



Cal/EPA

**State Water
Resources
Control Board**

**Division of
Clean Water
Programs**

Mailing Address:
P.O. Box 9444212
Sacramento, CA
94244-2120

2014 T Street,
Suite 130
Sacramento, CA
95814
(916) 227-4307
FAX (916) 227-4530

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

JUN 20 1997

Trkja Trust
c/o: Wells Fargo Bank, Trustee
Attn: Peter Fagrell
707 Wilshire Blvd #W7-22
Los Angeles, CA 90017

UNDERGROUND STORAGE TANK CLEANUP FUND, CLAIM NO. 8380, FOR SITE
ADDRESS: 6055-6095 SCARLETT CT, DUBLIN 94568

The State Water Resources Control Board (State Board) is able to issue, pursuant to applicable regulations, the enclosed Letter of Commitment (LOC) in an amount not to exceed \$125,000. This LOC is based upon our review of the corrective action costs you reported to have incurred to date. The LOC may be modified by the State Board.

It is very important that you read the terms and conditions listed in the enclosed LOC. Claims filed with the Underground Storage Tank Cleanup Fund far exceed the funding available and it is very important that you make use of the funding that has been committed to your cleanup in a timely manner.

Consequently, if you do not submit your first reimbursement request for corrective action costs which you have incurred within ninety (90) calendar days from the date of this letter, your funds will automatically be deobligated. Once deobligated, any future funds for this site will be obligated subject to availability of funds at such time when we receive your reimbursement request.

You are reminded that you must comply with all regulatory agency time schedules and requirements and you must obtain three bids for any required corrective action. Only corrective action costs *required* by the regulatory agency to protect human health, safety and the environment can be claimed for reimbursement. **Unless waived in writing, you are required to obtain preapproval of costs for all future corrective action work (form enclosed).** If you have any questions on obtaining preapproval of your costs or the three bid requirement, please call Steve Marquez, our engineer assigned to claims in your Region, at (916) 227-0746. Failure to obtain preapproval of your future costs may result in the costs not being reimbursed.

The following documents needed to submit your reimbursement request are enclosed:

- "Reimbursement Request Instructions" package. **Retain this package for future reimbursement requests.** These instructions must be followed when seeking reimbursement for corrective action costs incurred after January 1, 1988. Included in the instruction package are samples of completed reimbursement request forms and spreadsheets.

LOP/CLOSED

3128



Pete Wilson
Governor



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.

JUN 20 1997

- "Bid Summary Sheet" to list information on bids received which **must be completed and returned.**
- "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.**
- "Claimant Data Record" (Std. Form 204) which **must be completed and returned with your first reimbursement request.**

We continuously review the status of all active claims. If you do not submit a reimbursement request or fail to proceed with due diligence with the cleanup, we will take steps to withdraw your LOC.

If you have any questions regarding the enclosed documents, please contact Anna Torres at (916) 227-4388.

Sincerely,



Dave Deaner, Manager
UST Cleanup Fund Program

Enclosures

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.

DETAILED REVIEW CHECK LIST
Page 3

Cop closed

File

STIN 3128

6055-6095 Scarlett Corp.

Claim No. <i>8380</i>	Claimant Name: <i>TRKja Family Trust Dublin</i>
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COMPLIANCE DOCUMENTATION

DATE	ACTION/RESPONSE
<i>10/23/87</i>	<i>Two gas tanks were removed. Holes and corrosion were noted.</i>
	<i>Site investigation determined that the soil around the tanks had minimal impact. However, the groundwater below the tank was reported to have significant levels of hydrocarbons.</i>
	<i>A series of groundwater monitoring wells were constructed in addition to the duffless or series of borholes. A recovery well was installed and GW remediation was started in April 1990. Only 1991 and additional recovery wells were installed. In August 1992 approx. 75 cu yds of clean soil and 60 yds of contaminated soil were removed. Three MW's were abandoned.</i>
	<i>Quarterly GW Monitoring was performed from 1990 to 1993.</i>

Continued on Reverse

CONFIRMATION OF CORRECTIVE ACTION COMPLIANCE

- Claimant in Corrective Action Compliance *10/15/93 Case Closed*
- Claimant NOT in Corrective Action Compliance at the Time of this Review - 90 Day Letter Required
- Claimant NOT in Corrective Action Compliance - Recommend Rejection

James Search
 LEAD AGENCY SIGNATURE
 Alameda, CA 94502-6577

2-21-97
DATE

Cheryl Johnson
 CLAIMS REVIEWER SIGNATURE
 Alameda, CA 94502-6577

1/11/97
 DATE

HEALTH ENVIRONMENTAL HEALTH AGENCY
 DIRECTOR, A. SHAHID, RAFAAT A.

AGENCY
 DAVID J. KEARS, Agency Director



LOP - RECORD CHANGE REQUEST FORM

printed:
11/30/93

Mark Out What Needs Changing and Hand to LOP Data Entry
(Name/Address changes go to Annual Programs Data Entry)

AGENCY # : 10000 SOURCE OF FUNDS: F SUBSTANCE: 8006619
 StID : 3128
 SITE NAME: Scotsman Group DATE REPORTED : 10/23/87
 ADDRESS : 6055 -0 Scarlett Ct DATE CONFIRMED: -0-
 CITY/ZIP : Dublin 94568 MULTIPLE RPs : N

SITE STATUS

CASE TYPE: G	CONTRACT STATUS: 6	EMERGENCY RESP: -0-
RP SEARCH: S		DATE COMPLETED: 03/27/92
PRELIMINARY ASMNT: U	DATE UNDERWAY: 08/11/88	DATE COMPLETED: -0-
REM INVESTIGATION: U	DATE UNDERWAY: 06/04/91	DATE COMPLETED: 12/15/92
REMEDIAL ACTION: U	DATE UNDERWAY: 07/15/91	DATE COMPLETED: 12/15/92
POST REMED ACT MON:U	DATE UNDERWAY: 12/15/93	DATE COMPLETED: 07/02/93

ENFORCEMENT ACTION TYPE: 1 DATE ENFORCEMENT ACTION TAKEN: 03/27/92
 LUFT FIELD MANUAL CONSID: 3HSCAWG
 CASE CLOSED: Y DATE CASE CLOSED: 11/30/93
 DATE EXCAVATION STARTED : 10/23/87 REMEDIAL ACTIONS TAKEN: GT-ED

RESPONSIBLE PARTY INFORMATION

RP#1-CONTACT NAME: William Tjrka Estate
 COMPANY NAME: 1st Interstate Bank, Tilliegil
 ADDRESS: 707 Wilshire Bl. W7-22
 CITY/STATE: Los Angeles, C A 90017

INSPECTOR VERIFICATION:

NAME _____ SIGNATURE _____ DATE _____

DATA ENTRY INPUT:

Name/Address Changes Only

Case Progress Changes

ANPNPGMS _____ LOP _____ DATE _____

LOP _____ DATE _____

CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD

SAN FRANCISCO BAY REGION

2101 WEBSTER STREET, SUITE 500

OAKLAND, CA 94612

510: 286-1255

First Interstate Bank
707 Wilshire Blvd.,
W7-22,
Los Angeles, CA 90017

93 OCT 21 PM 2:36

October 15, 1993
File: (UST) 01-1309
& 2198.17



Attn: Mr. Peter Fagrell

RE: **Case Closure for Underground Storage Tank Site,
6055 Scarlett Court, Alameda County (StID# 3128)**

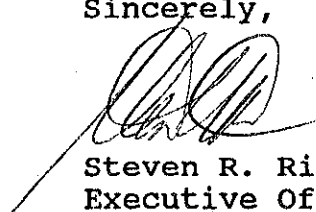
Dear Mr. Fagrell,

The Alameda County Department of Environmental Health (ACHD) has submitted a letter which recommends closure for your site involving the removal of two 500 gallon gasoline tanks. Regional Board staff have reviewed the ACHD file for your site and have the following comments:

It is our understanding that following eighteen months of groundwater remediation and subsequent removal of polluted site soils, total petroleum hydrocarbons as gasoline remain in groundwater; however, it appears that this residual groundwater pollution is below limits requiring additional investigation or monitoring, and Board staff concur with the County's recommendation for closure. Further work could be required if conditions change or a water quality threat is discovered at the site.

Please contact Richard Hiett from my staff at (510) 286-4359 if you have any questions regarding the contents of this letter.

Sincerely,



Steven R. Ritchie
Executive Officer

cc: ACHD, 80 Swan Way, Suite 200, Oakland, CA 94621
Attn: Eva Chu

RESNA, 1500 S. Union Ave., Bakersfield, CA 93307
Attn: Tim Reed

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 3128

September 16, 1993

Mr. Rich Hiett
RWQCB
2101 Webster St., 5th Floor
Oakland, CA 94621

**Subject: Case Closure Recommendation for 6055 Scarlett Court,
Dublin 94568**

Dear Mr. Hiett:

This office has completed review of RESNA's Site Closure Report, July 20, 1993, for the above referenced site. This report documents the remediation efforts and results of the environmental investigation that have occurred at the site since the removal of two 500 gallon gasoline underground storage tanks (USTs) in October 1987.

At the time of tank removal, holes and corrosion were noted on the USTs. Water was encountered in the pit at 6.5 feet depth. Soil samples collected at a depth of 8.5 feet exhibited up to 150 ppm TPH-G. No water sample was collected.

Preliminary site assessment to determine the extent of soil and groundwater contamination occurred from December 1988 through November 1989 with the advancement of soil borings around and through the former UST pit. Selected borings were converted into monitoring wells to delineate the dimension of the groundwater plume. These wells were screened appropriately to accommodate seasonal groundwater fluctuations. Laboratory analyses revealed soil contamination to be restricted to the immediate vicinity around the UST pit with up to 210 ppm TPH-G and 5,600 ppb benzene. Groundwater samples exhibited up to 76,000 ppb TPH-G and 6,200 ppb benzene.

By July 1991, a groundwater treatment system was in full operation with three recovery wells. By March 1993, the system had treated 853,170 gallons of water and the size of the groundwater plume was reduced to a small area within the former UST pit.

In August 1992 overexcavation of the soil within the former UST pit began. Approximately 75 cubic yards of clean soil and 50 yards of contaminated soil were removed, destroying three wells in this area. Soil samples collected from the sidewalls were below detection levels for TPH-G and BTEX. Stockpiled soil was characterized to determine proper disposal. "Clean" stockpiled soil and imported clean fill was used to backfill the pit.

Rich Hiett-RWQCB
re: Closure for 6055 Scarlett Ct., Dublin
September 16, 1993

Page 2

Groundwater extraction was discontinued in December 1992. Subsequent monitoring/sampling episodes confirmed gradient direction and that remediation was effective in removing as much as possible all soil and groundwater contamination. Levels of BTEX in groundwater has been below California Drinking Water Standards since groundwater extraction was discontinued. And TPH-G concentrations have been below 150 ppb since April 1993.

From my review of the data presented to date, beneficial uses of groundwater in the area in proximity to the subject site do not appear to be threatened to a significant extent from the release that occurred at this site.

It is my opinion that this case should be reviewed by the RWQCB for potential case closure. Please contact me at (510) 271-4530 should you need additional information.

