VALUE LESS LIENS AND ENCUMBRANCES REMAINING AT TIME OF SALE.
Chicago Title Company
Signature of Declarant or Agent determining tax. Firm Name

GRANT DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,
Stephen Wilhelm and Elizabeth Wilhelm, his wife

herby GRANT(S) to William J. Andrade, II, an unmarried man

the following described real property in the City of San Leandro
county of Alameda, state of California:

LOTS 3, AND 4, AS SAID LOTS ARE SHOWN ON "MAP NO. 1, OF THE GARCIA HOMESTEAD SUBDIVISION, SAN LEANDRO, CALIFORNIA, MAY 1929", FILED JUNE 2, 1925, IN BOOK 4, OF MAPS, PAGE 69, IN THE OFFICE OF THE COUNTY RECORDER OF ALAMEDA COUNTY.

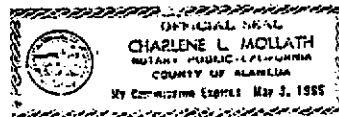
ASSESSOR'S PARCEL NO. 075-0189-001

Dated July 17, 1984
STATE OF CALIFORNIA }
COUNTY OF Alameda } ss.
On 7/23/84 before me, the undersigned, a Notary Public in and for said County and State, personally appeared Stephen Wilhelm and Elizabeth Wilhelm and proved to me on the basis of satisfactory evidence

Stephen Wilhelm
Stephen Wilhelm
Elizabeth Wilhelm
Elizabeth Wilhelm

to be the person/s, whose name/s are subscribed to the within instrument and acknowledged that they executed the same.

Charlene L. McIlath
Charlene L. McIlath
Name (Typed or Printed)
Notary Public in and for Said County and State



(Space above for official notarial seal)

MAIL TAX STATEMENTS TO PARTY SHOWN ON FOLLOWING LINE: IF NO PARTY SO SHOWN, MAIL AS DIRECTED ABOVE

Name _____ Street Address _____ City & State _____

B

TRANSFER
TAX PAID
ALAMEDA COUNTY

15-074400
961

RECORDING REQUESTED BY
Chicago Title Company of Alameda County

RECORDED AT REQUEST OF
Chicago Title Ins. Co.
At 10:30 A.M.

And When Recorded Mail This Deed and, Unless
Otherwise Shown Below, Mail Tax Statements To:

NAME [Seung Tae Lee
STREET ADDRESS [Young Ae Lee
CITY, STATE, ZIP [1444 1st Ave. #1
Oakland, CA 94606

APR 17 1985
OFFICIAL RECORDS OF
ALAMEDA COUNTY, CALIFORNIA
RENE C. DAVIDSON
COUNTY RECORDER

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Title Order No. _____ Escrow No. 16391

DOCUMENTARY TRANSFER TAX \$ 67.10

COMPUTED ON FULL VALUE OF PROPERTY CONVEYED,
OR COMPUTED ON FULL VALUE LESS LIENS AND
ENCUMBRANCES REMAINING AT TIME OF SALE.

Chicago Title Co. *[Signature]*
Signature of Deedmaker or Agent determining tax. Firm Name

GRANT DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,
WILLIAM J. ANDRADE, II

hereby GRANT(S) to
SEUNG TAE LEE AND YOUNG AE LEE, his wife as Community Property

the following described real property in the City of San Leandro
county of Alameda state of California:

LOTS 3 AND 4, AS SAID LOTS ARE SHOWN ON "MAP NO. 1, OF THE GARCIA HOMESTEAD
SUBDIVISION, SAN LEANDRO, CALIFORNIA, MAY 1925", FILED JUNE 2, 1925, IN BOOK
4, OF MAPS, PAGE 69, IN THE OFFICE OF THE COUNTY RECORDER OF ALAMEDA COUNTY.

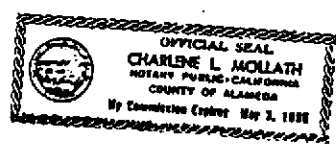
ASSESSOR'S PARCEL NO.: 075-0189-001

Dated April 15, 1985
STATE OF CALIFORNIA
COUNTY OF Alameda } ss.
On April 15, 1985 before me, the undersigned, a Notary Public in and for said County and State, personally appeared William J. Andrade, II

[Signature]
William J. Andrade, II

_____ known to me
to be the person whose name is _____ subscribed to the
within instrument and acknowledged that he
executed the same.

[Signature]
Charlene L. Mollath
Name (Typed or Printed)
Notary Public in and for Said County and State



(Space above for official notarial seal)

MAIL TAX STATEMENTS TO PARTY SHOWN ON FOLLOWING LINE: IF NO PARTY SO SHOWN, MAIL AS DIRECTED ABOVE

Name _____ Street Address _____ City & State _____
Form No. 2986

ALCO
HAZMAT

May 3, 1994

94 MAY -6 PM 1:15

Mr. Stephen Wilhelm
1394 Casa Vallecita
Alamo, CA., 94507

RE: State Water Resources Control
Board Tank Cleanup and the
Alameda Health Agency Advisory
Correspondence.

Dear Mr. Wilhelm:

We spoke on several occasions relative to the above and on each instance you indicated we would meet at Mr. Seung Lee's place of business to discuss your involvement and potential liability resulting from your ownership of the gas station located at 301 E. 14th Street, San Leandro, CA., 94577. Unfortunately, you never made an effort to meet with us, thus promoting this notice linking you directly as the primary responsible party in the above action with the State Water Resources Control Board and the Alameda Health Agency.

Noted from our previous conversations with yourself and Mrs. Wilhelm, Ms. D. Polite is your attorney of record, currently attempting to involve Mr. William Andrade as the culpable party in the pollution and contamination of the soil and environment of your gas station at 301 E. 14th Street, San Leandro, CA., 94577.

Mr. Bill Andrade has indicated to us that he used the facility leased from you for an approximate period of 18 months and operated a automobile repair shop and never as a gas station. Our further research indicates you were the manager, operator, owner of Wilhelm's Auto Service, certainly on August 14, 1981 when your gas station was inspected by the San Leandro Fire Department.

During the period between August 14, 1981 and April 1985 when Mr. Lee finally purchased your 'gas' station as an exclusive auto repair shop specializing in European 'autocraft' but excluding the 18-month-tenure of Andrade's lease, you operated Wilhelm's Auto Service as a 'gasoline station'. You were the keynote figure in the management and operation of that facility.

Mr. Seung Lee purchased your business April 1985 on a long-term basis and is in fact still paying a mortgage fee of \$864.13 monthly, final payment due November 1998.

I am sure you are aware of the fact that the San Leandro Fire Department exercises the right to monitor underground storage tanks, issuing permits for licensing of gas stations.

In fact, we have obtained copy of the San Leandro Fire Department Service Station Fire Inspection Safety Sheet dated August 14, 1981 indicating your service station operated 5 underground tanks and 2 gas pumps. Appendix #1.

On July 12, 1990 and August 30, 1990, the city of San Leandro advised Mr. Lee that the San Leandro Municipal Code required operators of underground storage tanks to obtain Fire Department permit, Appendix 2 & 3, the latter indicating a request for a closure plan on the removal of 'your' underground tanks.

On July 19, 1990 Mr. Lee contacted The Environmental Construction Company of San Jose, California and entered into an agreement for the removal of your five underground storage tanks along with additional protective services associated with city and state environmental criteria. The initial cost of such work amounted to an output of \$15,140.00 along with an additional charge of \$8,670.00 for well installation and preliminary soil hydrocarbon contamination assessment. Appendix 4,5,6.

Now Appendix #7 entitled Application for City Business License dated October 3, 1983 by William Andrade bears a Fire Department notation relating to testing of tanks. Andrade never exercised that option because he did not operate a gas station, confining his business to car repairs exclusively.

Appendix #8 on City of San Leandro letterhead indicated again that the underground storage tanks at 301 E. 14th Street had never been registered with the San Leandro Fire Department or the State of California Water Resources Control Board and confirmed the fact that the tanks had not been used since at least 1985; parenthetically, the period of time Wilhelm's Auto Service was under the total and complete supervision, management and control of your good self, Mr. Wilhelm.

The chronology of events coupled with your experience as an astute businessman somehow strains your no mea culpa attitude of diffidence in this regard. The mere fact that I have attempted to discuss and mediate the problem at hand; the fact that your attorney might have been steered away from Mr. Lee, ignoring the fact that Mr. Lee had to be a participant in a process involving possible litigation, interrogatories and discovery, somehow suggests an attempt to circumvent the reality of fault and participation in the scenario presented herewith.

I am not suggesting anything untoward on your part but concerned that a person of your experience, academic credentials and business acumen would allow someone with Mr. Lee's limited experience with 'city hall' to just dangle in the wind, so to speak.

You are surely aware of the fact that persons from authoritarian cultures rarely question edicts, particularly those emanating from official bureaucracies. In this situation, Mr. Lee was confronted with two 'fiats' from the City of San Leandro, one dated July 12, 1990, the other August 30, 1990. Exhibit #2 and #3. I can imagine Mr. Lee undergoing a Kafka-like guilt, acting impulsively to ward off unimagined penalties.

As an off-the-reservation correspondent in this matter, several probabilities come to mind.

- a. Mr. Lee, as an immigrant to this country is not totally emersed in the ethics and mores of this culture. Albeit a master craftsman, he purchased German Autocraft from you in 1981, totally unaware of the fact that the 5 underground gasoline tanks were contaminating the surrounding soil. And totally unaware of the fact that 'cleanup' was not his responsibility but that of your goodself, Mr. Wilhelm.
- b. Yet, he assumed the obligation of the removal of the tanks and contamination assessment because in his mind, the responsibility was his.
- c. No one told him differently, advised him of options.
- d. Certainly, Mr. Wilhelm, you must be aware, even as a participant observer, that gasoline stations throughout the city, county and state were removing underground gas tanks, and the thought must have occurred, even in silhouetted terms, that 'your' tanks must equally be removed. And any suggestion of tank ownership rests on the fact that Mr. Lee is not yet the legal owner of the property on E. 14th Street because the title still resides in Mr. and Mrs. Wilhelm's name.
- e. the fact that Mr. Lee removed the underground storage tanks by San Leandro Fire Department mandate without involving either you or your wife as title holder to the property on E. 14 Street, certainly suggests Mr. Lee's naivete as a mortgage tenent and newcomer to this country, thinking of himself as the person solely responsible for a condition he inherited with the purchase of the property.
- f. It is my feeling that Mr. Lee inadvertently assumed an obligation not realistically his own or of his own making. I personally feel therefore, and this is my private opinion, you both should meet to correct the problem.

Mr. Lee has been encouraged to take legal action against you, Mr. Wilhelm, both for recovery of investments in protecting your property against seizure or penalties by the State of California or Alameda County for failing to remove your underground tanks and restore the property to which you still held 'owner's rights' to the environmentally sound standards specified by California law.

I have advocated conciliation and do hope you can sit with Mr. Lee to arrive at some common ground.

I have undertaken this research chore out of a sense of fairness. I have no doubt that Mr. Lee could now seek agency or judicial relief now that the 'paper trail' is wide open and the facts of the case ready for the light of day.

