

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



SENT
02-23-05

February 22, 2005

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

Brian Sheaff
William Sheaff Trust
1945 Parkside Dr.
Concord, CA 94519

Dear Mr. Sheaff:

Subject: Fuel Leak Case No. RO0000377, Sheaff's Garage, 5930 College Avenue, Oakland, CA

Alameda County Environmental Health (ACEH) staff has reviewed "Additional Site Characterization Work Plan Addendum" dated September 30, 2004 by Golden Gate Tank Removal (GGTR). We approve the Work Plan Addendum. We request that you perform the work proposed, address the following technical comments, and send us the technical reports requested below.

TECHNICAL COMMENTS

- 1) Site Characterization Proposal – HB-2 – We do not believe that MW 4 is not warranted at this time. We agree with the revised location of HB-2 and installing a piezometer well at this location.
- 2) Source Characterization Proposal – Boring Sampling - Instead of collecting soil boring samples every 5 ft. as proposed, soil samples shall be collected at a minimum of every 5 ft., including at changes of lithology, at the soil/groundwater interface, and at areas of obvious contamination.
- 3) Site/Source Characterization north of B-7 – In the future, such proposals are anticipated.

OTHER COMMENTS

- 1) Landowner Notification Requirement - Pursuant to California Health & Safety Code Section 25297.15, the active or primary responsible party for a fuel leak case must inform all current property owners of the site of cleanup actions or requests for closure. Furthermore, ACEH may not consider any cleanup proposals or requests for case closure without assurance that this notification requirement has been met. Additionally, the active or primary responsible party is required to forward to ACEH a complete mailing list of all record fee titleholders to the site.

At this time we require that you submit an updated mailing list of all record fee title owners of the site, which states, at a minimum, the following:

A. *In accordance with section 25297.15(a) of Chapter 6.7 of the Health & Safety Code, I, (name of primary responsible party), certify that the following is a complete list of current record fee title owners and their mailing addresses for the above site:*

- OR -

B. *In accordance with section 25297.15(a) of Chapter 6.7 of the Health & Safety Code, I, (name of primary responsible party), certify that I am the sole landowner for the above site.*

(Note: Complete item A if there are multiple site landowners. If you are the sole site landowner, skip item A and complete item B.)

In the future, for you to meet these requirements when submitting cleanup proposals or requests for case closure, ACEH requires that you:

1. Notify all current record owners of fee title to the site of any cleanup proposals or requests for case closure;
2. Submit a letter to ACEH which certifies that the notification requirement in 25297.15(a) of the Health and Safety Code has been met;
3. Forward to ACEH a copy of your complete mailing list of all record fee title holders to the site; and
4. Update your mailing list of all record fee titleholders, and repeat the process outlined above prior to submittal of any additional *Corrective Action Plan* or your *Request for Case Closure*.

Your written certification to ACEH (Item 2 above) must state, at a minimum, the following:

A. *In accordance with Section 25297.15(a) of the Health & Safety Code, I, (name of primary responsible party), certify that I have notified all responsible landowners of the enclosed proposed action. (Check space for applicable proposed action(s)):*

cleanup proposal (Corrective Action Plan)

request for case closure

local agency intention to make a determination that no further action is required

local agency intention to issue a closure letter

- OR -

B. In accordance with section 25297.15(a) of Chapter 6.7 of the Health & Safety Code, I, (name of primary responsible party), certify that I am the sole landowner for the above site.

(Note: Complete item A if there are multiple site landowners. If you are the sole site landowner, skip item A and complete item B.)

TECHNICAL REPORT REQUEST

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

April 30, 2005 – Soil and Water Investigation Report, 1st Quarter 2005 Groundwater Monitoring Report
July 31, 2005 – 2nd Quarter 2005 Groundwater Monitoring Report
October 31, 2005 - 3rd Quarter 2005 Groundwater Monitoring Report
January 31, 2006 - 4th Quarter 2005 Groundwater Monitoring Report

These reports are being requested pursuant to the Regional Water Quality Control Board's (Regional Board) authority under Section 13267 of the California Water Code. If you have any questions, please call me at (510) 567-6746.