Sincerely,



eva chu
Hazardous Materials Specialist

cc: Pete Fagrell, First Interstate Bank, 707 Wilshire Blvd.,
W7-22, Los Angeles, CA 90017
Tim Reed, RESNA, 1500 S. Union Ave., Bakersfield, CA 93307
files

scotman7

STATE WATER RESOURCES CONTROL BOARD

DIVISION OF CLEAN WATER PROGRAMS

2014 T STREET, SUITE 130

P.O. BOX 944212

SACRAMENTO, CA 94244-2120

(916) 227-4328

FAX (916) 227-4349

93 AUG 31 PM 3:06



AUG 27 1993

Mr. Ed Howell, Chief
County of Alameda
Hazardous Materials Division
Department of Environmental Health
80 Swan Way, Room 200
Oakland, CA 94621

Dear Mr. Howell:

CASE CLOSURE PROCESS IN THE LOCAL OVERSIGHT PROGRAM (LOP)

In a June 21, 1993 memorandum to Regional Water Boards and LOP agencies, Walt Pettit, Executive Director of the State Water Resources Control Board, requested that the method in which cases were closed be revised. From the beginning of the LOP, cases impacting or threatening to impact ground water were referred to the Regional Water Boards for concurrence and case closure. In some instances, this resulted in lengthy delays and duplication of effort. Mr. Pettit directed that whichever agency conducts oversight of a case (either Regional Water Board or LOP agency) must decide when the case is closed. LOP agencies would not be required under the contract to seek concurrence of their decision to the case.

After extensive discussions at the July Roundtable, it became apparent that both Regional Water Boards and LOP agencies had concerns about the proposal. As a result, a modified approach will be implemented. The enclosed "Case Closure Summary" will be filled out by the LOP agency at the time a case (soil or ground water) is ready for closure. The Case Closure Summary details the unauthorized release and efforts to remediate any resulting problem. It will be sent to the Regional Board for a 30-day comment period. Unless the Regional Water Board Executive Officer questions the closure or requests a time extension, the LOP agency will send a closure letter to the responsible parties immediately upon completion of the 30-day period. If the closure is questioned by the Executive Officer, the LOP agency and Regional Water Board will work together to resolve any problems impeding the closure.

The LOP closure letter must be signed by an employee of the agency at a level no less than the Environmental Health Director, or an equivalent position for agencies which do not have an Environmental Health Director. Copies of the letter and Case Closure Summary must be sent to the State Water Board Contract Manager.

Mr. Ed Howell

-2-

Hopefully, this approach will streamline the closure process while continuing to have the Regional Water Boards informed of the progress of cases within their jurisdictions.

Sincerely,



Mike McDonald, Manager
Underground Storage Tank Program

Enclosure

cc: (With Enclosure)
All Regional Water Board Executive Officers
Fresno, Redding, and Victorville Offices
All Regional Water Board UST Program Managers

Case Closure Summary

Leaking Underground Fuel Storage Tank Program

I. Agency Information

Date: _____

Agency name:	Address:
City/State/ZIP:	Phone:
Responsible staff person:	Title:

II. Case Information

Site facility name:				
Site facility address:				
RB LUSTIS Case No:		Local Case No:		LOP Case No:
URF filing date:		SWEEPS No:		
Responsible Parties		Addresses		Phone Numbers
Tank No	Size in Gal.	Contents	Closed in-Place/Removed?	Date
1				
2				
3				

III. Release and Site Characterization Information

Cause and type of release:				
Site characterization complete?		Yes	No	Date approved by oversight agency:
Monitoring Wells Installed?		Yes	No	Number: _____ Proper screened interval? Yes No
Highest GW depth below ground surface:		Lowest depth:		Flow direction:
Most Sensitive Current Use:				
Are drinking water wells affected?		Yes	No	Aquifer name: _____
Is surface water affected?		Yes	No	Nearest/affected SW name: _____
Off-site beneficial use impacts (addresses/locations):				
Report(s) on file?		Yes	No	Where is report(s) filed? _____
Treatment and Disposal of Affected Material				
Material	Amount (Include Units)	Action (Treatment or Disposal w/Destination)		Date
Tank				
Piping				
Free Product				
Soil				
Groundwater				
Barrels				

III. Release and Site Characterization Information (Continued)

Maximum Documented Contaminant Concentrations -- Before and After Cleanup									
Contaminant	Soil (ppm)		Water (ppm)		Contaminant	Soil (ppm)		Water (ppm)	
	Before	After	Before	After		Before	After	Before	After
TPH (Gas)					Xylene				
TPH (Diesel)					Ethylbenzene				
Benzene					Oil & Grease				
Toluene					Heavy metals				
Other					Other				

Comments (Depth of Remediation, etc.):

IV. Closure

Does completed corrective action protect existing beneficial uses per the Regional Board Basin Plan?		Yes	No
Does completed corrective action protect potential beneficial uses per the Regional Board Basin Plan?		Yes	No
Does corrective action protect public health for current land use?		Yes	No
Site management requirements:			
Should corrective action be reviewed if land use changes?		Yes	No
Monitoring wells Decommissioned:	Yes	No	Number Decommissioned:
			Number Retained:
List enforcement actions taken:			
List enforcement actions rescinded:			

V. Local Agency Representative Data

Name:	Title:
Signature:	Date:

VI. RWQCB Notification

Date Submitted to RB:	RB Response:
RWQCB Staff Name:	Title:
	Date:

VII. Additional Comments, Data, etc.

This document and the related CASE CLOSURE LETTER, shall be retained by the lead agency as part of the official site file.

8/24/93



1500 So. Union Avenue
Bakersfield, California 93307
Phone: (805) 835-7700
FAX: (805) 835-7717

FACSIMILE COVER PAGE

DATE: 8-10-93

ATTENTION:

Whoever is taking care
of Eva Chis projects - re:
Scotsman Corp.

COMPANY: Alameda County Env. Health

FAX NUMBER: 510.569.4757

FROM: Jim Reed

Number of Pages (including cover page): 3

URGENT
 SAME DAY

Fax Number: (805) 835-7717

If the faxed document is unreadable or is missing any pages, please call (805) 835-7700; the receptionist will assist you.



1500 So. Union Avenue
Bakersfield, California 93307
Phone: (805) 835-7700
FAX: (805) 835-7717

August 9, 1993

Ms. Eva Chu
Alameda County
Department of Environmental Health
80 Swan Way, Rm. 200
Oakland, CA 94621

Re: Site Remediation and Closure
Scotsman Corp.
6055 Scarlett Ct., Dublin

Dear Ms. Chu:

RESNA Industries, Inc. (RESNA) has received your letter dated August 2, 1993 stating that your review of the July 20, 1993 Site Closure Report has shown that the remediation of the ground water has been effective in removing all possible contaminants. You also state that verification monitoring should continue for two quarters to show that pollutant trends have stabilized. RESNA would like to reiterate some of the points made in the July 20, 1993 report to demonstrate that continued monitoring should not be necessary.

Remediation of the ground water at the Scotsman site began in April, 1990, when an array of ground water monitoring wells and remediation wells were constructed and put to use removing gasoline contamination from the water. As for the soil which was contaminated by gasoline released from the tanks, it was mistakenly concluded that soil contamination had been excavated during removal of the two 500 gallon gasoline tanks in October, 1987. Samples from soil borings in the vicinity, subsequent to removal of the tanks, showed little soil contamination, but water samples from water monitoring wells still contained high concentrations of gasoline constituents.

The size of the plume of contaminated ground water was reduced by on-site treatment, but elevated gasoline concentrations persisted in a small, central area. A recommendation was made to perform additional soil excavation and thereby remove the probable central source of contamination to the water. On August 19, 1992, approximately 125 cubic yards of soil was removed along with the ground water monitoring wells MW-1, MW-6, and RW-2, located in the soil to be exhumed.

It was pointed out in RESNA's Site Closure Report, July 20, 1993, that all the regulated contaminants reported in the water samples from this site are below the levels set by the California Department of Health Services (DOHS) for drinking water. Total Petroleum Hydrocarbons (TPH), which is at issue, is not assigned a value on the list of contaminants regulated by DOHS, but must be considered on a site-specific basis. In this instance, the concentration of TPH is less than the action level for any other gasoline constituent comprising the total, except Benzene which was reported below the maximum drinking water standard. The residual TPH concentrations have been shown not to pose a risk to any drinking water source.

For almost two years the preponderance of the lab analyses, focusing on Benzene and the other hazardous constituents of gasoline, have been reported Not Detected. The last four quarterly

Ms Eva Chu
Alameda County Department of
Environmental Health
August 9, 1993
Page 2

RESNA
Working to Restore Nature

monitoring events have demonstrated the effectiveness of the remediation with consistent clean analysis. Even the TPH reported by the lab has not appeared in the samples consistently. Ground water samples from all of the wells outside of the excavated area have been reported by certified laboratories to have volatile organic hydrocarbon concentrations below California drinking water standards, and mostly below laboratory Minimum Detection Limits, since September, 1991. The exceptions are low values of TPH in samples from two wells in the flow path of ground water from the former buried-tank area. Ground water samples collected monthly during the last quarter have shown that BTEX concentrations have remained below California drinking water standards and have shown a trend of decreasing concentrations. TPH concentrations have demonstrated a decline since April, 1993 and have remained below 100 ppb.

The source of contamination has been removed and the ground water beneath this site should not be considered to be a threat to ground water in the area. The remaining gasoline contaminant is being contained and destroyed on site efficiently and economically by natural means. Water supply wells in the area are not located down gradient. Ground water beneath this site flows very slowly, allowing contaminant dispersion and degradation through naturally occurring biological action.

Based on the information submitted in the July 20, 1993 Site Closure Report, it is unclear why continued monitoring of the site should continue. RESNA recommends that the ground water monitoring program be discontinued and the standard letter of closure be written for this site. The body of information collected to date indicates that the clean up of the primary source of contamination has been accomplished. Investment of additional time and work required to continue monitoring at this site might be inordinately expensive in terms of delaying the property transaction in progress.

Please phone (805) 835-7700 if you have a question about this project.

Very truly yours,
RESNA Industries Inc.



Timothy C. Reed
Project Geologist REA No. 3726




Rex J. Young
California RG No. 720



cc: Pete Fagrell, First Interstate Bank
Tomiles Gill, First Interstate Bank
Bob Becker, RESNA



Facsimile Transmission

Date: 8/9/93

To: ~~EVA~~ SUSAN HUGO

From: First Interstate Bank of California
Personal Trust & Investment Division
Real Estate Property Management
707 Wilshire Boulevard, W7-22
Los Angeles, CA 90017
Return FAX: (213) 614-4018
Network: 522+4018

Sender: PETER FAGRELL

Telephone: (213) 614-4353

of pages transmitted including cover sheet 7/6

Notes:

EVA - FOR IMMEDIATE REVIEW & RESPONSE PLS.
I WILL FOLLOW UP LATER TODAY.

PETE



First Interstate Bank
of California
Trust Real Estate Property Management
707 Wilshire Boulevard, W7-22
Los Angeles, CA 90017
213 614-3610 Fax 213 614-4018

August 9, 1993

Ms. Eva Chu
Alameda County Department of
Environmental Health
80 Swan Way, Room 200
Oakland, CA 94621

RE: 6055-6095 Scarlett Court, Dublin, California
Site Closure

Dear Ms. Chu:

This letter is to follow up on our recent conversations of Friday, 7/30/93, regarding this subject. As we discussed, First Interstate Bank of California, as Trustee of the Trkja Family Trust, submitted your 8/2/93 letter to the buyers of the property in connection with the pending sale. Unfortunately, we have been notified by the buyers' attorney that the County's recommendation for site closure subject to two additional quarters of verification sampling, was not accepted by the buyers as satisfying the condition for closing the escrow which requires us to obtain a "toxic clearance report" (copy of letter attached).