Your property has been contaminated and Mr. Lee has made it environmentally sound again. Yet, Alameda County is now requiring additional confirmation that seepage has not contaminated the areas peripheral to your property. Another investment. As a gesture of fairness, perhaps you should undertake that final responsibility and in that manner, settle whatever differences that might arise between both you and Mr. Lee.

Sincerely,



Rene Cardenas, Ph.D

CC: Ms. D. Polito, Attorney at Law
Alameda County Health Agency - Mr. Scott Seery
State Water Resources Control Board
Mr. Robert Mathis Investigation Services
Mr. Seung Lee

Appendices:

1. City of San Leandro Wilhelm's Auto Service
2. City of San Leandro - Underground Storage Tank Code Notice
3. IBID
4. Environmental Construction Company Contract - Hydrocarbon Contamination
5. Hydrocarbon Contamination Invoice
6. Andrade's City License Application. Gasoline Option not exercised.
7. San Leandro City comment- Storage Tanks Not Used since 1985
8. San Leandro City confirming Mr. Lee not advised of Storage Tanks.

EXHIBITS

1. Wilhelm's Auto Service - San Leandro Fire Department.
2. Underground Storage Tank Code Notice. City of San Leandro.
3. IBID August 30, 1990
4. Contract Underground Tank Removal.
5. Hydrocarbon Contamination Assessment Invoice
6. Water Well Installation Invoice
7. Andrade's application City License. Sale of gasoline option
Never exercised.
8. Non use of storage tanks Notice since 1985, City of San Leandro
9. City of San Leandro notice that Mr. Lee was never advised-

cc. Ms. D. Polite, Attorney at Law
Alameda County Health Agency - Mr. Scott O. Seery
State Resources Control Board.
Mr. Robert Mathis, Investigation Services
Mr. Seung Lee

Files-

3.20.79

AN LEANDRO FIRE DEPARTMENT

Service Station Fire Safety Inspection Sheet

1

STATION: WILHELM'S AUTO SERVICE 301 EAST 14TH (Name) (Address) 635-7432 (Telephone)

MGR./OWNER: STEPHEN WILHELM

EMERGENCY: 530-9033

BUILDING CONSTRUCTION:

Walls: METAL Roof: METAL Num. Stories: 1

SHUT-OFF LOCATIONS:

Gas: Ø Electric: SIDE WALL OF BAY Emergency Pump: OLD POWER IN BAY

UNDERGROUND TANKS:

Quantity: 5 Size: 200 GALLON, 200 GALLON, 100 GALLON, 550 GALLON

GAS PUMPS:

Quantity: 2 Self-Service: Ø Full Service: 2 Not Used: Ø

EXTINGUISHER TYPES:

Water: Ø CO₂: Ø Dry Chemical: 2 Other: Ø

OTHER HAZARDS: NONE EXPOSURES: NONE

HYDRANT LOCATIONS:

1. All gas pumps shall be equipped with automatic shut-off nozzles.
2. The mechanical nozzle hold open devices shall be removed from the nozzles on the self service pumps.
3. All pumps required to have shear valves and fusible links shall have these valves maintained in workable condition.
4. The leak in the gas pump shall be repaired. This pump to remain inoperable until properly repaired.
5. The exposed wiring shall be repaired to comply with Electrical Code for Class I, Division I wiring.
6. The use of extension cords in lieu of permanent wiring shall be discontinued. The appliance shall be relocated or additional outlets installed.
7. The vent pipes to the gas tanks shall be unobstructed at all times.
8. The electrical heater shall be permanently mounted so as to be 18" above grade.
9. "Stop Motor - No Smoking" signs shall be installed to be easily visible by all patrons when at the gas pumps. These signs shall have a minimum of 4" lettering.
10. A fire extinguisher shall be installed on pump island to be easily visible and accessible at all times.
11. A fire extinguisher shall be relocated so that no pump will be further than 75' travel distance away.
12. An approved "Emergency Pump Shut-Off" sign shall be placed on the front of the station indicating the direction to the emergency pump shut-off switch.
13. Additional signs shall be installed to easily direct someone to the Emergency Pump Shut-Off Switch.
14. The switch on the electrical panel/front of the station shall be clearly indicated with an approved sign.
15. An approved extinguisher sign shall be installed to clearly indicate the location of the fire extinguisher.
16. An approved metal container with an affixed lid shall be provided for soiled rags.
17. An approved parts' cleaning bin shall be provided.
18. An approved label shall be provided for all high flash point cleaning solvents.
19. All flammable liquid containers (full or empty) shall have their lids replaced when not in use.
20. Gas storage shall not exceed one (1) gallon.
21. The 2/5 gallon flammable liquid container shall be replaced with an approved safety can with the spark arrestor properly in place.
- 22.

REMARKS:

713 ABOVE.

15 ABOVE.

ITEM: BOTH EXTINGUISHERS IN NEED OF ANNUAL SERVICE.

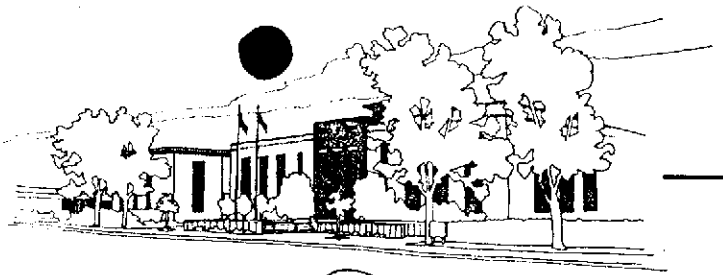
9/10/81 D.A.

COMPLETED

Bob Wilhelm
Owner/Tenant Signature

Paul Ball 8/10/81
Fire Inspector

City of San Leandro
Civic Center, 835 E. 14th Street
San Leandro, California 94577



July 12, 1990

2

Seung Lee
German Auto Craft
301 East 14th Street
San Leandro, CA 94577

Underground Storage Tanks at 301 East 14th

The San Leandro Municipal Code requires operators of underground storage tanks to obtain a permit from the Fire Department. Our records indicate a current permit does not exist for the above referenced facility.

Please complete the enclosed permit application forms and return them to the Fire Department along with permit fees in the amount of \$357.00. Please make the check payable to the City of San Leandro.

In addition, you must submit tank monitoring results for the past year. The attached document, titled "Underground Storage Tank Monitoring Options", summarizes the monitoring options available to you.

If you have ceased operating your underground storage tanks or intend to, you must file a closure plan and remove the tanks. An underground storage tank closure package, containing the required forms and instructions, is available at this office.

The permit application and fees must be submitted by July 31, 1990. If you have any questions, please call me at (415) 577-3331.

Michael Bakaldin

Michael Bakaldin, Haz Mat Coordinator
San Leandro Fire Department

Enclosures

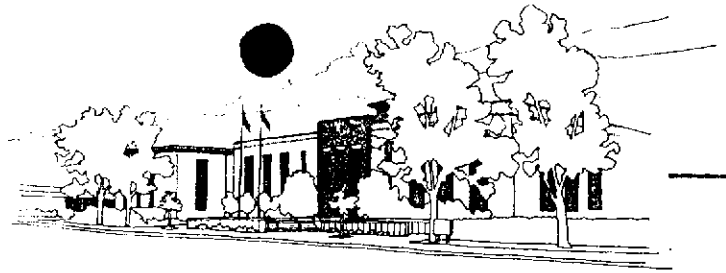
D:\WP50\UST\301E14TH.P1

Dave Karp, Mayor



City Council: Ellen M. Corbett; John E. Faria; Bob Glaze;
Linda Perry; Julian P. Polvorosa; Anthony B. Santos; Dick Randall, City Manager

City of San Leandro
Civic Center, 835 E. 14th Street
San Leandro, California 94577



August 30, 1990

3

Seung Lee
German Auto Craft
301 East 14th Street
San Leandro, CA 94577

Underground Storage Tanks at 301 East 14th - SECOND NOTICE

The San Leandro Municipal Code requires operators of underground storage tanks to obtain a permit from the Fire Department. Our records indicate a current permit does not exist for the above referenced facility, and that you have not responded to our first letter of notification.

Please complete the permit application forms that were previously sent to you and return them to the Fire Department along with permit fees in the amount of \$357.00. Please make the check payable to the City of San Leandro.

In addition, you must submit tank monitoring results for the past year. The document that was previously sent to you, titled "Underground Storage Tank Monitoring Options", summarizes the monitoring options available to you.

If you have ceased operating your underground storage tanks or intend to, you must file a closure plan and remove the tanks. An underground storage tank closure package, containing the required forms and instructions, is available at this office.

The permit application and fees must be submitted within 15 days of the date of this letter. If you have any questions, please call me at (415) 577-3331.

Sincerely,

Michael Bakaldin, Haz Mat Coordinator
San Leandro Fire Department

Enclosures

D:\WP50\UST\301E14TH.P2

Dave Karp, Mayor



City Council: Ellen M. Corbett; John E. Faria; Bob Glaze;
Linda Perry; Julian P. Polvorosa; Anthony B. Santos; Dick Randall, City Manager

The Environmental Construction Company

1287

250 Kinney Drive
San Jose, CA 95112
(408) 997-1505 • (408) 292-1430 FAX

4

PROPOSAL SUBMITTED TO		WORK TO BE PERFORMED AT	
NAME <u>SEUNG LEE</u>	NAME <u>SEVYAN AIRCRAFT</u>	ADDRESS <u>301 EAST 14TH ST.</u>	ADDRESS <u>301 EAST 14TH ST.</u>
CITY <u>SAN LEANDRO</u> STATE <u>CA</u> ZIP <u>94577</u>	CITY <u>SAN LEANDRO</u> STATE <u>CA</u> ZIP <u>94577</u>	TELEPHONE <u>(415) 638-5473</u>	TELEPHONE <u>(415) 638-5473</u>

DATE	DATE OF PLANS	START WORK DATE	YOUR INQUIRY NO.	PROPOSAL NO.	PAGE NO.	OF PAGES
<u>JULY 19 / 90</u>			<u>MR. LEE</u>	<u>1287-FG</u>	<u>1</u>	<u>1</u>

Remove and dispose of two 2000 gal., two 1000 gal., one 550 gal. & one 150 gal. underground storage tanks.

Job to include:

1. Permits, fees, and other required submittals.
2. Excavation and removal of the tanks, and related lines.
3. Two soil samples per tank.
4. Properly manifested transportation and disposal of the tanks.
5. Back fill and compaction to grade with suitable material.
6. Resurface with concrete & site restoration.
7. Closure report furnished after receipt of payment in full.

NOT INCLUDED IN THIS QUOTATION:

Removal of product and/or sludge from the tank(s), additional excavation and/or removal of contaminated soil (if needed), additional laboratory testing, and/or other work required by the Regulator(s). This additional work will be contracted and billed separately.

NOTE: Tanks without bung openings at both ends could incur additional charges for inerting. In the event that we encounter unstable soil, unforeseen structures, cables, conduit, rock, debris, or high water table, additional charges may be incurred. Customer will be notified before the contractor proceeds if any of the foregoing adverse conditions are encountered.