OTHER REPORT REQUEST

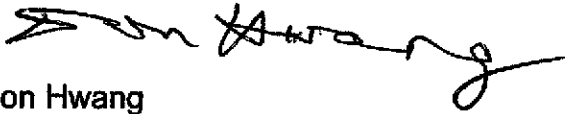
April 16, 2005 - List of Record Fee Title Owners

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.

Mr. Sheaff
February 22, 2005
Page 4 of 4

Sincerely,

A handwritten signature in black ink, appearing to read "Don Hwang". The signature is written in a cursive style with a long, sweeping underline.

Don Hwang
Hazardous Materials Specialist
Local Oversight Program

c: Brent Wheeler, Golden Gate Tank Removal, 255 Shipley Street, San Francisco, CA
94107
Donna Drogos
File

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



SOFT
64-04

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

June 3, 2004

Brian Sheaff
William Sheaff Trust
1945 Parkside Dr.
Concord, CA 94519

Dear Mr. Sheaff:

Subject: Fuel Leak Case No. RO0000377, Sheaff's Garage, 5930 College Avenue,
Oakland, CA

Alameda County Environmental Health (ACEH) staff has reviewed "Work Plan for Additional Site Characterization" dated December 29, 2003 by Golden Gate Tank Removal (GGTR). We request that you address the following technical comments and send us the technical reports requested below.

TECHNICAL COMMENTS

1) Site Characterization Proposal -

- a) We do not agree with the proposed monitoring wells. We feel that it would be premature to install more monitoring wells without additional groundwater sampling to determine the location of the plume for optimal well locations.
- b) Also, we feel that some proposed borings (HB-2, B19/MW4) may be too far and not downgradient of the source areas.
- c) For proposed soil borings not near the source areas (B14, B15, B17, B18, B20/MW5) it appears to be adequate to collect groundwater samples only. We request that your monitoring network be depth discrete, generally, screened intervals of 3 to 5 feet in length. Please include in the Work Plan Addendum.
- d) The collection of groundwater samples from proposed borings B12 - B18 will not be depth discrete. Please propose a method to collect depth discrete samples.

2) Source Characterization Proposal -

- a) Boring Sampling - Instead of collecting soil boring samples every 5 ft. as proposed, soil samples shall be collected at a minimum of every 5 ft., including at changes of lithology, at the soil/groundwater interface, and at areas of obvious contamination. Please include in the Work Plan Addendum.

- b) No soil borings were proposed by the dispenser where B7 was collected. The dispenser area needs to be delineated. Please propose soil borings in the Work Plan Addendum.
 - c) The proposed 13 feet depths or 2 to 3 feet pass the first encountered groundwater appears to be inadequate for vertical delineation. The collection of groundwater samples at those depths may miss petroleum product entrapped below the water table. Minimum depths will usually be 25 – 30 feet. Please propose drilling borings to depths below the water table, which will account for entrapped petroleum product. Indicate how depths adequate for vertical delineation will be determined. Please provide the information requested in the Work Plan Addendum.
- 3) Preferential Pathway Survey – Your consultant stated that the utilities may “potentially act as a pathway for on- and/or off-site migration of contaminant hydrocarbons.” Please propose how this will be determined.
- 4) Groundwater Analyses – Please include Ethanol by EPA Method 8260 for groundwater samples.

TECHNICAL REPORT REQUEST

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

July 31, 2004 – 2nd Quarter 2004 Groundwater Monitoring Report
August 6, 2004 - Work Plan Addendum
60 days after Work Plan approval - Soil and Water Investigation Report
October 31, 2004 - 3rd Quarter 2004 Groundwater Monitoring Report
January 31, 2005 - 4th Quarter 2004 Groundwater Monitoring Report
April 30, 2005 - 1st Quarter 2005 Groundwater Monitoring Report

These reports are being requested pursuant to the Regional Water Quality Control Board's (Regional Board) authority under Section 13267 of the California Water Code. If you have any questions, please call me at (510) 567-6746.