We now risk, as trustee for this trust, losing the sale of this property. This would not be of consequence if it were not for the fact that a loan, of nearly equal value to the property's sale price, will be due and payable in November 1993 unless it is paid off by selling the property earlier. This due date is the result of a very difficult renegotiation of the loan's original due date which went on between the trust and the lender, last year. It is extremely unlikely we could renegotiate once again. As a result, it is of very high priority to us, to do all possible to try to close this escrow and sell this property.

While we appreciate that this is not your problem, we would like to ask that you reconsider the present position of your office regarding site closure. The bank can meet the terms of the sales agreement and close the escrow on this pending sale, by extending the close of escrow a third and final time, to a date six months beyond the current scheduled date of 8/9/93. However, to close the sale under those circumstances, we would have to submit to the buyers the final "no further action" letter from the SFRWOCB, within that six month period. Given this timetable, the requirement of two quarterly samples would prevent us from closing escrow in the time available.

We go the extra mile for you.

6055-6095 Scarlett Ct., Dublin - Site Closure
August 9, 1993
Page 2

In one of our conversations, you explained to me the criteria your office tends to use in considering and approving sites for closure. I understood that currently you look to see at least three consecutive monthly samples, in which the results two major trends:

- 1) contamination levels at lower than 100 ppb TPH-G, and
- 2) levels of BTEX lower than the California Drinking Water Standards.

In the Site Closure Report dated 7/20/93 submitted to you by RESNA, the results of the last three sampling events are reported. The last two reports, for tests performed 5/27/93 and 7/2/93, each present results which meet the County's criteria for contamination levels, as you explained them to me. Consequently, I propose that one additional satisfactory sampling result should suffice for consideration of the site by your office for closure.

We feel there have been an abundance of favorable sampling results which have been produced over the last year, including those from the quarterly sampling events. These results show that for three consecutive quarters beginning 7/92, all readings taken showed TPH concentrations at non-detectable levels. It therefore appears unnecessary, if not unreasonable, to await for the results of two additional quarters of sampling for site closure.

Given the critical timing involved, we would very much appreciate the opportunity to meet with you and the appropriate representative of the SFWQCB this week to discuss this matter.

Sincerely,



Peter V. Fagrell
Real Estate Asset Manager

cc: Tomilee Gill
Tim Reed, RESNA
Bud Gennoy

i:\CHUAUG9.LTR

McCUTCHEM, DOYLE, BROWN & ENERSEN

COUNSELORS AT LAW

1331 NORTH CALIFORNIA BOULEVARD

POST OFFICE BOX V

WALNUT CREEK, CALIFORNIA 94598

TELEPHONE (510) 937-8000

FACSIMILE (510) 978-8390

August 5, 1993

WASHINGTON, D.C.

TAIPEI

AFFILIATED OFFICES

BANGKOK

DIRECT DIAL NUMBER

SAN FRANCISCO

LOS ANGELES

SAN JOSE

WALNUT CREEK

VIA FACSIMILE (213) 614-4018

Ms. Tomilee Tilley Gill
Vice President
First Interstate Bank
Trust Real Estate Property Management
707 Wilshire Blvd., W7-22
Low Angeles, CA 90017

**6055-6095 Scarlett Court, Dublin, CA
Status of Remediation Clearance
Our No. 71295-019**

Dear Ms. Gill:

We are representing Mr. Sidney Corrie, Jr. in connection with his acquisition of the referenced property. In that regard, he asked that we review the letter of August 2, 1993 from the Alameda County Services Health Care Agency regarding "Site Closure for Scotsman Corporation" and your interpretation of the County's letter, as set forth in your letter to Mr. Corrie of the same date.

Your letter suggests that the County's letter should serve to satisfy the requirements of the Purchase Agreement and the Addendum thereto that you deliver "a toxic clearance report approved by all governmental agencies in jurisdiction". We disagree. The County's approval is clearly preliminary and will apparently become final only if the results of the two quarters of monitoring support the tentative conclusion that groundwater pollution trends have stabilized. Perhaps more important, the County's letter advises that the approval of the Regional Water Quality Control Board must be obtained. Nothing in the County's letter (or in any law of which we are aware) requires that the Board accept the County's conclusions or suggests that it is not free to act independently.

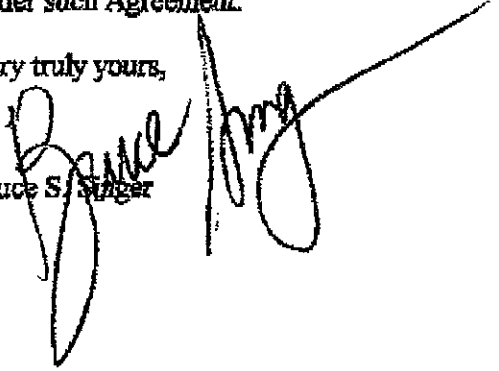
On Mr. Corrie's behalf, we are writing to advise that he does not accept the County's letter as satisfying the condition of the Purchase Agreement requiring delivery of the

Ms. Tomilee Tilley Gill
Vice President
August 5, 1993
Page 2

toxic clearance. He does however, pursuant to the Addendum, desire to continue the Purchase Agreement in full force and effect and assumes that you will continue, diligently, to seek the clearances which you are obligated to deliver under such Agreement.

Very truly yours,

Bruce S. Singer



cc: Mr. Sidney Corrie, Jr.

**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 3128

August 2, 1993

Mr. Tim Reed
RESNA
1500 So. Union Ave
Bakersfield, CA 93307

**Subject: Site Closure for Scotsman Corporation,
6055 Scarlett Ct., Dublin, CA 94568**

Dear Mr. Reed:

I have completed review of RESNA's July 20, 1993 Site Closure Report for the above referenced site. This report summarizes the site investigation and remediation activities with a request for site closure.

I am satisfied that remediation has effectively removed as much as possible all soil and groundwater contamination, therefore can recommend that no further cleanup be necessary for the site. At this time, site closure is recommended by this office. However, verification monitoring should continue for two consecutive quarters to demonstrate that groundwater pollutant trends have stabilized and levels do not increase and pose a threat to health and beneficial uses to water.

Pending review of laboratory results from the next two quarters of sampling, this office will then recommend to the RWQCB (who ultimately grants site closure) that they review this case for site closure.

If you have any questions, I can be reached at (510) 271-4530.

Sincerely

eva chu
Hazardous Materials Specialist

cc: Pete Sagrell, First Interstate Bank, 707 Wilshire Blvd,
W7-22, Los Angeles, CA 90017
Rich Hiatt, RWQCB
files

scotman6.1

Post-It® brand fax transmittal memo 7571		# of pages > 1
To: Pete Sagrell	From: E. Chu	
Co: 1st Interstate Bank	Co: Alameda Co. Health	
Dept: 5	Phone #: (510) 271-4530	
Fax #: 818-614-4628	Fax:	



First Interstate Bank
of California
Trust Real Estate Property Management
707 Wilshire Boulevard, W7-22
Los Angeles, CA 90017
213 614-3610 Fax 213 614-4018

93 AUG 13 PM 1:23

August 9, 1993

Ms. Eva Chu
Alameda County Department of
Environmental Health
80 Swan Way, Room 200
Oakland, CA 94621

RE: **6055-6095 Scarlett Court, Dublin, California
Site Closure**

Dear Ms. Chu:

This letter is to follow up on our recent conversations of Friday, 7/30/93, regarding this subject. As we discussed, First Interstate Bank of California, as Trustee of the Trkja Family Trust, submitted your 8/2/93 letter to the buyers of the property in connection with the pending sale. Unfortunately, we have been notified by the buyers' attorney that the County's recommendation for site closure subject to two additional quarters of verification sampling, was not accepted by the buyers as satisfying the condition for closing the escrow which requires us to obtain a "toxic clearance report" (copy of letter attached).

We now risk, as trustee for this trust, losing the sale of this property. This would not be of consequence if it were not for the fact that a loan, of nearly equal value to the property's sale price, will be due and payable in November 1993 unless it is paid off by selling the property earlier. This due date is the result of a very difficult renegotiation of the loan's original due date which went on between the trust and the lender, last year. It is extremely unlikely we could renegotiate once again. As a result, it is of very high priority to us, to do all possible to try to close this escrow and sell this property.

While we appreciate that this is not your problem, we would like to ask that you reconsider the present position of your office regarding site closure. The bank can meet the terms of the sales agreement and close the escrow on this pending sale, by extending the close of escrow a third and final time, to a date six months beyond the current scheduled date of 8/9/93. However, to close the sale under those circumstances, we would have to submit to the buyers the final "no further action" letter from the SFRWOCB, within that six month period. Given this timetable, the requirement of two quarterly samples would prevent us from closing escrow in the time available.

We go the extra mile for you.

6055-6095 Scarlett Ct., Dublin - Site Closure
August 9, 1993
Page 2

In one of our conversations, you explained to me the criteria your office tends to use in considering and approving sites for closure. I understood that currently you look to see at least three consecutive monthly samples, in which the results two major trends:

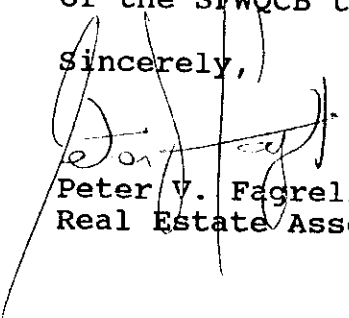
- 1) contamination levels at lower than 100 ppb TPH-G, and
- 2) levels of BTEX lower than the California Drinking Water Standards.

In the Site Closure Report dated 7/20/93 submitted to you by RESNA, the results of the last three sampling events are reported. The last two reports, for tests performed 5/27/93 and 7/2/93, each present results which meet the County's criteria for contamination levels, as you explained them to me. Consequently, I propose that one additional satisfactory sampling result should suffice for consideration of the site by your office for closure.

We feel there have been an abundance of favorable sampling results which have been produced over the last year, including those from the quarterly sampling events. These results show that for three consecutive quarters beginning 7/92, all readings taken showed TPH concentrations at non-detectable levels. It therefore appears unnecessary, if not unreasonable, to await for the results of two additional quarters of sampling for site closure.

Given the critical timing involved, we would very much appreciate the opportunity to meet with you and the appropriate representative of the SFWQCB this week to discuss this matter.

Sincerely,



Peter V. Fagrell
Real Estate Asset Manager

cc: Tomilee Gill
Tim Reed, RESNA
Bud Gennoy

i:\CHUAUG9.LTR

1500 So. Union Avenue
Bakersfield, California 93307
Phone: (805) 835-7700
FAX: (805) 835-7717

93 AUG 16 PM 12: 04

August 9, 1993

Ms. Eva Chu
Alameda County
Department of Environmental Health
80 Swan Way, Rm. 200
Oakland, CA 94621

Re: Site Remediation and Closure
Scotsman Corp.
6055 Scarlett Ct., Dublin

Dear Ms. Chu:

RESNA Industries, Inc. (RESNA) has received your letter dated August 2, 1993 stating that your review of the July 20, 1993 Site Closure Report has shown that the remediation of the ground water has been effective in removing all possible contaminants. You also state that verification monitoring should continue for two quarters to show that pollutant trends have stabilized. RESNA would like to reiterate some of the points made in the July 20, 1993 report to demonstrate that continued monitoring should not be necessary.

Remediation of the ground water at the Scotsman site began in April, 1990, when an array of ground water monitoring wells and remediation wells were constructed and put to use removing gasoline contamination from the water. As for the soil which was contaminated by gasoline released from the tanks, it was mistakenly concluded that soil contamination had been excavated during removal of the two 500 gallon gasoline tanks in October, 1987. Samples from soil borings in the vicinity, subsequent to removal of the tanks, showed little soil contamination, but water samples from water monitoring wells still contained high concentrations of gasoline constituents.

