

ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY

DAVID J. KEARS, Agency Director



R0601

RAFAT A. SHAHID, ASST. AGENCY DIRECTOR

DEPARTMENT OF ENVIRONMENTAL HEALTH

September 6, 1994
STID 1098

Afonso Chan
828 Harrison St. #203
Oakland CA 94607

Shell Oil Co.
PO Box 4023
Concord CA 94524
Attn: Lynn Walker

Alameda County CC 4580
Health Care Services Agency
Dept. Of Environmental Health
1131 Harbor Bay Pkwy 2nd Flr.
Alameda, CA 94502-6577

RE: Quality Tune Up site, aka Former Shell site, 246-14th St.,
Oakland CA 94612

Dear Mr. Chan and Mr. Walker,

I am in receipt of a Ground Water Investigation Workplan prepared by Weiss Associates, dated 8/17/94. This workplan is acceptable for implementation with the following understandings, as discussed between myself and James Carmody of Weiss today:

- 1) Soil in Boring A will be analyzed for only TOG, TPHd, and Cr.
- 2) Groundwater in Boring A will be analyzed for TOG and TPHd, in addition to TPHg and BTEX.
- 3) **The hydropunch investigation is to be used as a screening tool only. Permanent groundwater monitoring wells may be needed.**

Please notify me at least 2 business days in advance of field activities. My phone is 510-567-6761.

Sincerely,

A handwritten signature in cursive script, appearing to read 'J. Eberle'.

Jennifer Eberle
Hazardous Materials Specialist

cc: James Carmody, Weiss, 5500 Shellmound St., Emeryville CA
94608
Ed Howell/file

je 1098-B

ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY



DAVID J. KEARS, Agency Director

R0601

RAFAT A. SHAHID, ASST. AGENCY DIRECTOR

July 5, 1994
STID 1098

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

Afonso Chan
828 Harrison St. #203
Oakland CA 94607

Shell Oil Co.
PO Box 5278
Concord CA 94520-9998
ATTN: Dan Kirk

RE: Quality Tune-up, aka Former Shell, 246-14th ST., Oakland CA
94612

Dear Mr. Chan and Mr. Kirk,

You have been identified as the property owners for this site. We are in receipt of a letter from Mr. Chan dated 5/29/94. Attached to this letter is a copy of a "Limited Warranty Deed," dated 3/23/77, which indicates that Shell Oil Co. placed a restriction on the property for 20 years for the advertisement, storage, sale or distribution of petroleum products. Thus, it appears that Shell Oil Co. was the last operator of the tanks. Afonso Chan is the current property owner.

Five underground storage tanks (USTs) were removed from this site on 9/17/91. They included three 5,000-gallon gasoline USTs, one 8,000-gallon gasoline UST, and one 1,000-gallon waste oil UST. Soil was sampled in the UST excavations; one sample was found to contain 3,200 parts per million (ppm) Total Petroleum Hydrocarbons as gasoline (TPH-g) and 2.9 ppm benzene. This "hot spot" was overexcavated and resampled; results were non-detect (ND) for TPH-g and 0.017 ppm benzene.

These samples were taken at depths of 10 and 13 feet below ground surface (bgs), respectively. Groundwater in this part of Oakland is rather shallow; it exists at approximately 20' bgs. The original soil concentrations were significant enough to warrant a groundwater investigation. Therefore, we request a workplan for a groundwater investigation, submitted under cover letter from yourself or yourselves, and prepared by a recognized professional as outlined below, within 45 days, or by August 20, 1994.

July 5, 1994
STID 1098
Dan Kirk
Afonso Chan

All work should adhere to a) the Tri-Regional Board Staff Recommendations for Preliminary Evaluation and Investigation of Underground Tank Sites, dated 8/10/90; and b) Article 11 of Title 23, California Code of Regulations. Reports and proposals must be submitted **under seal** of a California-Registered Geologist, - Certified Engineering Geologist, or -Registered Civil Engineer.

If you have any questions, please contact me at 510-271-4530.