Sincerely,



Don Hwang
Hazardous Materials Specialist
Local Oversight Program

c: Brent Wheeler, Golden Gate Tank Removal, 255 Shipley Street, San Francisco, CA 94107
Donna Drogos
File

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



9-9-03

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

September 8, 2003

Brian Sheaff
William Sheaff Trust
1945 Parkside Dr.
Concord, CA 94519

Dear Mr. Sheaff:

Subject: Fuel Leak Case No. RO0000377, Sheaff's Garage, 5930 College Avenue,
Oakland, CA

Alameda County Environmental Health (ACEH) staff has reviewed "Report of Additional Soil & Groundwater Investigation" dated June 10, 2003 by Golden Gate Tank Removal (GGTR). We request that you address the following technical comments and send us the technical reports requested below.

TECHNICAL COMMENTS

1. Site Characterization - Up to 1,000,000 micrograms/liter (ug/l) Total Petroleum Hydrocarbons-Gasoline (TPH-G), 7,000 ug/l TExtractablePH (TEPH), 28,000 ug/l benzene, and 18,000 ug/l methyl tertiary-butyl ether (MTBE) have been detected in onsite borings/monitoring wells. The lateral and vertical extent of your dissolved contaminant plume is undefined. Please propose sampling locations to define the plumes associated with your site in the Work Plan requested below. The proposed borings including those recommended by GGTR need to be shown in geologic cross-sections with soil and groundwater analytical results, utility conduits, well screens, etc., with explanations of your rationale for the additional sampling locations. You may want to consider performing an investigation to quickly define the location of the contaminant plume downgradient from the release site prior to installing the permanent monitoring network. That will allow you to optimize the location and depth of the permanent wells, thereby reducing the cost of the monitoring work. Collection of groundwater samples using a one-time direct push water sampling tool would be appropriate for this investigation.

2. Source Characterization - 2,800 mg/kg TPH-G and 479 mg/kg TPH-G were detected in contaminated soil collected west of the former tanks from borings B2 and B10, respectively. Thus, the source area has not been delineated. We request that you propose additional borings to delineate the lateral and vertical extent of soil contamination in the source area. Please propose boring locations in the Work Plan requested below.
3. Preferential Pathway Survey – We request that you perform a preferential pathway study that details the potential migration pathways and potential conduits (wells, utilities, pipelines, etc.) for horizontal and vertical migration that may be present in the vicinity of the site.
 - a) Utility Survey - Please submit map(s) and cross-sections showing the location and depth of all utility lines and trenches (including sewers, storm drains, pipelines, trench backfill, etc.) within and near the site and plume area(s). Evaluate the probability of the contaminant plumes encountering preferential pathways and conduits that could spread the contamination, particularly in the vertical direction to deeper water aquifers. Please submit with the Work Plan requested below.
 - b) Well Survey – Locate wells within a quarter mile radius of the site. Show the location of the wells and the site on a map and tabulate well construction details for each well. Please submit with the Work Plan requested below.
4. Historical Hydraulic Gradients – Please show using a rose diagram with magnitude and direction; include cumulative groundwater gradients in all future reports submitted for this site.
5. Groundwater Monitoring – We concur with GGTR’s recommendation to reinstitute quarterly monitoring. Please submit groundwater monitoring reports within 30 days of the end of each quarter.
6. Groundwater Analyses – We request that you include the other fuel oxygenates Tertiary Amyl Methyl Ether (TAME), Ethyl Tertiary Butyl Ether (ETBE), Di-Isopropyl Ether (DIPE), and Tertiary Butyl Alcohol (TBA), Ethanol by EPA Method 8260 and the lead scavengers, Ethylene Dibromide (EDB), Ethylene Dichloride (EDC) for analyses of grab and monitoring well groundwater samples, and for the lead scavengers, EDB and EDC, also perform analyses on soil samples. If any of the latter compounds are detected, and are determined to be of concern (poses a risk to human health, the environment, or water resources) it is to be incorporated into your regular monitoring plan.
7. Source Cleanup Required - The soil contamination in the source area appears to be contributing to the high contaminant concentrations in groundwater. Please submit a proposal to reduce residual soil contamination in the Work Plan requested below.