The size of the plume of contaminated ground water was reduced by on-site treatment, but elevated gasoline concentrations persisted in a small, central area. A recommendation was made to perform additional soil excavation and thereby remove the probable central source of contamination to the water. On August 19, 1992, approximately 125 cubic yards of soil was removed along with the ground water monitoring wells MW-1, MW-6, and RW-2, located in the soil to be exhumed.

It was pointed out in RESNA's Site Closure Report, July 20, 1993, that all the regulated contaminants reported in the water samples from this site are below the levels set by the California Department of Health Services (DOHS) for drinking water. Total Petroleum Hydrocarbons (TPH), which is at issue, is not assigned a value on the list of contaminants regulated by DOHS, but must be considered on a site-specific basis. In this instance, the concentration of TPH is less than the action level for any other gasoline constituent comprising the total, except Benzene which was reported below the maximum drinking water standard. The residual TPH concentrations have been shown not to pose a risk to any drinking water source.

For almost two years the preponderance of the lab analyses, focusing on Benzene and the other hazardous constituents of gasoline, have been reported Not Detected. The last four quarterly

Ms Eva Chu
Alameda County Department of
Environmental Health
August 9, 1993
Page 2



83ppb

monitoring events have demonstrated the effectiveness of the remediation with consistent clean analysis. Even the TPH reported by the lab has not appeared in the samples consistently. Ground water samples from all of the wells outside of the excavated area have been reported by certified laboratories to have volatile organic hydrocarbon concentrations below California drinking water standards, and mostly below laboratory Minimum Detection Limits, since September, 1991. The exceptions are low values of TPH in samples from two wells in the flow path of ground water from the former buried-tank area. Ground water samples collected monthly during the last quarter have shown that BTEX concentrations have remained below California drinking water standards and have shown a trend of decreasing concentrations. TPH concentrations have demonstrated a decline since April, 1993 and have remained below 100 ppb.

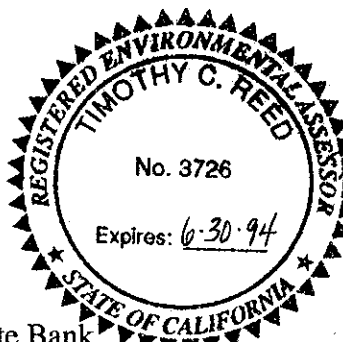
The source of contamination has been removed and the ground water beneath this site should not be considered to be a threat to ground water in the area. The remaining gasoline contaminant is being contained and destroyed on site efficiently and economically by natural means. Water supply wells in the area are not located down gradient. Ground water beneath this site flows very slowly, allowing contaminant dispersion and degradation through naturally occurring biological action.

Based on the information submitted in the July 20, 1993 Site Closure Report, it is unclear why continued monitoring of the site should continue. RESNA recommends that the ground water monitoring program be discontinued and the standard letter of closure be written for this site. The body of information collected to date indicates that the clean up of the primary source of contamination has been accomplished. Investment of additional time and work required to continue monitoring at this site might be inordinately expensive in terms of delaying the property transaction in progress.

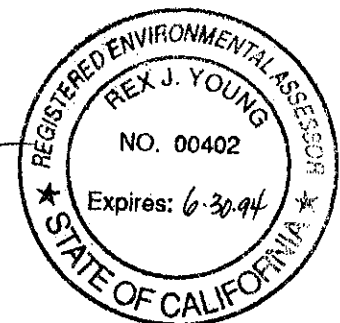
Please phone (805) 835-7700 if you have a question about this project.

Very truly yours,
RESNA Industries Inc.

Timothy C. Reed
Project Geologist REA No. 3726



Rex J. Young
California RG No. 720



cc: Pete Fagrell, First Interstate Bank
Tomilee Gill, First Interstate Bank
Bob Becker, RESNA

> 707 Wilshire Blvd, W7-22, LA 90017

ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY



DAVID J. KEARS, Agency Director

RAFAT A. SHAHID, ASST. AGENCY DIRECTOR

StID 3128

August 2, 1993

Mr. Tim Reed
RESNA
1500 So. Union Ave
Bakersfield, CA 93307

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

**Subject: Site Closure for Scotsman Corporation,
6055 Scarlett Ct., Dublin, CA 94568**

Dear Mr. Reed:

I have completed review of RESNA's July 20, 1993 Site Closure Report for the above referenced site. This report summarizes the site investigation and remediation activities with a request for site closure.

I am satisfied that remediation has effectively removed as much as possible all soil and groundwater contamination, therefore can recommend that no further cleanup be necessary for the site. At this time, site closure is recommended by this office. However, verification monitoring should continue for two consecutive quarters to demonstrate that groundwater pollutant trends have stabilized and levels do not increase and pose a threat to health and beneficial uses to water.

Pending review of laboratory results from the next two quarters of sampling, this office will then recommend to the RWQCB (who ultimately grants site closure) that they review this case for site closure.

If you have any questions, I can be reached at (510) 271-4530.

Sincerely,

eva chu
Hazardous Materials Specialist

cc: Pete Sagrell, First Interstate Bank, 707 Wilshire Blvd,
W7-22, Los Angeles, CA 90017
Rich Hiatt, RWQCB
files

scotman6.1

LOP - RECORD CHANGE REQUEST FORM

printed:
06/30/93

Mark Out What Needs Changing and Hand to LOP Data Entry
(Name/Address changes go to Annual Programs Data Entry)

AGENCY # : 10000 SOURCE OF FUNDS: F SUBSTANCE: 8006619
 StID : 3128
 SITE NAME: Scotsman Group DATE REPORTED : 10/23/87
 ADDRESS : 6055 Scarlett Ct. DATE CONFIRMED:
 CITY/ZIP : Dublin 94568 MULTIPLE RPs : N

SITE STATUS

CASE TYPE: G CONTRACT STATUS: 6 EMERGENCY RESP:
 RP SEARCH: S DATE COMPLETED: 03/27/92
 PRELIMINARY ASMNT: U DATE UNDERWAY: 08/11/88 DATE COMPLETED:
 REM INVESTIGATION: U DATE UNDERWAY: 06/04/91 DATE COMPLETED:
 REMEDIAL ACTION: U DATE UNDERWAY: DATE COMPLETED:
 POST REMED ACT MON: U DATE UNDERWAY: *11/19/93* DATE COMPLETED:
 ENFORCEMENT ACTION TYPE: 1 DATE ENFORCEMENT ACTION TAKEN: 03/27/92
 LUFT FIELD MANUAL CONSID: 3HSCAWG
 CASE CLOSED: DATE CASE CLOSED:
 DATE EXCAVATION STARTED : 10/23/87 REMEDIAL ACTIONS TAKEN: GT-

RESPONSIBLE PARTY INFORMATION

RP#1-CONTACT NAME: William Tjrka Estate
 COMPANY NAME: 1st Interstate Bank, Tilliegil
 ADDRESS: 707 Wilshire Bl. W7-22
 CITY/STATE: Los Angeles, C A 90017

INSPECTOR VERIFICATION:

NAME _____ SIGNATURE _____ DATE _____

DATA ENTRY INPUT:

Name/Address Changes Only			Case Progress Changes	
ANPPGMS _____	LOP _____	DATE _____	LOP _____	DATE _____

ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY



DAVID J. KEARS, Agency Director

RAFAT A. SHAHID, ASST. AGENCY DIRECTOR

DEPARTMENT OF ENVIRONMENTAL HEALTH
State Water Resources Control Board
Division of Clean Water Programs
UST Local Oversight Program
80 Swan Way, Rm 200
Oakland, CA 94621
(510) 271-4530

StID 3128

April 15, 1993

Mr. Tim Reed
RESNA
1500 So. Union Ave
Bakersfield, CA 93307

**Subject: Groundwater Sampling at Scotsman Corporation,
6055 Scarlett Ct., Dublin, CA 94568**

Dear Mr. Reed:

At a meeting on March 24, 1993 you inquired if site closure for the above referenced site can be considered if monthly ground water samples were collected and analyzed through the next quarter. I spoke with Mr. Richard Hiatt, of the SF-RWQCB, regarding this matter and the following monitoring schedule was agreed upon:

1. Monthly monitoring/sampling for three (3) consecutive months, beginning as soon as possible, OR
2. Two additional, consecutive quarters of groundwater monitoring and sampling.

Monitoring wells RW-1, RW-3, MW-5, and MW-7 should be sampled and analyzed for TPH-G and BTEX. If no detectable amounts of contaminants are found, then we can recommend site closure. However, if there are detectable amounts of contaminants, extended monitoring may be required. Record conductivity, temperature, pH, and turbidity throughout the purging process.

Attached please find a copy of the RWQCB outline showing the appropriate format and topics for the preparation of a final report summarizing the outcome of the site investigation. As you are likely aware, site "closure" ultimately requires approval from the RWQCB. Upon receipt of this report, it will be attached to a letter issued from this office to the RWQCB requesting their consideration for case closure.

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

Sincerely,

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

eva chu
Hazardous Materials Specialist

Tim Reed/RESNA
re: 6055 Scarlett Ct., Dublin
April 15 1993

Page 2

enclosure

cc: Richard Hiatt, RWQCB
TommiLee Gill, First Interstate Bank, 707 Wilshire Blvd.,
W7-22, Los Angeles, CA 90017
Tom Hathcox, Dougherty Regional Fire Authority
Edgar Howell/files

scotman5

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 3128

March 17, 1993

Mr. Tim Reed
RESNA
1500 So. Union Ave
Bakersfield, CA 93307

**Subject: Quarterly Monitoring/Sampling for Scotsman Corporation,
6055 Scarlett Ct., Dublin, CA 94568**

Dear Mr. Reed:

This office has completed review of RESNA's Fourth Quarter Monitoring Report, dated March 8, 1993, for the above referenced site. This is the first sampling episode following soil excavation (August 1992) from the former UST pit and cessation of groundwater extraction from recovery wells RW-1 and RW-3. Therefore, post remedial sampling and monitoring of wells MW-5, MW-7, RW-1, and RW-3 on a quarterly basis should continue to confirm that remediation was effective and complete. If after 3 more quarters of non-detectable levels of contaminants, a final site closure report should be prepared and submitted to this office.

If you have questions or comments about the content of this letter, please contact me at (510) 271-4530.

Sincerely,

Eva Chu
Hazardous Materials Specialist

cc: Rich Hiett, RWQCB
Bob Hansen, 6055 Scarlett Ct., Dublin 94568
Edgar Howell/files

scotman4

STID # 3128 83

SENDER: Complete Items 1 and 2 when additional services are desired, and complete items 3 and 4.

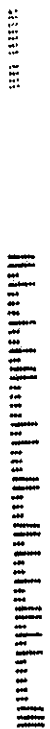
Put your address in the "RETURN TO" Space on the reverse side. Failure to do this will prevent this card from being returned to you. The return receipt fee will provide you the name of the person delivered to and the date of delivery. For additional fees the following services are available. Consult postmaster for fees and check box(es) for additional service(s) requested.