PROPOSAL INCLUDES MATERIAL AND LABOR AS REQUIRED IN ACCORDANCE WITH THE ABOVE SPECIFICATIONS

FOR THE SUM OF FIFTEEN THOUSAND, ONE HUNDRED FORTY, AND NO/100 DOLLARS 15,140.00

PAYMENT TO BE MADE AS FOLLOWS: 25% Deposit due upon acceptance of proposal. 50% Due the day tank(s) is removed from ground. Balance due upon completion of all contracted services. Contracted services will be performed within 30 days from starting date of project.

CLIENT'S INITIALS

All materials guaranteed to be as specified. All work to be completed in a professional manner according to all applicable codes. Any variation or deviation from above specifications shall void the contract. All work to be done by each written order and will be done at the time, place, and price specified. All agreements, conditions, and provisions are subject to the terms and conditions of our contract. All work to be done in accordance with the terms and conditions of our contract. Our workers are fully licensed by the State of California.

NOTE: ALL PRICES ARE QUOTES FROM THE COMPANY'S CURRENT PRICE LIST. ALL PRICES ARE SUBJECT TO CHANGE WITHOUT NOTICE. APPROVED SIGNATURE

ACCEPTANCE OF PROPOSAL

THE ABOVE PRICES, SPECIFICATIONS AND CONDITIONS ARE SATISFACTORY AND ARE HEREBY ACCEPTED. YOU ARE AUTHORIZED TO COMPLETE THIS CONTRACT AS SPECIFIED. PAYMENT WILL BE MADE AS OUTLINED TO THE LEFT.

SEUNG LEE
SIGNATURE OR COMPANY

AUTHORIZED SIGNATURE

DATE OF ACCEPTANCE Aug 11 1990
OK 3461

THE ENVIRONMENTAL CONSTRUCTION CO.

1824 A STONINGTON AVENUE
SAN JOSE, CA 95128
(408) 987-1505

259 KINNEY DRIVE
SAN JOSE, CA. 95112-4433

DATE: 12-31-90

JOB: # 261

INVOICE #1224

TERMS: NET DUE UPON RECEIPT

5

GERMAN AUTO CRAFT
301 EAST 14TH ST.
SAN LEANDRO, CA. 95112
ATTN: SEUNG LEE

INVOICING FOR BALANCE DUE ON CONTRACT FOR PRELIMINARY SOIL HYDROCARBON CONTAMINATION ASSESSMENT

ORIGINAL CONTRACT AMOUNT

\$ 8670.00 ✓

LESS CHECK #3532

4335.00

BALANCE DUE

\$ 4335.00

THANK YOU!

\$ 4335.00

THE ENVIRONMENTAL CONSTRUCTION CO.

259 KINNEY AVENUE
SAN JOSE, CA 95128
(408) 997-1505

259 KINNEY DRIVE
SAN JOSE, CA. 95112-4433

DATE: 1-9-91

INVOICE # 1227

JOB: # 261

TERMS NET DUE UPON RECEIPT

6

GERMAN AUTOCRAFT
301 EAST 14TH STREET
SAN LEANDRO, CA. 94577
ATTN: SEUNG LEE

INVOICING FOR ADDITIONAL CHARGES FOR WATER WELL INSTALLATION.

AMOUNT DUE \$ 500.00

TOTAL AMOUNT DUE THIS INVOICE \$ 500.00 ✓

CITY OF SAN LEANDRO
 BUSINESS LICENSES
 835 E. 14TH STREET
 SAN LEANDRO, CALIF. 94577

APPLICATION FOR
CITY BUSINESS LICENSE
 (PLEASE TYPE OR PRINT CLEARLY)
 TYPE OF BUSINESS

FOR ASSISTANCE
 OR INFORMATION
 CALL
 (415) 577-3382

IN ACCORDANCE WITH THE SAN LEANDRO MUNICIPAL CODE, I HEREBY MAKE APPLICATION FOR A CITY BUSINESS LICENSE FOR THE PURPOSE OF:

DESCRIBE BUSINESS ACTIVITY IN DETAIL: GASOLINE SALES MINOR SERVICE

NAME AND LOCATION OF BUSINESS IN SAN LEANDRO

BUSINESS NAME GERMAN AUTOCRAFT (POST OFFICE - BOX NUMBER IS NOT ACCEPTABLE) TELEPHONE 471-7110
471-9270

STREET ADDRESS 301 E. 14TH ST. SAN LEANDRO

IF PROPERTY IS LEASED PLEASE COMPLETE THE FOLLOWING:
 NAME AND ADDRESS OF OWNER _____

RENTABLE SQUARE FEET OF BUILDING _____

IS THIS BUSINESS BEING CONDUCTED IN YOUR HOME? NO

MAILING INFORMATION

IF LICENSE, RENEWAL APPLICATIONS, AND CORRESPONDENCE ARE TO BE MAILED TO A MAIN OFFICE OR HEADQUARTERS OTHER THAN THE ABOVE, PLEASE COMPLETE THE FOLLOWING.

NAME same as above

STREET ADDRESS _____

CITY _____ STATE _____ ZIP CODE _____

OWNERSHIP INFORMATION

CHECK ONE: INDIVIDUAL PARTNERSHIP CORPORATION

LIST FULL NAMES OF OWNERS OR OFFICERS (IF PARTNERSHIP-LIST ALL PARTNERS IF CORPORATION-LIST ALL PRINCIPAL OFFICERS)	TITLE OR POSITION	PERSONAL ADDRESS AND TELEPHONE NUMBERS		
		STREET	CITY AND STATE	TELEPHONE NUMBER
<u>William J. Anorae II</u>	<u>OWNER</u>	<u>33165 MISSION UNION CITY</u>	<u>CA</u>	<u>471-9270 471-7110</u>

IF CORPORATION
 CORPORATE NAME _____ STATE WHERE INCORPORATED _____ DATE OF INCORP. _____

STATE LICENSING REQUIREMENTS

IF THE OPERATION OF THIS BUSINESS REQUIRES THAT YOU HAVE A STATE LICENSE PLEASE FURNISH THE FOLLOWING INFORMATION:

TYPE OF LICENSE: _____ LICENSE NUMBER: _____

CLASS: _____ EXPIRATION DATE: _____ SALES TAX PERMIT NO. _____

MISCELLANEOUS

IS BUSINESS BEING PURCHASED FROM PRECEDING OWNER(S)? YES NO IF YES GIVE SELLER'S BUSINESS NAME _____

LICENSE NO. _____

CERTIFICATION

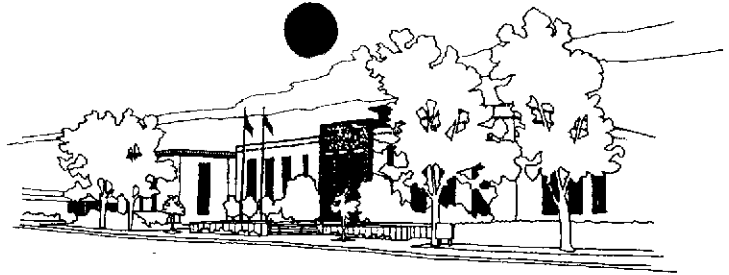
I DECLARE THAT I AM AUTHORIZED TO MAKE THIS APPLICATION AND THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF, ALL THE INFORMATION GIVEN IS TRUE, ACCURATE AND COMPLETE. I ALSO FULLY UNDERSTAND THAT THE FILING OF THIS APPLICATION AND THE PAYMENT OF A FEE DOES NOT CONSTITUTE THE ISSUANCE OF A BUSINESS LICENSE AND DOES NOT ENTITLE ME TO COMMENCE OR CARRY ON ANY BUSINESS IN THE CITY OF SAN LEANDRO UNTIL SAID BUSINESS LICENSE IS APPROVED AND ISSUED.

SIGN HERE [Signature] OFFICIAL CAPACITY owner DATE 10/3/83

FOR CITY USE ONLY

POLICE DEPT.	FIRE DEPT.	COMMUNITY DEVELOPMENT	CODE COMPLIANCE	FINANCE
<input checked="" type="checkbox"/> RELEASE <input type="checkbox"/> HOLD	<input checked="" type="checkbox"/> RELEASE <input type="checkbox"/> HOLD	<input checked="" type="checkbox"/> RELEASE <input type="checkbox"/> HOLD	<input checked="" type="checkbox"/> RELEASE <input type="checkbox"/> HOLD	<input type="checkbox"/> APPROVED <input type="checkbox"/> DENIED
REASON: _____	REASON: <u>has been informed of restrictions on tanks</u>	REASON: _____	REASON: _____	REASON: _____
BY: <u>[Signature]</u>	BY: <u>[Signature]</u>	BY: <u>[Signature]</u>	BY: <u>[Signature]</u>	BY: _____
DATE: <u>10-3-83</u>	DATE: <u>10-3-83</u>	DATE: <u>10/3/83</u>	DATE: <u>10-3-83</u>	DATE: _____

City of San Leandro
Civic Center, 835 E. 14th Street
San Leandro, California 94577-3782



May 6, 1992

Mr. Robert Mathes
c/o Mr. Seung Lee
German Autocraft
301 East 14th Street
San Leandro, CA 94577

Dear Mr. Mathes:

Underground Storage Tanks at 301 East 14th

The underground storage tanks at 301 East 14th had never been registered with the San Leandro Fire Department or the State of California Water Resources Control Board. Since the tanks had not been used since at least 1985, the Fire Department was not aware of their existence and did not notify the owner of the need to obtain a permit to operate or remove the tanks.

In July of 1990, the Fire Department was informed that 301 East 14th Street was an old gas station and that the underground storage tanks were still buried on site. The Fire Department sent two notices to Mr. Lee notifying him of his obligation to permit or remove the tanks. Mr. Lee complied with the notices by removing the underground storage tanks on September 28, 1990.

Our files indicate that the two notices sent to Mr. Lee on July 12 and August 30, 1990 are the only notices sent to him from the San Leandro Fire Department regarding the underground storage tanks at 301 East 14th Street. If you have any questions, please call me at (510) 577-3331.

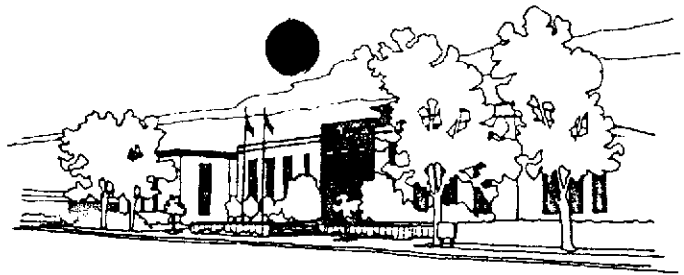
Sincerely,

Michael Bakaldin, Haz Mat Coordinator
San Leandro Fire Department

Dave Karp, Mayor

City Council: Ellen M. Corbett; John E. Faria; Bob Glaze;
Linda Perry; Julian P. Polvorosa; Anthony B. Santos; Dick Randall, City Manager

City of San Leandro
Civic Center, 835 E. 14th Street
San Leandro, California 94577



August 2, 1993

Mr. Walt Pettit
Executive Director
State Water Resources Control Board
P.O. Box 100
Sacramento, CA 95812-0100

99

UNDERGROUND STORAGE TANK CLEANUP FUND: PETITION OF SEUNG T. LEE, CLAIM NO. 4431. OCC FILE NO. UST-17.