Mr. Sheaff
September 8, 2003
Page 3 of 3

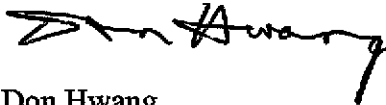
TECHNICAL REPORT REQUEST

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

October 31, 2003 - 3rd Quarter 2003 Groundwater Monitoring Report
November 8, 2003 - Work Plan
November 8, 2003 - Utility Survey & Well Survey
60 days after Work Plan approval - Soil and Water Investigation Report
January 31, 2004 - 4th Quarter 2003 Groundwater Monitoring Report
April 30, 2004 - 1st Quarter 2003 Groundwater Monitoring Report
July 31, 2004 - 2nd Quarter 2003 Groundwater Monitoring Report

These reports are being requested pursuant to the Regional Water Quality Control Board's (Regional Board) authority under Section 13267 of the California Water Code. If you have any questions, please call me at (510) 567-6746.

Sincerely,



Don Hwang
Hazardous Materials Specialist
Local Oversight Program

c: Brent Wheeler, Golden Gate Tank Removal, 255 Shipley Street, San Francisco, CA 94107
Donna Drogos
File

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



F-4-02

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

RO0000377

January 3, 2002

Mr. Brian Sheaff
William Sheaff Trust
1945 Parkside Drive
Concord, CA 94519

RE: Work Plan Approval for 5930 College Ave., Oakland, CA

Dear Mr. Sheaff:

I have completed review of Golden Gate Tank Removal's December 2001 *Work Plan for Additional Soil & Groundwater Investigation* report prepared for the above referenced site. The proposal to excavate and remove all subsurface fuel product piping associated with the former USTs and asses the extent of hydrocarbon contamination in soil beneath the piping and former fuel dispenser is acceptable. Also, soil borings will be advanced along College Avenue to determine if the existing subsurface utilities running along the street are preferential migratory pathways for dissolved hydrocarbons flowing from a presumed upgradient, off-site source.

The work plan should be implemented within 60 days of the date of this letter. Please provide 72 hours advance notice of field activities, so I can be present to witness soil and groundwater sampling. If you have any questions, I can be reached at (510) 567-6762.

eva chu
Hazardous Materials Specialist

c: Tracy Wallace, GGTR, 255 Shipley St., San Francisco, CA 94107

sheaff7

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



06-05-02

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

RO0000377

January 3, 2002

Mr. Brian Sheaff
William Sheaff Trust
1945 Parkside Drive
Concord, CA 94519

RE: Workplan Implementation at 5930 College Avenue, Oakland, CA

Dear Mr. Sheaff:

I have completed review of Golden Gate Tank Removal's May 2002 *Quarterly Groundwater Monitoring Report* prepared for the above referenced site. Groundwater from Well MW-1 continues to exhibit the highest concentrations of TPHg and BTEX. The source of the contaminants has not been determined. In January 3, 2002, I approved a workplan to conduct additional investigation by the former dispenser. Implementation of the workplan should be completed by now. However, I have not received word that this work has been authorized.

According to Section 25298 of the California Health and Safety Code, underground storage tank closure is incomplete until the responsible party characterizes and remediates the contamination resulting from product discharge. Please see that the workplan is implemented within 45 days of the date of this letter, or by **August 1, 2002**.