1. Show to whom delivered, date, and addressee's address. (Extra charge) 2. Restricted Delivery (Extra charge)

3. Article Addressed to: BOB HANSEN THE SCOTSMAN GROUP 6055 SCARLETT CT. DUBLIN, CA 94568	4. Article Number P367604062
Type of Service: <input type="checkbox"/> Registered <input type="checkbox"/> Insured <input checked="" type="checkbox"/> Certified <input type="checkbox"/> COD <input type="checkbox"/> Express Mail <input type="checkbox"/> Return Receipt for Merchandise	
Always obtain signature of addressee or agent and DATE DELIVERED.	
5. Signature - Address X Carol Brown	8. Addressee's Address (ONLY if requested and fee paid)
6. Signature - Agent X	
7. Date of Delivery 4/8/91	

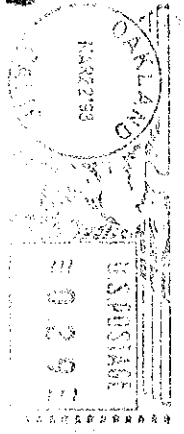
PS Form 3811, Mar. 1988 * U.S.G.P.O. 1988-212-865 DOMESTIC RETURN RECEIPT

ALAMEDA COUNTY
 HEALTH CARE SERVICES AGENCY
 Hazardous Materials Program
 80 Swan Way, Rm. 200
 Oakland, CA 94621



NOT DELIVERABLE AS ADDRESSED
 UNABLE TO FORWARD

Bob Hansen
 6055 Scarlett Court
 Dublin, CA 94568



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 3128

March 17, 1993

Mr. Tim Reed
RESNA
1500 So. Union Ave
Bakersfield, CA 93307

**Subject: Quarterly Monitoring/Sampling for Scotsman Corporation,
6055 Scarlett Ct., Dublin, CA 94568**

Dear Mr. Reed:

This office has completed review of RESNA's Fourth Quarter Monitoring Report, dated March 8, 1993, for the above referenced site. This is the first sampling episode following soil excavation (August 1992) from the former UST pit and cessation of groundwater extraction from recovery wells RW-1 and RW-3. Therefore, post remedial sampling and monitoring of wells MW-5, MW-7, RW-1, and RW-3 on a quarterly basis should continue to confirm that remediation was effective and complete. If after 3 more quarters of non-detectable levels of contaminants, a final site closure report should be prepared and submitted to this office.

If you have questions or comments about the content of this letter, please contact me at (510) 271-4530.

Sincerely,

Eva Chu
Hazardous Materials Specialist

cc: Rich Hiett, RWQCB
Bob Hansen, 6055 Scarlett Ct., Dublin 94568
Edgar Howell/files *EBH*

scotman4



1500 So. Union Avenue
Bakersfield, California 93307
Phone: (805) 835-7700
FAX: (805) 835-7717

LETTER OF TRANSMITTAL

TO: Ms. Eva Chu
Alameda County Department of
Environmental Health
80 Swan Way, Room 200
Oakland, CA 94621

DATE: March 11, 1993
RE: Fourth Quarter Monitoring Report
March 8, 1993
Scotsman Corporation
Dublin, California

WE ARE SENDING YOU Attached Under separate cover via _____ the following:

- Site Assessment Report
- Workplan for Site Assessment
- Preacquisition Site Assessment
- Closure Report
- Proposal
- As Above

THESE ARE TRANSMITTED as checked below:

- For approval
- For your use
- FOR BIDS DUE _____ 19__
- As requested
- For review and comment
- _____

REMARKS _____

COPY TO: Mr. Peter Klein-Corrie Development

SIGNED: *Robert J. Becker*
Robert J. Becker, R.G. #5076
Professional Services Supervisor

ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY



DAVID J. KEARS, Agency Director

RAFAT A. SHAHID, ASST. AGENCY DIRECTOR

StID 3128

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

January 6, 1993

Tim Reed
RESNA
1500 So. Union Ave
Bakersfield, CA 93307

**Subject: Quarterly Monitoring at Scotsman Corp.,
6055 Scarlett Ct., Dublin 94568**

Dear Mr. Reed:

In a recent conversation you requested case closure for the above referenced site. At this time case closure cannot be considered for the following reasons:

1. Up through July 1992 monitoring wells MW-1 and MW-6 exhibited TPH-g and benzene concentrations above action levels even though recovery wells RW-1, 2, and 3 did not detect any of these constituents. Wells MW-1, MW-6 and RW-2 were subsequently destroyed in August 1992 when the UST pit was overexcavated to remove contaminated soil. The nearest downgradient well should continue to be sampled until further notice to confirm that all soil and groundwater contamination has been remediated.
2. Groundwater elevations from monitoring wells MW-2, MW-3, and MW-6 have been used to determine gradient for this site. These wells are about 300' from the UST pit and may not accurately determine gradient at the vicinity of the UST pit. During the next and subsequent monitoring and sampling periods, groundwater elevation should be measured from monitoring wells MW-5, MW-7, RW-1, and RW-3 to determine gradient. If none of the existing wells are in the verified downgradient, another monitoring well may be required.

Until the above concerns are addressed, case closure cannot be recommended. Should you have any questions about the content of this letter, please contact me at (510) 271-4530.

Sincerely,

Eva Chu
Hazardous Materials Specialist

cc: Rich Hiett, RWQCB
Bob Hansen, 6055 Scarlett Ct., Dublin 94568
Edgar Howell/files (scotman3) *EDH*

ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY



DAVID J. KEARS, Agency Director

RAFAT A. SHAHID, ASST. AGENCY DIRECTOR

StID 3128

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

January 6, 1993

Tim Reed
RESNA
1500 So. Union Ave
Bakersfield, CA 93307

**Subject: Quarterly Monitor
6055 Scarlett Ct.**

Post-It™ brand fax transmittal memo 7671 # of pages ▶ 1

Dear Mr. Reed:

To Tim Reed	From Eva Chu
Co. RESNA	Co. Alameda Co. Health
Dept.	Phone # (510) 271-4530
Fax # (805) 835-7717	Fax # (510) 569-4757

In a recent conversation y
referenced site. At this
for the following reasons:

1. Up through July 1992 monitoring wells MW-1 and MW-6 exhibited TPH-g and benzene concentrations above action levels even though recovery wells RW-1, 2, and 3 did not detect any of these constituents. Wells MW-1, MW-6 and RW-2 were subsequently destroyed in August 1992 when the UST pit was overexcavated to remove contaminated soil. The nearest downgradient well should continue to be sampled until further notice to confirm that all soil and groundwater contamination has been remediated.
2. Groundwater elevations from monitoring wells MW-2, MW-3, and MW-6 have been used to determine gradient for this site. These wells are about 300' from the UST pit and may not accurately determine gradient at the vicinity of the UST pit. During the next and subsequent monitoring and sampling periods, groundwater elevation should be measured from monitoring wells MW-5, MW-7, RW-1, and RW-3 to determine gradient. If none of the existing wells are in the verified downgradient, another monitoring_{well} may be required.

Until the above concerns are addressed, case closure cannot be recommended. Should you have any questions about the content of this letter, please contact me at (510) 271-4530.

Sincerely,

Eva Chu
Hazardous Materials Specialist

cc: Rich Hiatt, RWQCB
Bob Hansen, 6055 Scarlett Ct., Dublin 94568
Edgar Howell/files (scotman3)

white -env.health
 yellow -facility
 pink -files

ALAMEDA COUNTY, DEPARTMENT OF ENVIRONMENTAL HEALTH
 Hazardous Materials Inspection Form

80 Swan Way, #200
 Oakland, CA 94621
 (415) 271-4320

II, III

Site ID # 3128 Site Name Scotsman Co Today's Date 8/19/92

Site Address 6055 Scarlett Ct
 City Dublin Zip 94568 Phone _____

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

Inspection Categories:

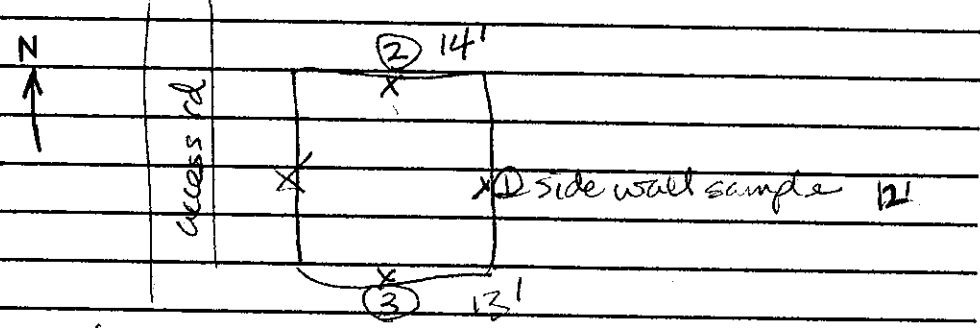
- ___ I. Haz. Mat/Waste GENERATOR/TRANSPORTER
- ___ II. Business Plans, Acute Hazardous Materials
- III. Underground Tanks Overexcavation

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

Comments:

Overexcavation of former UST pit $\approx 18' \times 18' \times 13'$
to soil at 13' ^{center} still has petroleum odors.
Attempt to leave intact MW-5, RW-1 and 3.

Stockpiled soil - if to be re-used as backfill
should have composite samples (4m³) taken
for every 20 cy & analyze for TPH₃ and BTEX.
Stockpiled soil to hauled off site for disposal
should be sampled every 50 cy.
GW seeping in slowly at 14'



X = soil sample taken

II.A BUSINESS PLANS (Title 19)

- ___ 1. Immediate Reporting 2703
- ___ 2. Bus. Plan Sids. 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) _____
- ___ 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
- ___ 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 2643
Date: _____
- ___ 8. Inventory Rec. 2644
- ___ 9. Soil Testing . 2646
- ___ 10. Ground Water. 2647
- Monitoring for Existing Tanks**
- ___ 11. Monitor Plan 2632
- ___ 12. Access. Secure 2634
- ___ 13. Plans Submit 2711
Date: _____
- New Tanks**
- ___ 14. As Built 2635
Date: _____

Rev 8/88

Contact: _____
 Title: _____
 Signature: C. Engelhardt

Inspector: Eva Chen
 Signature: [Signature]

II, III

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



RAFAT A. SHAHID, Assistant Agency Director

StID 3128

April 30, 1992

Timothy Reed
RESNA
P.O. Box 9383
Bakersfield, CA 93389

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

**Subject: Update and Workplan for Groundwater Remediation at
6055 Scarlett Ct., Dublin, CA 94568**

Dear Mr. Reed:

This office has reviewed the update and workplan dated April 13, 1992, and approves of excavation to remove the remaining contaminated soil at the above referenced site. Throughout the overexcavation/bioremediation process, Scotsman will continue to submit monitoring and progress reports to this office and to the SF-RWQCB. Reports shall include copies of manifests or bills of lading (as applicable) for soil removed offsite for disposal at an approved landfill, the results of laboratory analyses of composite samples collected following accepted protocols, and a complete description of treatment methods to be used to remediate soil. Please reference the attached Appendix A summarizing the technical scope of site assessment proposals and reports.

Upon completion of the soil excavation, the remaining wells, RW1, RW3 and MW5, shall be sampled monthly for six months to confirm cleanup. Thereafter samples can be taken on a quarterly basis for the remainder of the year, at which time sampling schedules will be reevaluated.

As required by the RWQCB and Business and Professions Code, all technical reports and proposals must be submitted under seal of a California registered geologist or civil engineer. Please be certain all future reports or proposals are submitted in this fashion.

If you have any questions regarding the contents of this letter do not hesitate to contact Eva Chu at the above number.

Sincerely,



Scott O. Seery, CHHM
Senior Hazardous Materials Specialist

Attachment

cc: Lester Feldman, RWQCB (w/o)
Tim Hathcox, Dougherty Regional Fire Department (w/o)
Gil Jensen, Alameda County District Attorney's Office (w/o)
Bob Hansen, The Scotsman Group, Inc (w/o)
file

scotsman

DATE: 3/2/92

TO : Local Oversight Program

FROM: RON OWCARZ

SUBJ: Transfer of Eligible Oversight Case

Site name: SCOTSMAN, INC.