At the request of Mr. Seung Lee's representative, Mr. Bob Mathes, I am issuing this letter to verify that the San Leandro Fire Department did perform an inspection at 301 East 14th Street on November 16, 1989 as evidenced by the attached inspection report. Based on the inspection report, it appears that Mr. Lee was not advised of his requirement to obtain a Section 25284 permit.

Should you have any questions, please call me at (510) 577-3331.

Sincerely,

Michael Bakaldin
Hazardous Materials Coordinator
San Leandro Fire Department

Attachment

cc: Mr. Seung Lee

John E. Faria, Mayor

City Council: Ellen M. Corbett; Howard W. Kerr; Kent W. Myers;
Paul S. Nahn; Linda Perry; Julian P. Polvorosa; Mike Oliver, City Manager

Ex-B

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 2783

April 13, 1994

Seung T. Lee
350 Cherrywood Avenue
San Leandro, CA 94577

Stephen Wilhelm
1394 Casa Vallecita
Alamo, CA 94507

RE: GERMAN AUTOCRAFT, 301 EAST 14TH STREET, SAN LEANDRO

Dear Messrs. Lee and Wilhelm:

This letter follows that of March 31, 1994 in which was requested the submittal of a preliminary site assessment (PSA) work plan. Mr. Lee informed me April 7, 1994 that a PSA had already been performed at the referenced site some years ago. I requested that a copy of the report documenting this work be submitted for review. Following this request, Mr. Lee provided a copy of The Environmental Construction Company's (TECC) February 1991 Report of Findings: Preliminary Soil and Groundwater Contamination Assessment, submitted under cover from Mr. Lee dated April 11, 1994.

The cited report documents the advancement and sampling of three (3) soil borings and the construction and sampling of a single ground water monitoring well. The results of this work indicate the release from the underground ground storage tank (UST) systems formerly at this site has impacted the underlying ground water and soil. All soil sample analyses resulted in the detection of fuel hydrocarbons from approximately 12 to 35' below grade (BG). Such results ranged in concentration of total petroleum hydrocarbons characterized as gasoline (TPH-G) from 1.7 parts per million (ppm) in boring B-1 @ 12-13' BG, to 2100 ppm, boring B-3 @ 27.5-29' BG. Boring B-2, located approximately 50' southwest of the former UST pit, also exhibited strong fuel odors between 25 and 35' BG. Ground water was reached at approximately 34' BG.

Ground water sampled from completed well MW-1, and "grab" water sample collected from B-2, exhibited elevated concentrations of dissolved fuel components. Dissolved TPH-G concentrations ranged from 28,000 (B-2) to 51,000 parts per billion (ppb) (MW-1). Benzene ranged from 2200 ppb (MW-1) to 5600 ppb (B-2).

Messrs. Lee and Wilhelm
RE: 301 East 14th Street, San Leandro
April 13, 1994
Page 2 of 2

The results of the PSA clearly corroborate those findings documented during UST closure. A significant release or releases have occurred here. However, the extent of the environmental impact from the release or releases has not been defined, nor have ground water flow directions been confirmed.

Pursuant to provisions of Article 1, Title 23, California Code of Regulations, you are required to perform a soil and water investigation (SWI). The SWI must be designed to define the extent of the soil and ground water pollution associated with this site, and confirm ground water flow directions. Such work will entail the installation of several more soil borings and monitoring wells. In order to substantially define the limits of the pollutant plumes, however, it is anticipated that during this phase of the investigation some number of these borings and wells will need to encroach onto adjoining properties, whether private or public.

A SWI work plan must be submitted for review. **This work plan is due within 90 days of the date of this letter.** (Note: This request for a SWI work plan replaces the March 31, 1994 request for a PSA work plan.) Work should commence no later than 30 days following work plan approval.

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

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

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

Messrs. Lee and Wilhelm
RE: 301 E. 14th Street, San Leandro
April 13, 1994
Page 3 of 3

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

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

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

Please feel free to call me at 510/271-4530, should you have any questions.

Sincerely,



Scott O. Seery, CHMM
Senior Hazardous Materials Specialist

attachment

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

ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY



DAVID J. KEARS, Agency Director

RAFAT A. SHAHID, ASST. AGENCY DIRECTOR

STID 2783

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

Seung T. Lee
350 Cherrywood Avenue
San Leandro, CA 94577

Stephen Wilhelm
1394 Casa Vallecita
Alamo, CA 94507

RE: GERMAN AUTOCRAFT, 301 EAST 14TH STREET, SAN LEANDRO -
REQUEST FOR PRELIMINARY SITE ASSESSMENT

Dear Messrs. Lee and Wilhelm:

The Department has completed review of the case file for this site, including, among other pertinent documents, the November 1990 Environmental Construction Company (ECC) underground storage tank (UST) closure report. The cited report documents the results of the September 1990 closure of five (5) USTs and subsequent soil sample analyses, performed under oversight of the San Leandro Fire Department (SLFD). The results of these analyses indicate that a release of petroleum hydrocarbons occurred in the area encountered in the UST pit. As a result of this confirmed release, an Underground Storage Tank Unauthorized Release Report was issued by the SLFD on October 26, 1990.

Please be advised that the San Francisco Bay Regional Water Quality Control Board (RWQCB), and the Corrective Action Regulations, Article 11, Title 23, California Code of Regulations (CCR), require additional environmental investigations to be performed when unauthorized releases are discovered. The initial investigation is in the form of a **Preliminary Site Assessment**, or PSA. The information gathered by the PSA will be used to determine the extent of the environmental impact resulting from the release, and whether further assessment or cleanup are necessary. The PSA must be conducted in accordance with the RWQCB Staff Recommendations for the Initial Evaluation and Investigation of Underground Tanks, the State Water Resources Control Board (SWRCB) Leaking Underground Fuel Tank (LUFT) Field Manual, and Article 11 of 23CCR.

In order to proceed with a PSA, you should obtain the professional services of a reputable environmental consultant. Your responsibility is to have the consultant submit for review a PSA work plan outlining planned activities pertinent to meeting the criteria described in the referenced guidance documents. These criteria are broadly outlined in the attached **Appendix A** from the RWQCB.

Messrs. Lee and Wilhelm
RE: 301 E. 14th Street, San Leandro
March 31, 1994
Page 2 of 3

The Department, through an agreement with the RWQCB, will oversee the assessment and remediation of your site as the lead agency. Our oversight will include the review of and comment on work proposals and technical guidance on appropriate investigative approaches and monitoring schedules. The issuance of well drilling permits, however, will be through the Alameda County Flood Control and Water Conservation District, Zone 7, in Pleasanton. The RWQCB may choose to take over as lead agency if it is determined following the completion of the initial assessment that there has been a substantial impact to ground water.

The PSA work plan is due within 90 days of the date of this letter. Work should commence no later than 30 days following work plan approval.

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

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

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

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

Messrs. Lee and Wilhelm
RE: 301 E. 14th Street, San Leandro
March 31, 1994
Page 3 of 3

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

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

Please feel free to call me at 510/271-4530, should you have any questions.

Sincerely,



Scott O. Seery, CHMM
Senior Hazardous Materials Specialist

attachment

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

STEPHEN WILHELM, Ph.D.
PLANT PATHOLOGIST
12770 SKYLINE BLVD., OAKLAND, CALIFORNIA 94619

1394 Casa Vallecita, Alamo, Ca. 94507

Feb. 8, 1994



THE RASPBERRY
FROM JOHN PARKINSON
PARADISI IN SOLE, 1629 LONDON.

Mr. Scott Ferry, Hazardous Materials Specialist
Dept. of Environmental Health
State Water Resources Control Board
UST Local Oversight Program
80 Swan Way, Rm. 200
Oakland, Ca. 94621

Dear Scott Ferry,

Re: Phone conversation of Feb. 7, 1994

Subject: Contract, "Lease Option to Purchase" property known
as 301 E. 14th. St. San Leandro, Ca. 94577, signed by
William and Nancy Andrade and Andrade II (father of William), Oct. 10, '83.

Recorded Oct. 21, '83 as Series No. 83-198076.

The law firm of Innes, Lyman and Seltzer prepared the
contract. See Page 2, Par. 5 in particular. I think that
it is self explanatory.

What ever other information we can gather will be
passed on to you.

Sincerely,
Stephen Wilhelm

510/944-3402

ALCO
HAZMAT
94 FEB -9 AM 11:25

LEASE WITH OPTION TO PURCHASE

ALCO
HAZMAT
94 FEB - 9 AM 11:25

ELIZABETH WILHELM and STEPHEN WILHELM, husband and wife, of Alameda County, California, herein called "Lessor", shall lease and give a purchase option to WILLIAM J. ANDRADE II as his separate property, and WILLIAM J. ANDRADE and NANCY A. ANDRADE, husband and wife, as joint tenants, herein collectively called "Lessee", the real property described in Exhibit "A" attached hereto, located in the City of San Leandro, Alameda County, California, and commonly known as 301 E. 14th Street, San Leandro, CA 94577.

1. The term of this lease shall be for a period of approximately one year, commencing on or about October 7, 1983 and continuing until November 1, 1984, or until Lessee exercises the purchase option prior to November 1, 1984 as hereinafter provided. In no event shall the lease term be extended beyond November 1, 1984 without the express written agreement of both parties.

2. Lessee shall pay to Lessor as rent for the premises equal monthly installments of \$864.13, said payments to commence on December 1, 1983 ^{See Also Note} and continuing on the first day of each month thereafter until either the lease terminates or the Lessee exercises its purchase option as hereinafter provided. Lessee shall forward said rent to Lessor at 12770 Skyline Blvd., Oakland, CA, or at such other place as Lessor may from time to time designate. If the rent is not received by Lessor by the 5th day of each month, there shall be a \$40.00 late charge added to the rent for that month.

3. This lease is what is commonly called a "NET NET NET

Lease", it being understood that the Lessee shall receive the rents set forth in Paragraph 2 free and clear of any and all other impositions, taxes, liens, charges, or expenses of any nature whatsoever in connection with the ownership and operation of the premises. In addition to the rent as specified in Paragraph 2, the Lessee shall pay to the parties respectively entitled thereto all impositions, insurance premiums, operating charges, maintenance charges, construction costs, and any other charges, costs and expenses which arise or may be contemplated under any provision of this lease during the term hereof. All of such charges, costs and expenses shall constitute additional rent, and upon the failure of the Lessee to pay any of such costs, charges or expenses, Lessor shall have the same rights and remedies as otherwise provided in this lease or by law for the failure of tenant to pay rent.

4. The premises shall be used and occupied only as a gas station and an automobile repair garage.

5. Lessee shall keep in good order, condition, and repair the premises and every part thereof, structural and non-structural, whether or not such portion of the premises requiring repair are reasonably or readily accessible to the Lessee. Lessee, by execution of this agreement, acknowledges that he has been advised and is aware of the age and condition of the gasoline storage tanks and gasoline pumps located on the premises and Lessee shall be responsible for maintenance, repairs, and, if necessary, replacement or removal of such facilities if required by the City of San Leandro, the County of Alameda, or any other governmental agency. The Lessee shall be responsible for maintaining and, when

required, replacing, all plumbing, heating, ventilating, electrical, lighting facilities and equipment within or on the premises, and all fixtures, interior walls, foundations, ceilings, structural walls, interior and exterior of roof, floors, windows, doors, plate glass, and all landscaping, driveways, parking lots, fences, and signs located on the premises and sidewalks and parkways adjacent to the premises.