If you have any questions, I can be reached at (510) 567-6762.

eva chu
Hazardous Materials Specialist

c: Brent Wheeler, GGTR, 255 Shipley Street, San Francisco, CA 94107

sheaff8

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



07-10-01

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

R00000377

July 9, 2001

Mr. Brian Sheaff
William G Sheaff Trust
1945 Parkside Drive
Concord, CA 94519

RE: Additional Investigations at 5930 College Ave, Oakland, CA

Dear Mr. Sheaff:

I have completed review of Golden Gate Tank Removal's April 2001 *Quarterly Groundwater Monitoring Report* prepared for the above referenced site. The most recent monitoring event, in April 2001, continues to identify elevated levels of petroleum hydrocarbon constituents in groundwater. Currently up to 120,000ppb TPHg, and 21,000ppb benzene are in groundwater from well MW1.

The upgradient site, former Chevron Station #20-9339, located at 5940 College Avenue, has installed two groundwater monitoring wells to evaluate groundwater impact due to their former underground storage tanks. When groundwater was sampled in January 2001, petroleum hydrocarbon constituents were at least three orders of magnitude less than what is found at 5930 College Ave.

Based on data collected from both 5930 and 5940 College Avenue, it appears there may be another onsite source for hydrocarbons identified in well MW1. At this time, investigations should be conducted in the vicinity of the former fuel dispenser and product piping to determine if these former/existing structures are a potential source of contamination. A workplan for this phase of investigation is due within 60 days of the date of this letter, or by **September 11, 2001**.

If you have any questions, I can be reached at (510) 567-6762.

eva chu
Hazardous Materials Specialist

c: Tracy Wallace, Golden Gate Tank Removal, 255 Shipley St, San Francisco, CA
94107

sheaff6

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



03-02-01

PO377

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

StID 514

March 1, 2001

Mr. Brian Sheaff
William G Sheaff Trust
1945 Parkside Drive
Concord, CA 94519

RE: Continued Quarterly Monitoring for 5930 College Avenue, Oakland, CA

Dear Mr. Sheaff:

Two groundwater monitoring wells were recently installed at the former Chevron site located at 5940 College Avenue to help evaluate the hydrocarbon plume originating from that site. The wells were initially sampled in January 2001. Their next sampling event should be in April 2001.

It is recommended that joint monitoring be implemented at both 5930 and 5940 College Avenue. Please have your consultant contact Mr. Stephen Carter of Gettler-Ryan at ((916) 638-2085 to coordinate groundwater sampling in April 2001 and quarterly thereafter.

Be advised that the wells at 5940 College were surveyed using a City of Oakland benchmark (located at the curb at the northeast corner of College Avenue and Miles Avenue). That benchmark elevation was 179.075 feet MSL. The wells at 5930 College should also be surveyed using a City of Oakland benchmark (ie. do not use an arbitrary elevation of 50 feet). Please include the surveyor's report in the next monitoring report.

If you have any questions, I can be reached at (510) 567-6762.

eva chu
Hazardous Materials Specialist

email: Tom Bauhs, Chevron (tkba@chevron.com)
Stephen Carter, Gettler Ryan (scarter@grinc.com)

c: Tracy Wallace, Golden Gate Tank Removal, 255 Shipley St, Oakland, CA 94107

sheaff5

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



12-11-00

20377

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

StID 514

December 8, 2000

Mr. Brian Sheaff
William G Sheaff Trust
1945 Parkside Drive
Concord, CA 94519

RE: Continued Quarterly Monitoring for 5930 College Avenue, Oakland, CA

Dear Mr. Sheaff:

I have completed review of Golden Gate Tank Removal's November 2000 *Quarterly Groundwater Monitoring Report* prepared for the above referenced site. Analytical results of groundwater collected from Wells MW-1 and MW-2 still reveal elevated concentrations of petroleum hydrocarbons. Groundwater flow direction appears highly variable at the site.

At this time, you should continue with quarterly groundwater monitoring/sampling of all onsite wells. Be advised that Chevron recently had two groundwater monitoring wells installed for 5940-42 College Avenue. It is recommended that groundwater monitoring be coordinated between the two sites, so groundwater is sampled at about the same time of year (within one week of one another). Groundwater elevation should be converted to mean sea level, or at least measured to a common datum point. This means that the onsite wells should be re-surveyed.