Address: 6055 Scarlett Ct. city Dublin zip 94568

Closure plan attached? Y N DepRef remaining \$2585

DepRef Project #225 STID #(if any) 3/28

Number of Tanks: 2 removed? Y N Date of removal 10/23/87

Leak Report filed? Y N Date of Discovery 10/23/87

Samples received? Y N Contamination: Soil + water

Petroleum Y N Types: Avgas Jet leaded unleaded Diesel
fuel, oil waste oil kerosene solvents

Monitoring wells on site 9 Monitoring schedule? Y N

Briefly describe the following:

Preliminary Assessment NA

Remedial Action soil excavation + removal installation of MWS + extraction well + ground water treatment

Post Remedial Action Monitoring quarterly reports

Enforcement Action continue reviewing quarterly reports

Comments: Results are ND in 5 of 9 MWS and plume is getting smaller with addition of 2 more recovery wells. Water is being treated with liquid phase carbon.

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Director



DEPT. OF ENVIRONMENTAL HLTH
HAZARDOUS MATERIALS PROG.
80 SWAN WAY, SUITE 200
OAKLAND, CA 94621
430-4530

Telephone Number: (415)

January 23, 1990

Ms. Melvena Taylor
First Interstate Bank
Personal Financial Management Div.
5000 Birch St., #10200
Newport Beach, CA 92660-2115

RE: Scotsman Corp. site characterization report and remediation
plan, 6055 Scarlett Ct., Dublin

Dear Ms. Taylor:

The Alameda County Department of Environmental Health, Hazardous Materials Division, has reviewed Groundwater Resources' report on the site shown above, and concurs that groundwater remediation should be accomplished as soon as possible. The system proposed, including the installation of a 6-inch extraction well and treatment via an oxidation process, appears adequate and is acceptable to this office. We understand that the system will be operational during the spring of 1990.

Throughout the remediation/final planning process, Scotsman will need to continue submitting monitoring and progress reports to this office and to the San Francisco Bay Regional Water Quality Control Board. Discharge of treated effluent must be closely coordinated with the Dublin-San Ramon Services District. Finally, we will require remediation to continue until the level of benzene in extracted groundwater is consistently below 1.0 part per billion (ppb).

If you have any questions about this letter, please contact the undersigned at (415) 271-4320.

Sincerely,

Gil Wistar
Hazardous Materials Specialist

c: Chris Ingram, Scotsman Corp. (2550 E. 68th St., Long Beach,
CA 90805)
Tim Reed, Groundwater Resources (P.O. Box 9383, Bakersfield,
CA 93389)
Lester Feldman, RWQCB
Rafat A. Shahid, Asst. Agency Director, Environmental Health
files



groundwater resources inc.

5400 ALDRIN CT.
BAKERSFIELD, CALIFORNIA 93313

General Engineering Contractor
Class A/Haz License No. 520768

July 12, 1989

7/17/89

ALAMEDA COUNTY
DEPT. OF ENVIRONMENTAL HEALTH
HAZARDOUS MATERIALS

Mr. Gil Wistar
Alameda County
Department of Environmental Health
Hazardous Materials Division
80 Swan Way
Room 200
Oakland, CA 94621

Re: Scotsman Corporation
6055 Scarlett Court
Dublin, CA

Dear Mr. Wistar:

Enclosed you will find the recent Site Characterization Report for the above referenced facility. We have had telephone communication with our client's representative, Mr. J.M. Blackmore, regarding the findings of our investigation.

In approximately one week a second report will be forwarded to your office with the results of the current water levels and other information requested in the letter dated March 28, 1989, from your office.

During the site drilling operations, the monitoring wells at this site were developed and routinely checked for pH, temperature, total dissolved solids and conductivity. Monitoring well MW-7, did indicate an unusual pH reading of 2.0. We are investigating past land uses of this facility, as well as adjacent properties. This week, during the measurement of the water levels for July, additional field measurements for pH will be taken and results reported in a second report. A review of the Scotsman Corporation site does not indicate any products stored in the former underground tanks other than gasoline.

It is the express instruction from Scotsman Corporation, to fully disclose all data generated from this facility to your office. It is the desire of Groundwater Resources, Inc. (GRI) to fully keep your office informed as to all findings in our investigation.

MAILING ADDRESS: P.O. BOX 9383, BAKERSFIELD, CA 93389 (805) 835-7700
LOS ANGELES (213) 724-3147

Mr. Gil Wistar
Alameda County
Department of Environmental Health
Hazardous Materials Division
July 12, 1989
Page Two

If you have any additional questions or input regarding the enclosed report, please contact our main office at (805) 835-7700.

Very truly yours,



Jon P. Fitch
Project Manager

Encl.

cc: Mr. J.M. Blackmore

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



Certified mailer # P 833 981 256

March 28, 1989

Mr Stephen Hendrickson
Scotsman Corp.
2501 Fruitvale
Bakersfield, CA 93308

Re: Contamination from former underground storage tanks, 6055
Scarlett Ct., Dublin, CA

Dear Mr. Hendrickson:

The Alameda County Department of Environmental Health, Hazardous Materials Division, has reviewed the report prepared by Groundwater Resources, Inc. on the above site. Based on information in this report, we have determined that more work needs to be done at the site to: 1) define the extent of the groundwater pollution plume and further characterize soil contamination; 2) determine site-specific hydrologic factors such as hydraulic conductivity and gradient in the shallow aquifer; and 3) prepare a remediation plan.

Groundwater samples from well MW-1 indicate high levels of benzene and total petroleum hydrocarbons that appear to be dissolved in groundwater. In order to define the contaminant plume that has likely spread from the tank pit, a series of monitoring/extraction wells should be installed around the perimeter of the pit. These wells should follow the guidelines established by the San Francisco Bay Regional Water Quality Control Board (RWQCB). Filter pack and slot sizes for all wells should be based on particle analysis (ASTM D-422) from each stratigraphic unit in at least one boring from the site. Well MW-1 and all new wells should be surveyed to mean sea level. We are requiring water samples to be collected and analyzed every two months.

In addition, we request that you record water levels in all monitoring wells monthly; water level data, contour maps, and gradient determinations should be submitted routinely to this office along with sampling results. Please also submit information on hydrogeological characteristics of the shallow aquifer, including vertical transmissivity, particle analysis of clays, and pollution migration patterns.

The four soil borings indicate that soils to the west and east of the pit may not have been affected by contaminant migration. However, because boring B-3 to the south of the pit shows some soil contamination, the soil between this boring and the pit needs to be characterized. Additionally, there is no information on soils (or

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

Stephen Hendrickson
March 28, 1989
Page 2 of 2

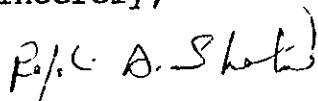
groundwater) under the concrete pad on the north side of the pit, and this should be provided as part of the investigation.

In addition to carrying out the above investigative work, you will need to develop a remediation plan for the site. Dissolved constituents in groundwater and soils that are contaminated should be remediated such that beneficial uses of groundwater and surface water are restored and protected according to policies established by the State Water Resources Control Board. Once the groundwater plume has been defined, you should develop a plan to clean up the water within it to at least the action level for benzene in drinking water (0.7 ppb). Aquifer test data (pump or slug testing) should be used to determine aquifer characteristics and the capture zone(s) of extraction system(s). An appropriate monitoring program will be required to verify the effectiveness of remedial actions.

In connection with this investigative and remedial work, you will need to submit monthly reports, for the next three months, to this office, with the first report due on May 1, 1989. Monthly reports will incorporate the results of water level and gradient determinations; gradient maps; water quality sampling data; and contaminant plume maps. Quarterly reports will also need to be submitted, beginning on August 1, 1989. These reports will describe the status of the investigation and cleanup and should include results of all work performed during the quarter, interpretation of these results, and plans for additional investigative work and remediation. All reports must be signed by a Certified Engineering Geologist, Registered Geologist, or Professional Engineer (civil), who is certified in the state of California.

You will need to submit an additional deposit of \$500 to cover the costs that the Division of Hazardous Materials incurs during remediation oversight. If you have any questions about this letter or about remediation requirements established by the RWQCB, please contact Gil Wistar, Hazardous Materials Specialist, at (415) 271-4320.

Sincerely,



Rafat A. Shahid, Chief
Hazardous Materials Division

cc: Rex Young, Groundwater Resources, Inc.
Doug Krause, DOHS
Lisa McCann, RWQCB
Gil Jensen, Alameda County District Attorney, Consumer and
Environmental Protection Agency

SENDER: Complete Items 1 and 2 when additional services are desired, and complete items 3 and 4.
 Put your address in the "RETURN TO" Space on the reverse side. Failure to do this will prevent this card from being returned to you. The return receipt fee will provide you the name of the person delivered to and the date of delivery. For additional fees the following services are available. Consult postmaster for fees and check box(es) for additional service(s) requested.

1. Show to whom delivered, date, and addressee's address. 2. Restricted Delivery
↑(Extra charge)↑ ↑(Extra charge)↑ G 4

<p>3. Article Addressed to:</p> <p>Mr. Stephen Hendrickson Scotsman Corp. 2501 Fruitvale Bakersfield, CA 93308</p>	<p>4. Article Number</p> <p>D833 981256</p> <p>Type of Service:</p> <p><input type="checkbox"/> Registered <input type="checkbox"/> Insured <input checked="" type="checkbox"/> Certified MAIL <input type="checkbox"/> COD <input type="checkbox"/> Express Mail</p> <p>Always obtain signature of addressee or agent and DATE DELIVERED.</p>
<p>5. Signature - Addressee</p> <p>X DEBORAH SNOW</p>	<p>8. Addressee's Address (ONLY if requested and fee paid)</p>
<p>6. Signature - Agent</p> <p>X</p>	
<p>7. Date of Delivery</p> <p>3-31-89</p>	

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Director



November 16, 1988

Telephone Number: (415)

Rex Young
Groundwater Resources, Inc.
P.O. Box 9383
Bakersfield, CA 93389

Dear Mr. Young:

This letter is in response to your letter dated October 21, 1988 concerning the contamination at the Scotsman facility located at 6055 Scarlett Ct. in Dublin, CA. This office has reviewed your plan of correction and consider that your company is proceeding in the proper direction to characterize the situation and to correct the ground contamination that was detected. We hope that this matter will be resolved expeditiously. Please also submit soil analysis reports as they become available.

If you have any questions regarding this matter, please contact Thomas Peacock, Senior Hazardous Material Specialist, at (415) 271-4320.

Sincerely,

Rafat A. Shahid, Chief
Hazardous Materials Division

RAS:tfp

cc: H. Kazemi, RWQCB

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Director



Department of Environmental Health
Hazardous Materials Division
80 Swan Way, Room 200
Oakland, CA 94621

November 16, 1988

Telephone Number: (415) 271-4320

Rex Young
Groundwater Resources, Inc.
P.O. Box 9383
Bakersfield, CA 93389

Dear Mr. Young:

This letter is in response to your letter dated October 21, 1988 concerning the contamination at the Scotsman facility located at 6055 Scarlett Ct. in Dublin, CA. This office has reviewed your plan of correction and consider that your company is proceeding in the proper direction to characterize the situation and to correct the ground contamination that was detected. We hope that this matter will be resolved expeditiously. Please also submit soil analysis reports as they become available.

If you have any questions regarding this matter, please contact Thomas Peacock, Senior Hazardous Material Specialist, at (415) 271-4320.