6. Lessee shall pay promptly as they become due all real property taxes for the 1983-84 tax year, provided, however, the tax payment due December 1983 shall be prorated between the Lessor and the Lessee so that the Lessor shall pay its portion of taxes accrued from July 1, 1983 through October 6, 1983, and the Lessee shall pay the real property taxes accruing October 7, 1983 and thereafter. Lessor, upon receipt of the real property tax notice, shall notify in writing the Lessee of the Lessee's share of real property taxes for the December 1983 payment, and shall, in addition to said notice, provide a photocopy of said tax bill. Lessee shall, within fifteen days prior to the due date, forward Lessee's share of said tax bill to Lessor.

7. The Lessee shall, at Lessee's expense, obtain and keep in force during the term of this lease, a policy or policies of combined single limit, bodily injury and property damage insurance, insuring Lessor and Lessee against any liability arising out of the ownership, use, occupancy, or maintenance of the premises, and all areas appurtenant thereto. Such insurance shall be a combined single limit policy in an amount not less than \$500,000. The limits of said insurance shall not, however, limit the liabi-

lity of the Lessee hereunder. In addition to the combined single limit, bodily injury and property damage insurance, Lessee shall, at Lessee's expense, obtain and keep in force during the term of this Lease a policy or policies of insurance covering loss or damages to the premises in an amount not less than \$85,000.00. Said insurance shall provide for payment of loss thereunder to Lessor. In addition, the Lessee shall insure its fixtures, equipment, and any improvements it makes to the premises.

8. In the event that some or all of the improvements constituting part of the building of the premises are destroyed or damaged, partially or totally, from any cause whatsoever, whether or not said damage or destruction is covered by insurance, the Lessee shall repair, restore and rebuild the premises to its condition existing immediately prior to such damage or destruction and this lease shall remain in full force and effect. The proceeds of any insurance maintained pursuant to this agreement shall be made available to Lessee for payment of costs and expenses of repair.

9. Lessee shall not assign this lease or sublet the demised premises or any interest therein without the written consent of Lessor first having been obtained. A consent by Lessor to one assignment or subletting shall not be deemed to be a consent to any subsequent assignment or subletting. An assignment or subletting without the written consent of Lessor, or an assignment or subletting by operation of law, shall be void and shall, at the option of the Lessor, terminate this lease and purchase option agreement. Lessor's consent to assignment or sublet shall not be unreasonably withheld.

10. Should Lessee be in default for a period of more than sixty (60) days in the payment of any rent or other payment due pursuant to this lease with purchase option agreement, or in the performance of any other provision of this lease and purchase option agreement, Lessor may terminate this lease and purchase option agreement and regain possession of the demised premises in the manner provided by laws of unlawful detainer by the State of California in effect at the date of such default. Such termination of the lease shall also be a termination of the purchase option as hereinafter set forth.

11. Lessor grants to Lessee the exclusive option to purchase the property for the sum of Ninety Thousand Dollars (\$90,000), said option to commence upon execution of this lease and purchase option agreement by the parties hereto, and shall continue until November 1, 1984, provided that the Lessee is not in default of any provision herein for a period of more than sixty (60) days.

12. This purchase option shall be exercised by the Lessee only by notice in writing, signed and delivered by Lessee to Lessor no later than thirty (30) days prior to the expiration of the option period. If said written notice is not so delivered, and the option thus not exercised, this purchase option shall automatically terminate without further notice.

13. The purchase option is granted in consideration of the Lessee paying to Lessor the sum of \$5,000.00 upon execution of this agreement. Said sum shall be deemed consideration for the option and shall be paid in addition to all of the lease payments and other payments hereinabove required. If the option is not

timely exercised by the Lessee, the Lessor shall retain said option payment, and the Lessee shall be entitled to no portion thereof by way of set-off or otherwise.

14. If Lessee timely exercises its purchase option, the terms of the sale, which shall close no later than November 1, 1984, shall be as follows: The total purchase price shall be \$90,000.00. The \$5,000.00 option payment shall be applied to said purchase price. Lessee, prior to the close of the sale escrow, shall pay as and for additional down payment the sum of \$13,000.00 to Lessor. Lessee shall execute a Note in the face amount of \$72,000.00, bearing interest at the rate of 12% per annum and amortized over fifteen years. Said Note shall be in favor of Lessor and shall be dated effective November 1, 1984. Monthly payments pursuant to said Note shall be in an amount equal to the monthly payments heretofore paid by Lessee to Lessor in the amount of \$864.13 per month. The parties shall credit the Lessee for any reduction in principal on payments made retroactively to December 1, 1983. The parties shall calculate that portion of the monthly rent payments heretofore made which would have been applied to the payment of principal on the Note as if such payments had commenced on December 1, 1983.

15. Upon close of escrow, each of the parties agrees to bear equally the closing costs incurred in connection with the transfer of title.

16. Should any litigation be commenced between the parties hereto concerning the premises, this lease and purchase option agreement, or the rights and duties of either of the parties in relation thereto, the party prevailing in such litigation shall

be entitled, in addition to such other relief as may be granted, to a reasonable sum as and for attorney's fees in such litigation.

17. The Lessor, in the preparation of this lease and purchase option agreement, has been represented by EDWARD H. LYMAN of the law firm of DUANE, LYMAN & SELTZER. Lessee has been advised that it should seek independent legal advice in connection with the execution of this agreement.

18. The waiver by Lessor of any breach of any provision of this agreement shall not constitute a continuing waiver or a waiver of any subsequent breach of the same or of a different provision of this agreement.

19. Time is expressly declared to be of the essence of this agreement.

20. Lessee and Lessor agree that this instrument contains the sole and only agreement between them concerning the premises and correctly sets forth their rights and obligations to each other concerning the premises as of this date. Any agreement or representation respecting the premises or duties of either Lessor or Lessee in relation thereto not expressly set forth in this instrument are null and void.

Executed on October 10, 1983 at Alameda County, California.

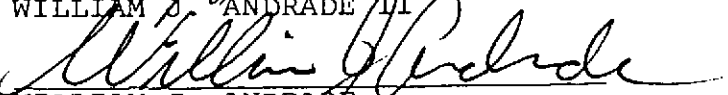
LESSOR:


ELIZABETH WILHELM


STEPHEN WILHELM

LESSEE:


WILLIAM J. ANDRADE III


WILLIAM J. ANDRADE


NANCY A. ANDRADE

EXHIBIT "A"

REAL PROPERTY in the City of San Leandro, County of Alameda, State of California, described as follows:

Lots 3 and 4, as said Lots are shown on "Map No. 1, of the Garcia Homestead Subdivision, San Leandro, California, May 1925", filed June 2, 1925, in Book 4, of Maps, Page 69, Alameda County Records.

Assessor's Parcel No. 75-189-1

At the date hereof exceptions to coverage in addition to the printed exceptions and exclusions in said policy form would be as follows:

- 1. COUNTY AND CITY TAXES FOR THE FISCAL YEAR 1984 - 1985, A LIEN NOT YET DUE OR PAYABLE.
- 2. THE LIEN OF SUPPLEMENTAL REAL PROPERTY TAXES, IF ANY, ASSESSED PURSUANT TO CHAPTER 498, 1983 STATUTES OF THE STATE OF CALIFORNIA, WHICH CHAPTER BECAME LAW ON JULY 29TH, 1983.
- 3. OPTION TO PURCHASE THE HEREIN DESCRIBED PROPERTY BY
 OPTIONOR : ELIZABETH WILHELM, STEPHEN WILHELM
 OPTIONEE : WILLIAM J. ANDRADE II, WILLIAM J. ANDRADE, AND NANCY A. ANDRADE
 RECORDED : OCTOBER 21, 1983, SERIES NO. 83-198076, OFFICIAL RECORDS
- 4. UNRECORDED LEASE UPON THE TERMS AND CONDITIONS CONTAINED THEREIN
 LESSOR : STEPHAN WILHEIM AND ELIZABETH WILHEIM
 LESSEE : WILLIAM J. ANDRADE II, AND WILLIAM J. ANDRADE, AND NANCY A. ANDRADE
 DISCLOSED BY : LEASE WITH OPTION TO PURCHASE DATED OCTOBER 1983
 RECORDED : OCTOBER 21, 1983, SERIES NO. 83-198076, OFFICIAL RECORDS
- 5. ANY AND ALL UNRECORDED LEASES.

NOTE 1:

COUNTY AND CITY TAXES FOR THE FISCAL YEAR 1983 - 1984
 1ST INSTALLMENT: \$451.11 PAID
 2ND INSTALLMENT: \$451.11 PAID
 LAND : \$76,203.00
 IMPROVEMENTS : \$7,981.00
 A.P. NO. : 075-0189-001
 CODE AREA : 10-001

NOTE 2:

ACCORDING TO THE PUBLIC RECORDS, NO DEED CONVEYING THE PROPERTY DESCRIBED IN THIS REPORT HAS BEEN RECORDED WITHIN A PERIOD OF SIX MONTHS PRIOR TO THE DATE OF THIS REPORT, EXCEPT AS SHOWN HEREIN:

NONE

MW/ss
436-B
6-28-84

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 2783

February 2, 1994

Mr. Stephen Wilhelm
1394 Casa Vallecita
Alamo, CA 94507

RE: GERMAN AUTOCRAFT, 301 EAST 14TH STREET, SAN LEANDRO

Dear Mr. Wilhelm:

Attached please find a copy of the most recent State Water Resources Control Board (SWRCB) clarification of the "responsible party" definitions we spoke of today during our telephone conversation. I have marked the appropriate section to direct and ease your review of this document.

As we further discussed, I will wait another couple of weeks to allow you time to review whatever additional information you may be able to uncover before requesting a preliminary site assessment (PSA) work plan from you and Mr. Lee, the current property owner, pursuant to the state corrective action regulations (Article 11, Chapter 16, Title 23, California Code of Regulations).

Please feel free to contact me at any time at 510/271-4530.

Sincerely,



Scott O. Seery, CHMM
Senior Hazardous Materials Specialist

attachment

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

DATE: 11/3/93

TO : Local Oversight Program

FROM: Scott

SUBJ: Transfer of Eligible Local Oversight Case

① Please transfer to LOP

② Assign [redacted]

STD 2783

Site name: German Auto ^{craft} Service

Address: 301 E. 14th Street City S. Leandro Zip 94577

TO BE ELLIGIBLE FOR LOP A CASE MUST MEET 3 QUALIFICATIONS:

- 1. Number of Tanks: _____ removed? Y N Date of removal _____
- 2. Samples received? Y N Contamination level: _____
(ppm and type of test)

Contamination should be over 100 ppm TPH to qualify for LOP

- 3. Petroleum Y N Types: Avgas Jet leaded unleaded Diesel
fuel oil waste oil kerosene solvents

DepRef remaining \$ _____ Closed with Candace/Leslie? Y N
(If no explain why?)