Please have your consultant contact me, so I can help coordinate the next groundwater sampling event between Sheaff's Garage and the former Chevron site. If you have any questions, I can be reached at (510) 567-6762.

eva chu
Hazardous Materials Specialist

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



SENT 2-29-2000
WCD CC'S

20317

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

StID 514

February 29, 2000

Mr. Brian Sheaff
William G Sheaff Trust
1945 Parkside Drive
Concord, CA 94519

RE: QMR at 5930 College Avenue, Oakland, CA

Dear Mr. Sheaff:

I have completed review of Golden Gate Tank Removal's February 2000 *Quarterly Monitoring Report* prepared for the above referenced site. In January 2000, onsite groundwater monitoring wells were sampled and analyzed for TPHg, BTEX, MTBE, HVOC and SVOCs. Laboratory analytical results did not identify HVOCs or SVOCs (with the exception of 28ppb naphthalene) in groundwater from Well MW-3. Elevated concentrations of TPHg and BTEX were detected in groundwater from each of the wells.

At this time, you should continue with quarterly monitoring of the wells. However you may discontinue the analysis for HVOCs and SVOCs. Groundwater should be analyzed for TPHg, BTEX, and MTBE. For the next sampling event (April 2000) groundwater from Wells MW1, MW-2, and MW-3 should also be analyzed for MTBE and other oxygenates (EDB and TBA) using Method 8260.

If you have any questions, I can be reached at (510) 567-6762.

eva chu
Hazardous Materials Specialist

c: John Carver, GGTR, 255 Shipley Street, San Francisco, CA 94107

sheaff3

Sent 11-23-99
Including cc's

ALAMEDA COUNTY
HEALTH CARE SERVICES



AGENCY
DAVID J. KEARS, Agency Director

20317

StID 514

November 23, 1999

Mr. Brian Sheaff
William G Sheaff Trust
1945 Parkside Drive
Concord, CA 94519

ENVIRONMENTAL HEALTH SERVICES
ENVIRONMENTAL PROTECTION
1131 Harbor Bay Parkway
Alameda, CA 94502-6577
(510) 567-6700
(510) 337-9432

RE: QMR for 5930 College Avenue, Oakland, CA

Dear Mr. Sheaff:

I have completed review of Golden Gate Tank Removal's October 1999 report titled *Soil and Groundwater Investigation Report* prepared for the above referenced site. That report summarized activities conducted during the installation of two additional groundwater monitoring wells (MW-2 and MW-3) at the site. Soil samples were collected from each borehole. And groundwater samples were collected from the three on-site wells. Soil analytical results did not identify remarkable levels of contaminants. However, groundwater from each of the three on-site wells contained elevated concentrations of petroleum hydrocarbons.

At this time, you should continue to monitor the on-site wells on a quarterly basis. Groundwater should be analyzed for TPHg, MTBE, and BTEX. In addition, for the next sampling event, groundwater from Well MW-3 should also be analyzed for chlorinated solvents (HVOCs), semi-volatile organic compounds (SVOCs), and total oil and grease. The next sampling event should be in January 2000.

If you have any questions, I can be reached at (510) 567-6762.

eva chu
Hazardous Materials Specialist

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



Sent 11-5-99
Including cc's

R0377

StID 514

November 4, 1999

Mr. Brian Sheaff
William G Sheaff Trust
61 Dumbarton Court
San Ramon, CA 94583

ENVIRONMENTAL HEALTH SERVICES

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

RE: QMR for 5930 College Avenue, Oakland, CA

Dear Mr. Sheaff:

I have completed review of Golden Gate Tank Removal's October 1999 report titled *Soil and Groundwater Investigation Report* prepared for the above referenced site. That report summarized activities conducted during the installation of two additional groundwater monitoring wells (MW-2 and MW-3) at the site. Soil samples were collected from each borehole. And groundwater samples were collected from the three on-site wells. Soil analytical results did not identify remarkable levels of contaminants. However, groundwater from each of the three on-site wells contained elevated concentrations of petroleum hydrocarbons.