Sincerely,

Rafat A. Shahid, Chief
Hazardous Materials Division

RAS:tfp

cc: H. Kazemi, RWQCB



groundwater resources inc.

5610 DISTRICT BLVD., SUITE 106
BAKERSFIELD, CALIFORNIA 93313

General Engineering Contractor
Class A License No. 520768

October 21, 1988

Mr. Tom Peacock
Alameda County
Health Care Services
Department of Environmental Health
470-27th Street, Third Street
Oakland, CA 94612

Re: Scotsman Corporation
6055 Scarlett Ct.
Dublin, CA 94568

Dear Mr. Peacock,

Pursuant to our phone conversation October 17, 1988, this is a revision to a site characterization for the Scotsman Corporation by Groundwater Resources, Inc. (GRI) dated August 11, 1988.

It is recommend that four borings be made to the watertable or to 20 feet, whichever is deeper. Core samples will be taken with a split spoon sampler at 5 foot intervals and at the watertable, as determined while augering. The borings will be located at the discretion of the project manager, approximately as shown on Plate 1, to best determine the vertical and lateral extent of the vadose plume.

Since surface topography rises to the west, the groundwater gradient is assumed to slope eastward. The boring located east of the tank site will be advanced to a depth ten feet below the watertable and completed as a water monitoring well to determine the possible presence of groundwater contamination.

Sampling protocol and well completion will be as prescribed in the "LUFT Field Manual," Water Resources Control Board, May 1988.

If you have any questions, please contact our office at (805) 835-7700.

Very truly yours,

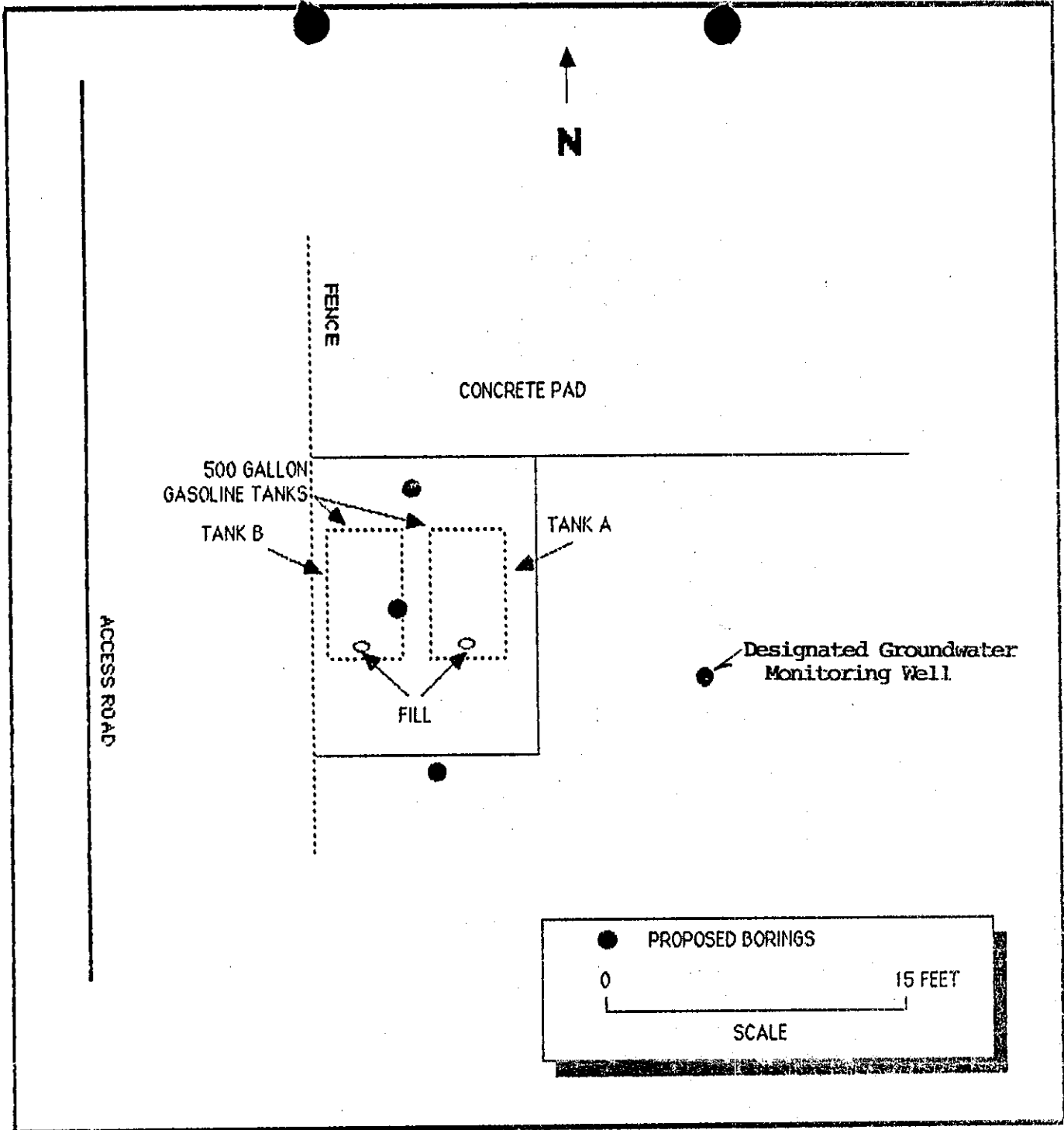
Rex J. Young
Principal Geologist

RJY:dji

cc: Mr. Stephen Hendrickson

MAILING ADDRESS: P.O. BOX 9383, BAKERSFIELD, CA 93389 (805) 835-7700
OTHER LOCATIONS: LOS ANGELES (213) 724-3147 PLACENTIA (714) 528-2415

RECEIVED
OCT 22 1988
GRI



GROUNDWATER RESOURCES, INC.
 (605)835-7700
 environmental/geotechnical services
 Project Number: 55018

SCOTSMAN CORPORATION
 DUBLIN, CA
PLOT PLAN
 OF PROPOSED BORING
 LOCATIONS

PLATE
1

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 08/01/88		CASE # _____			
REPORTED BY	NAME OF INDIVIDUAL FILING REPORT Stephen Hendrickson		PHONE (805) 327-3352		SIGNATURE
	REPRESENTING <input checked="" type="checkbox"/> OWNER/OPERATOR <input type="checkbox"/> REGIONAL BOARD <input type="checkbox"/> LOCAL AGENCY <input type="checkbox"/> OTHER		COMPANY OR AGENCY NAME Scotsman Corp.		
	ADDRESS 2501 Fruitvale Street Bakersfield CA 93308				
RESPONSIBLE PARTY	NAME Scotsman Corp.		CONTACT PERSON William Trkja TRKJA		PHONE (213) 531-2230
	ADDRESS 2550 - 68th Street Long Beach CA 90805				
SITE LOCATION	FACILITY NAME (IF APPLICABLE) Scotsman Corp.		OPERATOR Ken Prince		PHONE (415) 829-2450
	ADDRESS 6055 Scarlett Court Dublin Alameda 94568				
	CROSS STREET		TYPE OF AREA <input type="checkbox"/> COMMERCIAL <input type="checkbox"/> INDUSTRIAL <input type="checkbox"/> RURAL <input type="checkbox"/> RESIDENTIAL <input type="checkbox"/> OTHER		TYPE OF BUSINESS <input type="checkbox"/> FARM <input checked="" type="checkbox"/> OTHER Trailer sales
IMPLEMENTING AGENCIES	LOCAL AGENCY Alameda County Environmental Health		CONTACT PERSON Storm Goranson		PHONE (415) 271-4320
	REGIONAL BOARD Central District		PHONE (916) 322-7159		
SUBSTANCES INVOLVED	(1) Gasoline QUANTITY LOST (GALLONS) _____				
	(2) _____ <input checked="" type="checkbox"/> UNKNOWN				
DISCOVERY/ABATEMENT	DATE DISCOVERED 1/02/87		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 _____		METHOD USED TO STOP DISCHARGE (CHECK ALL THAT APPLY) <input type="checkbox"/> REMOVE CONTENTS <input type="checkbox"/> REPLACE TANK <input checked="" type="checkbox"/> CLOSE TANK <input type="checkbox"/> REPAIR TANK <input type="checkbox"/> REPAIR PIPING <input type="checkbox"/> CHANGE PROCEDURE <input type="checkbox"/> OTHER		
	HAS DISCHARGE BEEN STOPPED? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO IF YES, DATE 1/02/87		_____		
SOURCE/CAUSE	SOURCE OF DISCHARGE <input checked="" type="checkbox"/> TANK LEAK <input type="checkbox"/> UNKNOWN <input type="checkbox"/> PIPING LEAK <input type="checkbox"/> OTHER		TANKS ONLY/CAPACITY 500 GAL.		MATERIAL <input type="checkbox"/> FIBERGLASS <input checked="" type="checkbox"/> STEEL <input type="checkbox"/> OTHER
	CAUSE(S) <input type="checkbox"/> OVERFILL <input type="checkbox"/> RUPTURE/FAILURE <input checked="" type="checkbox"/> CORROSION <input type="checkbox"/> UNKNOWN <input type="checkbox"/> SPILL <input type="checkbox"/> OTHER		AGE _____ YRS <input type="checkbox"/> UNKNOWN		
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)				
	CHECK ONE ONLY <input checked="" type="checkbox"/> SITE INVESTIGATION IN PROGRESS (DEFINING EXTENT OF PROBLEM) <input type="checkbox"/> CLEANUP IN PROGRESS <input type="checkbox"/> SIGNED OFF (CLEANUP COMPLETED OR UNNECESSARY) <input type="checkbox"/> NO ACTION TAKEN <input type="checkbox"/> POST CLEANUP MONITORING IN PROGRESS <input type="checkbox"/> NO FUNDS AVAILABLE TO PROCEED <input type="checkbox"/> EVALUATING CLEANUP ALTERNATIVES				
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"/> TREATMENT AT HOOKUP (HU) <input type="checkbox"/> NO ACTION REQUIRED (NA) <input type="checkbox"/> OTHER (OT)				
COMMENTS	_____				

June 16, 1988

RECEIVED
JUL 24 1988
ALAMEDA COUNTY HEALTH CARE SERVICES
DEPARTMENT OF ENVIRONMENTAL HEALTH
470-27th STREET, THIRD FLOOR
OAKLAND, CALIFORNIA 94612

ALAMEDA COUNTY HEALTH CARE SERVICES
Department of Environmental Health
470-27th Street, Third Floor
Oakland, California 94612

Attention: Mr. Storm Goranson
Hazardous Materials Specialist

Dear Mr. Goranson:

This will confirm our phone discussion of today. Unfortunately I did not receive your January correspondence and request an extension to your May 20th correspondence. I have enclosed the \$450.00 deposit (check #40921) you requested and am in the process of responding to additional items requested. I have asked our Mr. Steve Hendrickson to insure we initiate action immediately to remedy this situation and inform you of our progress in a timely fashion.

Should you need additional information, please contact Mr. Hendrickson (at phone number 805-327-3352). Thank you for your consideration.

Sincerely,

SCOTSMAN MANUFACTURING CO., INC.