Sincerely,



Jennifer Eberle
Hazardous Materials Specialist

cc: Gil Jensen, Alameda County District Attorney's Office
Jim Matthews, Shell Oil Co., Real Estate Dept., PO Box
4848, Anaheim CA 92803
Ed Howell/file

je 1098-A

ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY

DAVID J. KEARS, Agency Director



RO601

RAFAT A. SHAHID, ASST. AGENCY DIRECTOR

April 19, 1994
STID 1098

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

Alfonso Chan
828 Harrison St. #203
Oakland CA 94607

RE: Quality Tune-up, 246-14th ST., Oakland, CA 94612

Dear Mr. Chan,

You have been identified as the property owner for this site. As you know, five underground storage tanks (USTs) were removed from this site on 9/17/91. They included three 5,000-gallon gasoline USTs, one 8,000-gallon gasoline UST, and one 1,000-gallon waste oil UST. Soil was sampled in the UST excavations; one sample was found to contain 3,200 parts per million (ppm) Total Petroleum Hydrocarbons as gasoline (TPH-g) and 2.9 ppm benzene. This "hot spot" was overexcavated and resampled; results were non-detect (ND) for TPH-g and 0.017 ppm benzene.

These samples were taken at depths of 10 and 13 feet below ground surface (bgs), respectively. Groundwater in this part of Oakland is rather shallow; it exists at approximately 20' bgs. The original soil concentrations were significant enough to warrant a groundwater investigation. Therefore, we request a workplan for a groundwater investigation, submitted under cover letter from yourself, and prepared by a recognized professional as outlined below, within 45 days, or by June 3, 1994. The groundwater investigation should consist of a minimum of three monitoring wells in an equilateral triangular configuration to determine groundwater flow direction and to assess groundwater quality.

All work should adhere to a) the Tri-Regional Board Staff Recommendations for Preliminary Evaluation and Investigation of Underground Tank Sites, dated 8/10/90; and b) Article 11 of Title 23, California Code of Regulations. Reports and proposals must be submitted under seal of a California-Registered Geologist, -Certified Engineering Geologist, or -Registered Civil Engineer.

If you have any questions, please contact me at 510-271-4530.

Sincerely,

Jennifer Eberle
Hazardous Materials Specialist

cc: Ed Howell/file
je 1098

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



R0601

Certified Mailer #P367 604 343

May 24, 1991

Mr. Afonso Chan
828 Harrison St. Suite 203
Oakland, CA 94607

DEPARTMENT OF ENVIRONMENTAL HEALTH
Hazardous Materials Program
80 Swan Way, Rm. 200
Oakland, CA 94621
(415)

***** THIRD NOTICE OF VIOLATION *****

**RE: Reputed Former Shell Station, 246 14th Street, Oakland, CA
94612**

Dear Mr. Chan:

Our records indicate that there are four underground tank(s) located at the above facility. You are required by law to either permit or to remove these tanks.

In accordance with the California Code of Regulations, Title 23, Chapter 3, Subchapter 16 Underground Tank Regulations one of the following actions must be taken:

1. Submit a tank closure plan to this Department as required by Article 7, 2670, forms available from this office, or
2. Apply for a permit as required by Article 10, 2710. Permit applications Part A and B are available from this office.

Please note that section 25299 of the California Health and Safety Code states that any operator or owner of an underground storage tank is liable for a civil penalty of not less than five hundred dollars or more than five thousand dollars per day for failure to obtain a permit, or failing to properly close an underground storage tank, as required by section 25298.

You have kept this department informed as to your request of Shell Oil Co., as the previous landowner, to review the disposition of this property in terms of their liability for the removal of the underground storage tanks and any subsequent remedial activity which may be needed.

In the event that it is shown that Shell does share in this responsibility, the department will expect their participation in the timely removal or permitting of the tanks. To this end, Shell will receive a copy of this correspondence and all future letters from this agency regarding this matter.

Mr. Afonso Chan
May 24, 1991
page 2 of 2

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You were notified on September 20, 1990 and again on March 19, 1991 by this Department and aside from the explanation provided above there has been no motion toward either the permitting or removal of the tanks at the above site. This case has been referred to the District Attorneys Office for review. If you have any questions concerning this matter, please contact this office at 415/271-4320.