At this time, you should continue to monitor the on-site wells on a quarterly basis. Groundwater should be analyzed for TPHg, MTBE, and BTEX. In addition, for the next sampling event, groundwater from Well MW-3 should also be analyzed for chlorinated solvents (HVOCs), semi-volatile organic compounds (SVOCs), and total oil and grease. The next sampling event should be in January 2000.

If you have any questions, I can be reached at (510) 567-6762.

eva chu
Hazardous Materials Specialist

c: John Carver, Golden Gate Tank Removal, 255 Shipley Street,
San Francisco, CA 94107

sheaff2

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



RO# 377

StID 514

April 20, 1999

Mr. Brian Sheaff
William G Sheaff Trust
61 Dunbarton Court
San Ramon, CA 94583

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

RE: Additional Monitoring Wells at 5930 College Ave, Oakland, CA

Dear Mr. Sheaff:

I am the new case worker assigned to oversee site cleanup and assessment of the former petroleum fuel hydrocarbon release at the above referenced site. When a gasoline and a waste oil underground storage tank (UST) were removed in August 1996, it was evident that there was a hydrocarbon release to the subsurface. Subsequent investigations conducted include the overexcavation of the tank pit and the advancement of four soil borings, of which one was converted into a groundwater monitoring well. The investigations confirmed that groundwater beneath the site is impacted with petroleum hydrocarbons.

A brief workplan to install two additional groundwater monitoring wells (one inside Sheaff's Service Garage and one south of the former UST pit) was submitted in July 1998. This workplan has not been implemented. I visited the site on October 9, 1998 and subsequently researched the 1992 installation of an eight foot diameter culvert down College Avenue. Data collected to date suggest that the installation of two additional groundwater monitoring wells to delineate the extent of groundwater contamination is appropriate. However, the proposed well, south of the former UST pit, should be moved so it is within 20' of the pit.

Field work should commence within 45 days of the date of this letter, or by June 11, 1999. Please notify me at least 72 hours prior to the start of field activities. If you have any questions, I can be reached at (510) 567-6762.

eva chu
Hazardous Materials Specialist

c: John Carver, Golden Gate Tank Removal, 255 Shipley Street, San Francisco,
CA 94107

sheaff1

Mr. and Mrs. Calleri, and Messrs. Mohammadian, Gravelle and Kubo
Re: 15995 Washington Avenue, San Lorenzo
March 1, 1999
Page 2 of 2

cc: Robert Weston, ACDEH
Dave Deaner, SWRCB UST Fund
Chuck Headlee, RWQCB
Karen Fineran, Esq., Makoff Kinneer Council, P.C.
20 California St., Ste. 201, San Francisco, CA 94111
Mary Taylor, Esq., 101 Ygnacio Valley Rd., #330, Walnut Creek, CA 94596
Bernard Rose, Esq., Randick & O'Dea
1800 Harrison St., Ste. 2350, Oakland, CA 94612

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



R0#377

April 21, 1997

Mr. William Sheaf
61 Dunbarton Court
San Ramon, CA - 94583

ENVIRONMENTAL HEALTH SERVICES

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

Ref: 5930 College Avenue, Oakland, California
STID # 514

Dear Mr. Sheaf:

I am in receipt of the work plan, dated April 1, 1997, prepared by Golden Gate Tank Removal for the above referenced site. The work plan was submitted to further investigate the site beyond the limits of the tank removal in order to define the extent of soil and groundwater contamination. The proposed work plan is acceptable to this Department with the following changes and recommendations:

- Since MTBE (Methyl Tertiary Butyl Ether) analysis is being required by the Regional Water Quality Control Board, please include this to the list of analysis to be performed on the soil and groundwater samples.
- It has been proposed that soil samples will be collected at five feet intervals from each of the borings. The Department requires that at least two soil samples from each boring be analyzed for all the pertinent chemicals. One of the samples to be analyzed should be collected near the capillary fringe.
- Based on the assumed groundwater direction shown in Figure 5 of the work plan, this Department recommends that boring B1 be moved five feet to the north.