IF YOUR SITE MEETS ALL OF THE ABOVE QUALIFICATIONS YOU SHOULD DO THE FOLLOWING TO TRANSFER THE SITE:

- 1. YOU MUST CLOSE THE DEPOSIT REFUND CASE AT THIS TIME. YOU MUST ACCOUNT FOR ALL TIME YOU HAVE SPENT ON THE CASE AND TURN IN THE ACCOUNT SHEET TO LESLIE. IF THERE ARE FUNDS STILL REMAINING IT IS STILL BETTER TO TRANSFER THE CASE TO LOP AS THE RATE FOR LOP ALLOWS THE ADDITION OF MANAGEMENT AND CLERICAL TIME. DO NOT ATTEMPT TO CONTINUE TO OVERSEE THE SITE SIMPLY BECAUSE THERE ARE FUNDS REMAINING!
- 2. COMPLETE THE A AND B PERMIT APPLICATION FORMS AND GIVE TO CONNIE/ELAINE
- 3. GIVE THE ENTIRE CASE TO THE PROPER LOP STAFF UPSTAIRS FOR THEM TO DO THE REST OF THE TRANSFER AND YOU ARE DONE!

site owner

Seung T. and Young A. Lee
350 Cherrywood Ave.
San Leandro 94577

former owner (when last used)

Betty Wilhelm
c/o Stephan Wilhelm
1394 Casa Vallecita
Alamo, CA 94507

510 / 944-3402
" 944-3403

11/3/93 site visit
interview LEE + Andrade (via telephone)

April 1985 LEE
purchased site

- UST removed 1990, Sept. 28
- knew UST were there
- pumps gone when purchased
- never used tanks

Bill Andrade, - German Auto Repair

~ mid 1983 - April 1985 owned site, ran auto repair

- pumps present, but never used tanks

Betty Wilhelm ~~Wilhelm~~ - Wilhelm Auto Service

- owned from ~ 1977 - ~ mid 1983
- (not sure whether Wilhelm used USTs)
- however, neighbor reports USTs used ~ 1980-81
- she bought site for son, Steve

1394 Casa Vallecita
Alamo, CA 94507

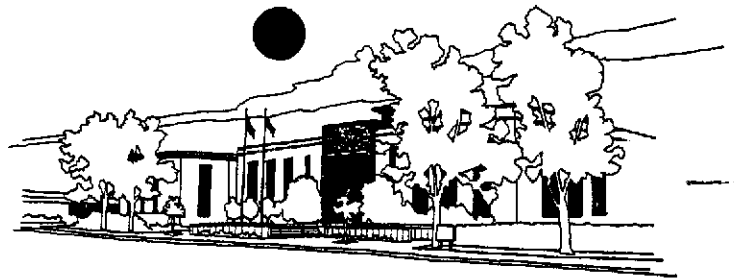
c/o Stephan Wilhelm

what prompted UST removal?

- o 1989 SLED 11-6-89 inspection - no mention of UST permit requirement made
527-3295

Blessy Torres 916/227-4535
7821 current claim

City of San Leandro
Civic Center, 835 E. 14th Street
San Leandro, California 94577-3782



May 6, 1992

Mr. Robert Mathes
c/o Mr. Seung Lee
German Autocraft
301 East 14th Street
San Leandro, CA 94577

Dear Mr. Mathes:

Underground Storage Tanks at 301 East 14th

The underground storage tanks at 301 East 14th had never been registered with the San Leandro Fire Department or the State of California Water Resources Control Board. Since the tanks had not been used since at least 1985, the Fire Department was not aware of their existence and did not notify the owner of the need to obtain a permit to operate or remove the tanks.

In July of 1990, the Fire Department was informed that 301 East 14th Street was an old gas station and that the underground storage tanks were still buried on site. The Fire Department sent two notices to Mr. Lee notifying him of his obligation to permit or remove the tanks. Mr. Lee complied with the notices by removing the underground storage tanks on September 28, 1990.

Our files indicate that the two notices sent to Mr. Lee on July 12 and August 30, 1990 are the only notices sent to him from the San Leandro Fire Department regarding the underground storage tanks at 301 East 14th Street. If you have any questions, please call me at (510) 577-3331.

Sincerely,

Michael Bakaldin, Haz Mat Coordinator
San Leandro Fire Department

Dave Karp, Mayor

City Council: Ellen M. Corbett; John E. Faria; Bob Glaze;
Linda Perry; Julian P. Polvorosa; Anthony B. Santos; Dick Randall, City Manager



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)

[REDACTED]
Mr. Seung Lee, German Autocraft Co.,
301 E. 14th Street
San Leandro, CA 94577

FIRE DEPARTMENT
NOV 14 1990
CITY OF SAN LEANDRO

re: Removal of Underground Tank(s)

Dear Mr. Lee

We have been informed that on or about October 8, 1990 an underground storage tank or tanks were removed from your facility at 301 E. 14th Street, San Leandro, and that soil and ground water near the tank(s) may have been contaminated by gasoline or other petroleum products leaking from the tank(s).

Our agency is responsible for carrying out the mandates of California laws and regulations pertaining to protection of soil and groundwater. Please provide us with the following information:

A drawing or map of your facility showing the former location of the tank(s).

Documentation of proper disposal of the tank(s), tank contents, and of any soil shipped off site.

Records of soil samples and ground water samples taken in conjunction with removal of the tank(s). (Locations of soil and ground water samples should be marked the drawing or map of your facility.)

The company names, addresses and phone numbers of all contractors involved in the tank removal.

If our agency determines that your site could have experienced an unauthorized release of petroleum hydrocarbons impacting soil and/or ground water, we will require you to submit a proposal for determining the vertical and horizontal extent of soil and groundwater contamination, and a proposal for soil and groundwater remediation.

This is a formal request for documentation pursuant to California Water Code, section 13267 (b).

German Autocraft,
November 7, 1990
page 2

We also require a "deposit-refund" of \$300.00, paid by check made out to Alameda County, to cover our costs while reviewing the documents you send us and overseeing site remediation, if that should be necessary. Any amount remaining when remediation is complete will be returned to you. Our cost is \$60.00/hour.

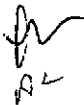
Please contact me at 271-4320 if you have any questions.

Sincerely,



William F. Faulhaber

cc: Rafat Shahid, Agency Director
Edgar B. Howell, Chief, Hazardous Materials Division
SFRWQCB
Mike Bakaldin, HazMat Coordinator, City of San Leandro,
835 E. 14th St., San Leandro, CA 94577



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 25100.7 OF THE HEALTH AND SAFETY CODE
--	--	---

REPORT DATE 10/26/90	CASE #
SIGNED: <u>Michael Bakaldin</u> DATE: 10/26/90	

REPORTED BY	NAME OF INDIVIDUAL FILING REPORT <u>Michael Bakaldin</u>	PHONE <u>(415) 577-3331</u>	SIGNATURE <u>M. Bakaldin</u>	
	REPRESENTING <input checked="" type="checkbox"/> LOCAL AGENCY <input type="checkbox"/> OWNER/OPERATOR <input type="checkbox"/> REGIONAL BOARD <input type="checkbox"/> OTHER	COMPANY OR AGENCY NAME <u>San Leandro F. D.</u>		
	ADDRESS <u>835 E. 14th St. San Leandro CA 94577</u>			

RESPONSIBLE PARTY	NAME <u>San German Autocraft</u> <input type="checkbox"/> UNKNOWN	CONTACT PERSON <u>Seung Lee</u>	PHONE <u>(415) 638-5473</u>
	ADDRESS <u>301 E. 14th St. San Leandro CA 94577</u>		

SITE LOCATION	FACILITY NAME (IF APPLICABLE) <u>German Autocraft</u>	OPERATOR <u>Seung Lee</u>	PHONE <u>(415) 638-5473</u>	
	ADDRESS <u>301 E. 14th St. San Leandro Alameda 94577</u>			
	CROSS STREET <u>Garcia</u>			

IMPLEMENTING AGENCIES	LOCAL AGENCY <u>San Leandro F. D.</u>	AGENCY NAME	CONTACT PERSON <u>M. Bakaldin</u>	PHONE <u>(415) 577-3331</u>
	REGIONAL BOARD <u>S. F. Bay</u>		<u>S. Luquive</u>	PHONE <u>(415) 464-4222</u>

SUBSTANCES INVOLVED	(1) NAME <u>Gasoline</u>	QUANTITY LOST (GALLONS) <input checked="" type="checkbox"/> UNKNOWN
	(2)	<input type="checkbox"/> UNKNOWN

DISCOVERY/ABATEMENT	DATE DISCOVERED 10/08/90	HOW DISCOVERED <input type="checkbox"/> INVENTORY CONTROL <input type="checkbox"/> SUBSURFACE MONITORING <input type="checkbox"/> NUISANCE CONDITIONS <input type="checkbox"/> TANK TEST <input checked="" type="checkbox"/> TANK REMOVAL <input type="checkbox"/> OTHER
	DATE DISCHARGE BEGAN <input checked="" type="checkbox"/> UNKNOWN	METHOD USED TO STOP DISCHARGE (CHECK ALL THAT APPLY) <input checked="" 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 checked="" type="checkbox"/> OTHER <u>Remove tanks</u>
	HAS DISCHARGE BEEN STOPPED? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO IF YES, DATE	

SOURCE/CAUSE	SOURCE OF DISCHARGE <input checked="" type="checkbox"/> TANK LEAK <input 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 checked="" type="checkbox"/> CORROSION <input checked="" type="checkbox"/> UNKNOWN <input type="checkbox"/> OTHER
--------------	---	---

CASE TYPE	CHECK ONE ONLY <input checked="" type="checkbox"/> UNDETERMINED <input type="checkbox"/> SOIL ONLY <input type="checkbox"/> GROUNDWATER <input type="checkbox"/> DRINKING WATER - (CHECK ONLY IF WATER WELLS HAVE ACTUALLY BEEN AFFECTED)
-----------	--

CURRENT STATUS	CHECK ONE ONLY		
	<input type="checkbox"/> NO ACTION TAKEN	<input type="checkbox"/> PRELIMINARY SITE ASSESSMENT WORKPLAN SUBMITTED	<input type="checkbox"/> POLLUTION CHARACTERIZATION
	<input checked="" type="checkbox"/> LEAK BEING CONFIRMED	<input type="checkbox"/> PRELIMINARY SITE ASSESSMENT UNDERWAY	<input type="checkbox"/> POST CLEANUP MONITORING IN PROGRESS

REMEDIAL ACTION	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	<u>TPH gas up to 840ppm</u>
----------	-----------------------------

GERMAN AUTOCRAFT
301 East 14th Street
San Leandro, California 94577

TEL/FAX (415) 638-5473

CITY OF SAN LEANDRO
Civic Center, 835 E. 14th St.
San Leandro, Ca. 94577

September 14, 90

Attn: Mr. Michael Bakaldin
Fire Department

RE: Gas Storage Tanks

Dear Mr. Bakaldin:

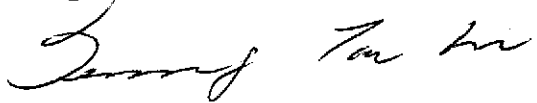
Pursuant to our recent telephone conversation, concerning the above captioned matter, I am herewith requesting a 120 day extension to obtain the necessary funds to execute your municipal ordinance.

I am confident that you will honor this reasonable request; helping me to avoid what could be a financial dilemma.