Sincerely,

Paul M. Smith

Paul M. Smith
Hazardous Materials Specialist

cc: Gil Jensen, Alameda County District Attorney, Consumer and
Environmental Protection Agency

Lester Feldman, RWQCB

Larry S. Turner, Area Real Estate Representative, Shell Oil Co.

Jack Brastad, Shell Area Representative

Larry Armstrong, Quality Tune-Up Shops

ALAMEDA COUNTY
HEALTH CARE SERVICES



AGENCY

DAVID J. KEARS, Agency Director

R0601

September 20, 1990

DEPARTMENT OF ENVIRONMENTAL HEALTH
Hazardous Materials Program
80 Swan Way, Rm. 200
Oakland, CA 94621
(415)

Mr. Afonso Chan
828 Harrison St. Suite 203
Oakland, CA 94607

RE: 246 14th Street, Oakland, CA 94612

NOTICE OF VIOLATION

Dear Mr. Chan:

Our records indicate that there are underground tank(s) at your site at the above facility. You are required by law to either permit these tanks (which entails annual tank integrity testing, daily inventory reconciliation and quarterly reporting) or to remove the tanks.

In accordance with the California Code of Regulations, Title 23, Chapter 3, Subchapter 16 Underground Tank Regulations you must perform one of the following actions:

1. Submit a tank closure plan to this Department as required by Article 7, 2670, forms available from this office, or
2. Apply for a permit as required by Article 10, 2710. Permit applications Part A and B are available from this office.

Please note that section 25299 of the California Health and Safety Code states that any operator or owner of an underground storage tank is liable for a civil penalty of not less than five hundred dollars or more than five thousand dollars per day for failure to obtain a permit, or failing to properly close an underground storage tank, as required by section 25298.

Please respond within 10 days of the receipt of this letter. If you have any questions concerning this matter, please contact this office at 271-4320.

Sincerely,

Paul M. Smith
Hazardous Materials Specialist

cc: Gil Jensen, Alameda County District Attorney, Consumer and
Environmental Protection Agency
Lester Feldman, RWQCB
Mr. Larry Armstrong, Quality Tune-Up Shops

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



R0601

Certified Mailer # P 062 127 980

March 19, 1990

Mr. Afonso Chan
828 Harrison St. Suite 203
Oakland, CA 94607

DEPARTMENT OF ENVIRONMENTAL HEALTH
Hazardous Materials Program
80 Swan Way, Rm. 200
Oakland, CA 94621
(415)

***** SECOND NOTICE OF VIOLATION *****

RE: 246 14th Street, Oakland, CA 94612

Dear Mr. Chan:

Our records indicate that there are four underground tank(s) located at the above facility. You are required by law to either permit or to remove these tanks.

In accordance with the California Code of Regulations, Title 23, Chapter 3, Subchapter 16 Underground Tank Regulations one of the following actions must be taken:

1. Submit a tank closure plan to this Department as required by Article 7, 2670, forms available from this office, or
2. Apply for a permit as required by Article 10, 2710. Permit applications Part A and B are available from this office.

Please note that section 25299 of the California Health and Safety Code states that any operator or owner of an underground storage tank is liable for a civil penalty of not less than five hundred dollars or more than five thousand dollars per day for failure to obtain a permit, or failing to properly close an underground storage tank, as required by section 25298.


You have kept this department informed as to your request of Shell Oil Co., as the previous landowner, to review the disposition of this property in terms of their liability for the removal of the underground storage tanks and any subsequent remedial activity which may be needed.

In the event that it is shown that Shell does share in this responsibility, the department will expect their participation in the timely removal or permitting of the tanks. To this end, Shell will receive a copy of this correspondence and all future letters from this agency regarding this matter.

Mr. Afonso Chan
March 19, 1991
page 2 of 2

A written response concerning your decision will be expected by this office within 30 days of the receipt of this letter. In lieu of a letter of response, a completed tank closure plan will be acceptable. If you have any questions concerning this matter, please contact this office at 415/271-4320.

Sincerely,



Paul M. Smith
Hazardous Materials Specialist

cc: Gil Jensen, Alameda County District Attorney, Consumer and
Environmental Protection Agency

Lester Feldman, RWQCB

Larry S. Turner, Area Real Estate Representative, Shell Oil Co.

Larry Armstrong, Quality Tune-Up Shops