The modified work plan should be implemented within 45 days from the date of this letter. This request is being made pursuant to Section 2720 et seq, Article 11, Title 23 of California Code of regulations. Any extension needed to implement the work plan should be requested in writing. Also, prior to initiating any field work, this Department should be notified. If you have any questions, you may reach me at (510) 567-6764.

Sincerely,

Madhulla Logan
Hazardous Material Specialist

C: John Carver, Golden Gate Tank Removal, 255 Shipley Street, San Francisco, CA- 94107

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



STID# 514

RO# 377

December 30, 1996

Mr. William Sheaff
61 Dunbarton Court
San Ramon, CA - 94583

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

Reference: 5930 College Avenue, Oakland, California

Dear Mr. Sheaff:

I am in receipt of the tank removal report, dated October 11, 1996 (received by this Department on December 17, 1996), prepared by Golden Gate Tank Removal for the above referenced site.

On August 6, 1996, 2 underground storage tanks were removed from the referenced site under the oversight of this Department. According to the laboratory results submitted to this Department, significant concentrations of petroleum hydrocarbons were identified, both in the initial samples collected at 9 feet below ground surface (bgs) and the subsequent samples collected after over excavation at 10.5 to 11 feet bgs from the tank pit.

Based on the information submitted to this Department, a work plan should be submitted to address the following issues:

- Define the lateral and vertical extent of soil contamination
- Verify if groundwater has been contaminated due to the petroleum hydrocarbon release.
- If groundwater has been significantly affected, then permanent monitoring wells may have to be installed to delineate the groundwater plume

Also, this site needs to be formally transferred to the Local Oversight Program (LOP) (which is administered by the State Water Resource Control Board and implemented by this Department). Hence please submit any information that you may have regarding the current and previous owners and the current leaseholders of the property to this Department.

The above requested information should be submitted to this Department within 30 days from the date of this letter. If you have any questions, you may reach me at (510) 567-6764.

Sincerely,


Madhulla Logan
Hazardous Material Specialist

C: John Carver, Golden Gate Tank Removal, 255 Shipley Street, San Francisco, CA- 94107

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY

RAFAT A. SHAHID, Agency Director



R0377

RAFAT A. SHAHID, Assistant Agency Director

June 1, 1993

Mr. John Accacia
Sheaff's Garage
Oakland, CA 94618

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

Re: **FIVE-YEAR PERMITS FOR OPERATION OF TWO
UNDERGROUND STORAGE TANKS (UST's) AT
5930 College Avenue, Oakland 94618**

Dear Mr. Accacia:

According to our records the above mentioned facility has not received a five-year permit to operate UST's. Please complete the following items marked below and return them to me within 30 days. The example plans enclosed should be used only as guidelines and may not meet your requirements under Title 23.

- 1. Complete UST PERMIT FORM A - one per facility. (enclosed)
- 2. Complete UST PERMIT FORM B - one per tank. (enclosed)
- 3. Complete UST PERMIT FORM C - one per tank if information is available. (enclosed)
- 4. A written tank monitoring plan. (enclosed)
- 5. Results of precision tank test(s) (initial and annual).
- 6. Results of precision pipeline leak detector tests (initial and annual).
- 7. An accurate and complete plot plan. (enclosed)
- 8. A written spill response plan. (enclosed)

Title 23 of the California Code of Regulation prohibits the operation of ANY UST without a permit. Please feel free to contact Larry Seto at 510/271-4320 if you have any questions which may arise in completing the mandatory five year permit process.

Sincerely,


Larry Seto
Sr. Hazardous Materials Specialist

cc: Ed Howell/files