Please let your approval reflect initiation on or about the 15th day of this month and close by 15 Jan, 1991.

I sincerely thank you for your understanding and courtesy.

Very Truly,


Seung T. Lee
Owner

LTS/rm

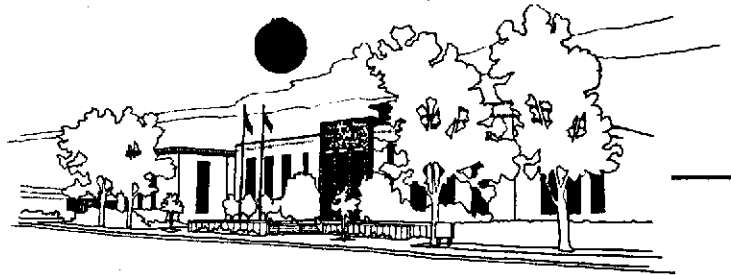
CC: Marini
Mathes

FIRE DEPARTMENT

SEP 20 1990

CITY OF SAN LEANDRO

City of San Leandro
Civic Center, 835 E. 14th Street
San Leandro, California 94577



August 30, 1990

Seung Lee
German Auto Craft
301 East 14th Street
San Leandro, CA 94577

Underground Storage Tanks at 301 East 14th - SECOND NOTICE

The San Leandro Municipal Code requires operators of underground storage tanks to obtain a permit from the Fire Department. Our records indicate a current permit does not exist for the above referenced facility, and that you have not responded to our first letter of notification.

Please complete the permit application forms that were previously sent to you and return them to the Fire Department along with permit fees in the amount of \$357.00. Please make the check payable to the City of San Leandro.

In addition, you must submit tank monitoring results for the past year. The document that was previously sent to you, titled "Underground Storage Tank Monitoring Options", summarizes the monitoring options available to you.

If you have ceased operating your underground storage tanks or intend to, you must file a closure plan and remove the tanks. An underground storage tank closure package, containing the required forms and instructions, is available at this office.

The permit application and fees must be submitted within 15 days of the date of this letter. If you have any questions, please call me at (415) 577-3331.

Sincerely,

Michael Bakaldin, Haz Mat Coordinator
San Leandro Fire Department

Enclosures

D:\WP50\UST\301E14TH.P2

Dave Karp, Mayor



City Council: Ellen M. Corbett; John E. Faria; Bob Glaze;
Linda Perry; Julian P. Polvorosa; Anthony B. Santos; Dick Randall, City Manager

GERMAN AUTOCRAFT
301 East 14th Street
San Leandro, California 94577

TEL/FAX (415) 638-5473

CITY OF SAN LEANDRO
Civic Center, 835 E. 14th St.
San Leandro, California 94577

August 30, 1990

Attn: Mr. Michael Bakaldin
Fire Department

RE: Gas Storage Tanks

Dear Mr. Bakaldin:

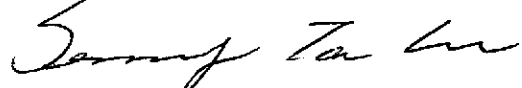
In response to your letter (second notice) of August 30, 90, subject as above, it is apparent that your office has yet to receive my letter of Aug 25, 90, requesting that your office consider my case for exemption; based on facts and arguments presented.

To avoid further delay, I am enclosing a copy of the aforementioned letter for your perusal and necessary action.

I can only hope that the City of San Leandro renders its decisions on forced compliance on the merits of logical arguments rather than a "one size fits all" policy.

I am looking forward to an opportunity to present my case, if necessary, to the appropriate offices and committees.

Sincerely,



Seung Tae Lee
Owner

STL/rm

1 Encl
CC: W.F. Marini Esq
R. Mathes & Assoc.

FIRE DEPARTMENT

SEP 10 1990

CITY OF SAN LEANDRO

FIRE DEPARTMENT

GERMAN AUTOCRAFT
301 East 14th Street
San Leandro, California 94577

SEP 02 1990

CITY OF SAN LEANDRO

TEL/FAX (415) 638-5473

City of San Leandro

August 25, 90

Civic Center, 835 E. 14th St.
San Leandro, Ca. 94577

RE: Gas Tanks

Dear Mr. Bakaldin:

After reviewing your letter of Jul 12, 90, concerning the above captioned matter, I would like to submit the following facts for your information and consideration of exemption status.

While there is little or no doubt as to the inherent danger of allowing recently vacated, underground, petroleum storage tanks, containing highly volatile fumes, to remain inactive, there certainly must be a length of time or period in which the flash point of the fuel fume residue is no longer more volatile than the air we breathe while driving by a filling station. Natural condensation alone, would begin to dilute the residue almost immediately after emptying the tanks. The rest of the neutralization process would quickly take place through evaporation and natural attrition of the product.

With this in mind, I contacted the former owner (William Andrade II) ~~who sold to me in 1980~~ asking him if he had ever used the tanks or pumps during their eighteen month stay. His reply was "no" and that the same condition had existed for an additional two years during the period in which the garage was leased to a Mr. Brady. Further, he stated that while being shown the property by the former owner's son, he was told that the last time the tanks were filled was in 1980 or 81, due to the large emergence of the high volume, multi-pump "self-serve" stations, offering customers gas at much cheaper prices.

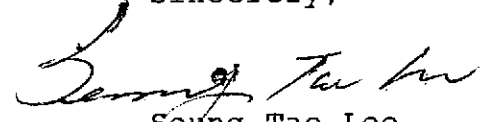
If I can prove that my tanks have, in fact, been empty and inactive for a period exceeding eight years, and further have the fumes tested for their flash point, proving that they are no longer volatile, I respectfully ask the City of San Leandro grant my request for exemption status and allow me to fill said tanks with concrete or another acceptable substance; vice the horrendously expensive alternative of having them excavated and then refilled.

-page 2-

I urge to examine the logic and merit of my request and give it favorable consideration.

I am looking forward to hearing from you in the very near future.

Sincerely,



Seung Tae Lee
Owner

STL/rm

No Encls.

CC: William F. Marini Esq.
R. Mathes & Associates

UNDERGROUND STORAGE TANK CLOSURE REPORT

Rev 5/90

Facility Name German Autocraft Address 301 E. 14th Date 9/28/90
 Inspector Mr. Bakaldin Arrival Time _____ Departure Time _____
 Contact at Site Mack Baker Company The Environmental Construction Co.

	Tank 1	Tank 2	Tank 3	Tank 4
Tank Content	Gasoline	Gasoline	Gasoline	Gasoline
Tank Size	1,000	1,000	550	2,000
% LEL / % O2	<5% / 15%	<10% / <10%	<5% / 20%	<5% / <5%
Lbs Dry Ice	100	100	100	135
Corrosion/Holes	Yes/Yes	Yes/Yes	Yes/Yes	Yes/No
No. of Samples	2	2	1	2
Soil odor/color	Yes/Yes	Yes/Yes	Yes/Yes	Yes/Yes

Piping: Supply Yes Vapor Return No Vent Yes Piping Removed: Yes
 Piping Sampled: Yes No. of samples: 1 Sample odor/color: Yes/No

Site Map	Sample Description
	#1 Soil - under tank 6 - 2' into material
	#2 Soil - N end - tank 5 - 2' into material
	#3 Soil - S end - tank 5 - 2' into material
	#4 Soil - S end - tank 6 - " " "
	#5 Soil - N end - tank 6 - " " "
	#6 Soil - N end - tank 2 - " " "
	#7 Soil - S end - tank 2 - " " "
	#8 Soil - N end - tank 2 - " " "
	#9 Soil - S end - tank 2 - " " "
	#10 Soil - under tank 3 - " " "
	#11 Soil - under pipe
	#12
	#13
	#14

Comments: All tanks very old w/ major corrosion & varying amounts of perforations. Very strong odor from backfill material.
 Piping will be removed another day.

Tank 5	Tank 6
gasoline	Waste Oil
2,000 gal	125 gal
<5% / <5%	<5% LEL / <5% O ₂
135 lbs. CO ₂	50 lbs CO ₂
Yes / Yes	Yes / Yes
2	1
Yes / Yes	Yes / Yes

UNDERGROUND STORAGE TANK CLOSURE PLAN/PERMIT

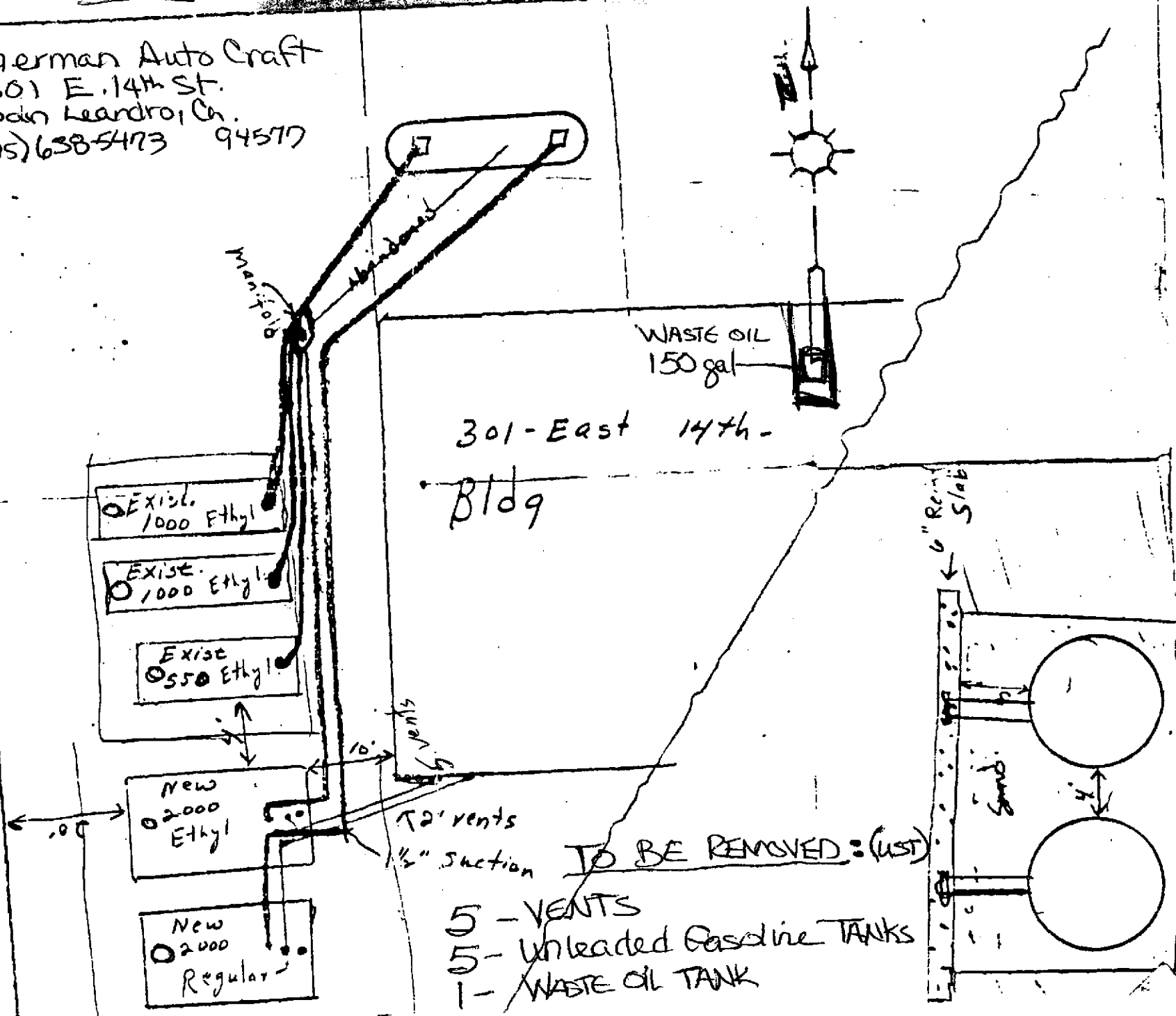
1. Facility Name: GERMAN AUTO CRAFT Address: 301 E. 14th ST. SAN LEANDRO
 Contact Person: MR. SEUNG LEE Phone No.: (415) 638-5473
2. Contractor: THE ENVIRONMENTAL CONSTRUCTION COMPANY License Type & No.: C61/D40 #578789
 Address: 259 KINNEY DRIVE, SAN JOSE, CA. 95112
 Contact Person: MR. ROBERT J. WHITMAN Phone No.: (408) 997-1505
3. Sampling to be performed by: MR. THOM A. SMITH -TECC Phone No.: (408) 997-1505
4. Laboratory services to be provided by: CHROMOLAB, SAN RAMON, CA. 94583
 DOHS Certificate No.: #238 Phone No.: (415) 831-1788
5. Tank Hauler: H & H SHIP SERVICE COMPANY EPA ID No.: CAD0004771168
 Address: 220 CHINA BASIN ST. SAN FRANCISCO, CA. 94109 Phone No.: (415) 543-4835
 Destination of Tank(s): H&H SHIP SERVICE, SAN FRANCISCO
6. Method of inerting tank(s): 1.5 lbs per 100 gal. capacity of DRY ICE
7. Type of explosimeter or combustible gas meter to be provided: GASTECH METER-MODEL #1314
8. Tanks to be removed:

	Size	Content	Material of Construction	Age	Sample Analysis Method
Tank 1	2-2000 gal.	unleaded gasoline	DOUBLEWALL /STEEL	unknown	TPH-G BTEX/8015/8020
Tank 2	2-1000 gal	" "	" "	" "	" "
Tank 3	1-550 gal	reg. lead	" "	" "	TPH-G BTEX 8015/8020+8240 TOTAL LEAD
Tank 4	1-150 gal	WASTE OIL	DOUBLEWALL /STEEL	" "	TPH-D BTEX /TPH-G/8040/8020
Tank 5					
Piping	<u>All piping will be shipped w/ tanks to H&H Ship Service.</u>				

I acknowledge receipt and agree to comply with the San Leandro Fire Department Underground Storage Tank Closure Requirements. I declare under penalty of perjury that the aforementioned information is true and correct, to the best of my knowledge.

Company Name: THE ENVIRONMENTAL CONSTRUCTION COMPANY Address: 259 KINNEY DRIVE, SAN JOSE, CA. 95112
 Applicant's Signature JACQUELYN A. MILLER-TECC *Jacquelyn A. Miller* Date SEPT. 17, 1990
 Number of Tanks Removed (6) Inspector Michael Belabli Date 9/28/90

German Auto Craft
301 E. 14th St.
San Leandro, Ca.
(415) 638-5473 94577



ACORD. CERTIFICATE OF INSURANCE

ISSUE DATE (MM/DD/YY)

4/9/90

PRODUCER

ANDREINI AND COMPANY
 220 WEST 20TH AVENUE
 SAN MATEO, CA 94403
 (415) 573-1111

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW

COMPANIES AFFORDING COVERAGE

CODE

SUB-CODE

INSURED

ROBERT WHITMAN
 DBA: THE ENVIRONMENTAL
 CONSTRUCTION COMPANY
 259 KINNEY
 SAN JOSE, CA 95112

- COMPANY LETTER **A** COMCO
- COMPANY LETTER **B** SUPERIOR NATIONAL INSURANCE
- COMPANY LETTER **C**
- COMPANY LETTER **D**
- COMPANY LETTER **E**

COVERAGES

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED, NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS. **AT INCEPTION**

CO LTR	TYPE OF INSURANCE	POLICY NUMBER	POLICY EFFECTIVE DATE (MM/DD/YY)	POLICY EXPIRATION DATE (MM/DD/YY)	ALL LIMITS IN THOUSANDS
	GENERAL LIABILITY				GENERAL AGGREGATE \$ 1,000, PRODUCTS-COMP/OPS AGGREGATE \$ 1,000, PERSONAL & ADVERTISING INJURY \$ 1,000, EACH OCCURRENCE \$ 1,000, FIRE DAMAGE (Any one fire) \$ 50, MEDICAL EXPENSE (Any one person) \$ 5,
A X	COMMERCIAL GENERAL LIABILITY CLAIMS MADE X OCCUR. OWNER'S & CONTRACTOR'S PROT.	960444	2/8/90	2/8/91	
	AUTOMOBILE LIABILITY				COMBINED SINGLE LIMIT \$ 1,000, BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE \$
A X	SCHEDULED AUTOS	101524	2/8/90	2/8/91	
X	HIRED AUTOS				
X	NON-OWNED AUTOS				
	GARAGE LIABILITY				
	EXCESS LIABILITY				EACH OCCURRENCE \$ AGGREGATE \$
	OTHER THAN UMBRELLA FORM				
	WORKER'S COMPENSATION				STATUTORY \$ 1,000, (EACH ACCIDENT)
B	AND EMPLOYERS' LIABILITY	WCN-12706-B	11/14/89	11/14/90	\$ 1,000, (DISEASE-POLICY LIMIT) \$ 1,000, (DISEASE-EACH EMPLOYEE)
	OTHER				

DESCRIPTION OF OPERATIONS/LOCATIONS/VEHICLES/RESTRICTIONS/SPECIAL ITEMS

AS RESPECTS: VERIFICATION OF INSURANCE
 * EXCEPT WITH RESPECT TO NON-PAYMENT WHICH SHALL BE 10 DAYS.

CERTIFICATE HOLDER

CITY OF SAN LEANDRO
 835 E. 14TH STREET
 SAN LEANDRO, CA 94577

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, THE ISSUING COMPANY WILL ENDEAVOR TO MAIL *30 DAYS WRITTEN NOTICE TO THE CERTIFICATE HOLDER NAMED TO THE LEFT, BUT FAILURE TO MAIL SUCH NOTICE SHALL IMPOSE NO OBLIGATION OR LIABILITY OF ANY KIND UPON THE COMPANY, ITS AGENTS OR REPRESENTATIVES.

AUTHORIZED REPRESENTATIVE

Joanne McLaughlin

BUSINESS LICENSE

CITY OF SAN LEANDRO, CALIFORNIA

EXPIRES DECEMBER 31, 1990

IN CONFORMITY WITH THE PROVISIONS OF THE SAN LEANDRO MUNICIPAL CODE,
LICENSE IS HEREBY GRANTED FOR:

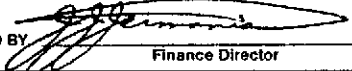
RATE CLASS	BUSINESS LICENSE NUMBER
07	8458

BUSINESS NAME
LOCATED AT
TYPE OF BUSINESS

The Environmental Const Co
259 Kinney Dr
Contractors

MAIL ADDRESS

The Environmental Const Co
259 Kinney Dr
San Jose, CA 95112

ISSUED BY 
Finance Director

POST IN A CONSPICUOUS PLACE

City of
San Leandro

8458

exp 12 31-90



State of California
Department of Consumer Affairs
CONTRACTORS STATE LICENSE BOARD



License Number

518787

Category

INDIV

Business Name

ENVIRONMENTAL

CONSTRUCTION COMPANY THE

Classification

CB1/D40

Expiration Date

10/31/91



BAY AREA AIR QUALITY MANAGEMENT DISTRICT

939 ELLIS STREET
SAN FRANCISCO, CALIFORNIA 94109
(415) 771-6000

REGULATION 8, RULE 40 Aeration of Contaminated Soil and Removal of Underground Storage Tanks

NOTIFICATION FORM

- Removal or Replacement of Tanks.
- Excavation of Contaminated Soil

233

SITE INFORMATION

SITE ADDRESS 301 E. 14th St.
 CITY, STATE, ZIP San Leandro, Ca. 94577
 OWNER NAME Mr. Sung Lee
 SPECIFIC LOCATION OF PROJECT _____

TANK REMOVAL Tue @ 10:00am **CONTAMINATED SOIL EXCAVATION**
 SCHEDULED STARTUP DATE 9-18-90? SCHEDULED STARTUP DATE _____
 VAPORS REMOVED BY:
 WATER WASH
 VAPOR FREEING (CO²)
 VENTILATION

STOCKPILES WILL BE COVERED? YES _____ NO _____
 ALTERNATIVE METHOD OF AERATION (DESCRIBE BELOW):

 (MAY REQUIRE PERMIT)

Jacquelyn A. Miller

CONTRACTOR INFORMATION

NAME THE ENVIRONMENTAL CONSTRUCTION COMPANY CONTACT MR. ROBERT J. WHITMAN
 ADDRESS 259 KINNEY DRIVE PHONE (408) 997-1505
 CITY, STATE, ZIP SAN JOSE, CA. 95112

CONSULTANT INFORMATION (IF APPLICABLE)

NAME _____ CONTACT _____
 ADDRESS _____ PHONE () _____
 CITY, STATE, ZIP _____

FOR OFFICE USE ONLY

DATE RECEIVED _____ BY _____ (INIT.) _____
 cc: INSPECTOR NO. _____ DATE _____ BY _____ (INIT.) _____
 TELEPHONE UPDATE: CALLED _____ CHANGE MADE _____
 BAAQMD # _____

City of San Leandro
Civic Center, 835 E. 14th Street
San Leandro, California 94577



July 12, 1990

Tanks to be removed.
120 day extension
granted 9/27/90 MB

Seung Lee
German Auto Craft
301 East 14th Street
San Leandro, CA 94577

Underground Storage Tanks at 301 East 14th

The San Leandro Municipal Code requires operators of underground storage tanks to obtain a permit from the Fire Department. Our records indicate a current permit does not exist for the above referenced facility.

Please complete the enclosed permit application forms and return them to the Fire Department along with permit fees in the amount of \$357.00. Please make the check payable to the City of San Leandro.

In addition, you must submit tank monitoring results for the past year. The attached document, titled "Underground Storage Tank Monitoring Options", summarizes the monitoring options available to you.

If you have ceased operating your underground storage tanks or intend to, you must file a closure plan and remove the tanks. An underground storage tank closure package, containing the required forms and instructions, is available at this office.

The permit application and fees must be submitted by July 31, 1990. If you have any questions, please call me at (415) 577-3331.

Michael Bakaldin

Michael Bakaldin, Haz Mat Coordinator
San Leandro Fire Department

Enclosures

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Dave Karp, Mayor

City Council: Ellen M. Corbett; John E. Faria; Bob Glaze;
Linda Perry; Julian P. Polvorosa; Anthony B. Santos; Dick Randall, City Manager