J. M. Blackmore
Vice President Mobile Office Division

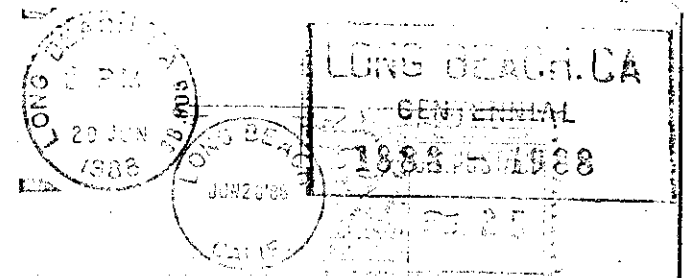
JMB/alc

Enclosure

cc: Steve Hendrickson

SCOTSMAN

2550 E. 68th Street
Long Beach, CA 90805



ALAMEDA COUNTY HEALTH CARE SERVICES
Department of Environmental Health
480-27th St., Third Floor
Oakland, CA 94612

Attn: Mr. Storm Goranson
Hazardous Materials Specialist

ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY
DAVID J. KEARS, Agency Director



Certified Mailer #P 759 896 323

DEPARTMENT OF ENVIRONMENTAL HEALTH
470 - 27th Street, Third Floor
Oakland, California 94612
(415) 271-4320

May 20, 1988

Scotsman Co.
6055 Scarlett Ct.
Dublin, CA 94568

***** FINAL NOTICE OF VIOLATION *****

We have received the report of analytical results from the soil sampling that was performed at your facility during the removal of the two tanks on October 23, 1987. The sample was analyzed for total hydrocarbon and was found to contain up to 150 parts per million.

A. Please complete and submit the form titled "Underground Storage Tank Unauthorized Release (Leak)/Contamination Site Report." This report must be filed immediately with the Health Agency. A copy is enclosed for your convenience.

B. You will need to obtain professional services from a reputable engineering/consulting firm.

The responsibility of your consultant will be to establish the extent of contamination and provide professional judgment/recommendations, based on scientific data, of the necessary remedial actions needed. A plan and time schedule for investigation should be submitted to this agency within thirty (30) days.

The following is a summary of the steps your consultant should take to evaluate the problem.

1. Preliminary Assessment
 - results of initial work done
 - proposal for the delineation of the site's contamination
 - site history

Scotsman Co.
6055 Scarlett Ct.
Dublin, CA 94568
May 20, 1988
Page 2 of 2

2. Site Investigation
 - site geology and hydrogeology
 - definition of lateral and vertical extent of contamination including soil and groundwater
 - evaluation of mitigation alternatives
3. Final Remedial Plan
 - plans for the removal of soil contaminants and recovery of fuel product and removal of dissolved constituents from the groundwater
 - details and time frame for implementing the various remedial phases

C. Submit \$450.00 deposit for Health Agency costs.

If the requested information is not submitted within thirty (30) days, this case will be referred to the District Attorney for enforcement.

Should you have any questions concerning this matter, please contact Mr. Storm Goranson, Hazardous Materials Specialist at 271-4320.

Sincerely,

R/A. Shahid
Rafat A. Shahid, Chief
Hazardous Materials Division

RAS:SG:mam

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

Enclosure

SENDER: Complete items 1 and 2 when additional services are desired, and complete items 3 and 4. Put your address in the "RETURN TO" Space on the reverse side. Failure to do this will prevent this card from being returned to you. The return receipt fee will provide you the name of the person delivered to and the date of delivery. For additional fees the following services are available. Consult postmaster for fees and check box(es) for additional service(s) requested.

1. Show to whom delivered, date, and addressee's address. 2. Restricted Delivery
↑(Extra charge)↑ ↑(Extra charge)↑

<p>3. Article Addressed to:</p> <p style="text-align: center;">Scotsman Co. 6055 Scarlett Ct. Dublin CA 94568</p>	<p>4. Article Number P 759 896 323</p> <p>Type of Service:</p> <p><input type="checkbox"/> Registered <input type="checkbox"/> Insured</p> <p><input checked="" type="checkbox"/> Certified <input type="checkbox"/> COD</p> <p><input type="checkbox"/> Express Mail</p>
<p>5. Signature - Addressee</p> <p style="text-align: center;"><i>Shelley Neal</i></p>	<p>Always obtain signature of addressee or agent and DATE DELIVERED.</p>
<p>6. Signature - Agent</p> <p style="text-align: center;">X</p>	<p>8. Addressee's Address (ONLY if requested and fee paid)</p>
<p>7. Date of Delivery</p> <p style="text-align: center;">3/24</p>	

PS Form 3811, Mar. 1987

* U.S.G.P.O. 1987-178-268

DOMESTIC RETURN RECEIPT

P 759 896 323
RECEIPT FOR CERTIFIED MAIL
NO INSURANCE COVERAGE PROVIDED
 NOT FOR INTERNATIONAL MAIL
 (See Reverse)

PS Form 3800, June 1985

Sent to <i>Scotsman Co.</i>	
Street and No. <i>6055 Scarlett Ct.</i>	
P.O., State and ZIP Code <i>Dublin 94568</i>	
Postage	\$
Certified Fee	
Special Delivery Fee	
Restricted Delivery Fee	
Return Receipt showing to whom and Date Delivered	
Return Receipt showing to whom, Date, and Address of Delivery	
TOTAL Postage and Fees	\$
Postmark or Date	

ALAMEDA COUNTY
HEALTH CARE SERVICES

DAVID J. KEARS, AGENCY
XXXXXXXXXXXXXXXXXXXX Agency Director



470-27th Street, Third Floor
Oakland, California 94612
(415) 874-7237

January 25, 1988

Scottsman Company
6055 Scarlett Ct.
Dublin, CA 94568
Att: Harvey Rodriguez

SUBJECT: Underground Storage Tank Unauthorized Release
(Leak)/Contamination Site Report

Dear Mr. Rodriguez:

Our office received a closure report dated November 19, 1987. The California Administrative Code, Title 23, requires all unauthorized releases to be reported. Section 2652(b) requires within 5 working days of detecting the release, the operator or permittee shall submit to the local agency (Alameda County Hazardous Materials Division) a full written report to include all of the following information which is known at the time of filing the report:

1. List of type and quantity of hazardous substances released.
2. The results of all investigations completed at that time to determine the extent of soil or ground water or surface water contamination due to the release.
3. Method of clean-up implemented to date, proposed clean-up actions, and approximate cost of actions taken to date.
4. Method and location of disposal of the released hazardous substance and any contaminated soils or ground water or surface water (indicate whether a hazardous waste manifest(s) is utilized).
5. Proposed method of repair or replacement of the primary and secondary containers.
6. Facility operator's name and telephone number.

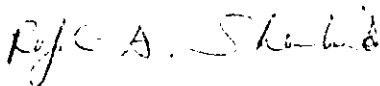
Until clean-up is complete, the operator or permittee shall submit reports to the County and the Regional Water Quality Control Board (RWQCB) every 3 months or at a more frequent interval if specified by either agency. The reports shall include the information requested in (2), (3), and (4) of the above. The report requested above shall be prepared in accordance with the San Francisco Regional Water Quality Control Board's "Guidelines for Addressing Fuel Leaks", September 1985. The initial investigation report shall be submitted within 30 days and shall include a site safety plan.

Scotsman Company
UGT Unauthorized Leak/
Contamination Site Report
January 25, 1988

In addition, a deposit of \$450.00 must be submitted from which Health Agency costs will be deducted at \$53.00 per hour. Enclosed is an "Underground Storage Tank Unauthorized Release (Leak)/Contamination Site Report" which should be completed and returned within 5 working days.

Should you have any questions regarding this letter, please contact Mr. Storm Goranson, Hazardous Materials Specialist at (415) 874-7237.

Sincerely,



Rafat A. Shahid, Chief
Hazardous Materials Division

RAS:SG:mam

cc: File

ALAMEDA COUNTY
HEALTH CARE SERVICES

DAVID J. KEARS, AGENCY
~~XXXXXXXXXXXX~~ HY, Agency Director



470-27th Street, Third Floor
Oakland, California 94612
(415) 874-7237

January 13, 1988

Geonomics Inc.
100 West Rincon Ave., Ste. 212
Campbell, CA 95008

SUBJECT: Scotsman Company, Dublin CA - Underground Storage Tank
Unauthorized Release (Leak)/Contamination Site Report

Dear Sirs:

Our office received a closure report dated November 19, 1987. The California Administrative Code, Title 23, requires all unauthorized releases to be reported. Section 2652(b) requires within 5 working days of detecting the release, the operator or permittee shall submit to the local agency (Alameda County Hazardous Materials Division) a full written report to include all of the following information which is known at the time of filing the report:

1. List of type and quantity of hazardous substances released.
2. The results of all investigations completed at that time to determine the extent of soil or ground water or surface water contamination due to the release.
3. Method of clean-up implemented to date, proposed clean-up actions, and approximate cost of actions taken to date.
4. Method and location of disposal of the released hazardous substance and any contaminated soils or ground water or surface water (indicate whether a hazardous waste manifest(s) is utilized).
5. Proposed method of repair or replacement of the primary and secondary containers.
6. Facility operator's name and telephone number.

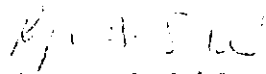
Until clean-up is complete, the operator or permittee shall submit reports to the County and the Regional Water Quality Control Board (RWQCB) every 3 months or at a more frequent interval if specified by either agency. The reports shall include the information requested in (2), (3), and (4) of the above. The report requested above shall be prepared in accordance with the San Francisco Regional Water Quality Control Board's "Guidelines for Addressing Fuel Leaks", September 1985. The initial investigation report shall be submitted within 30 days and shall include a site safety plan.

Geonomics Inc.
Scotsman Co., Dublin
UGT Unauthorized Leak/
Contamination Site Report
January 13, 1988

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Enclosed is an "Underground Storage Tank Unauthorized Release (Leak)/Contamination Site Report" which should be completed and returned within 5 working days. Should you have any questions regarding this letter, please contact Mr. Storm Goranson, Hazardous Materials Specialist at (415) 874-7237.

Sincerely,


Rafat A. Shahid, Chief
Hazardous Materials Division

RAS:SG:mam

cc: File

Enclosure

Mark Out What Needs Changing and Hand to LOP Data Entry
(Name/Address changes go to Annual Programs Data Entry)

AGENCY # : 10000 SOURCE OF FUNDS: F SUBSTANCE: 8006619
 StID : 3128
 SITE NAME: Scotsman Group DATE REPORTED : 10/23/87
 ADDRESS : 6055 -0 Scarlett Ct. DATE CONFIRMED: -0-
 CITY/ZIP : Dublin 94568 MULTIPLE RPs : N

SITE STATUS

CASE TYPE: G	CONTRACT STATUS: 6	EMERGENCY RESP: -0-
RP SEARCH: S		DATE COMPLETED: 03/27/92
PRELIMINARY ASMNT: U	DATE UNDERWAY: 08/11/88	DATE COMPLETED: -0-
REM INVESTIGATION: U	DATE UNDERWAY: 06/04/91	DATE COMPLETED: -0-
REMEDIAL ACTION: U	DATE UNDERWAY: -0-	DATE COMPLETED: -0-
POST REMED ACT MON:-	DATE UNDERWAY: -0-	DATE COMPLETED: -0-

ENFORCEMENT ACTION TYPE: 1 DATE ENFORCEMENT ACTION TAKEN: 03/27/92
 LUFT FIELD MANUAL CONSID: 3HSCAWG
 CASE CLOSED: - DATE CASE CLOSED: -0-
 DATE EXCAVATION STARTED : 10/23/87 REMEDIAL ACTIONS TAKEN: GT-

RESPONSIBLE PARTY INFORMATION

RP#1-CONTACT NAME: Bob Hansen
 COMPANY NAME: The Scotsman Group, Inc
 ADDRESS: 6055 Scarlett Ct
 CITY/STATE: Dublin, C A 94568

Bob
 William Tyrka Trustee
 c/o 1st Interstate Bank
 Tomilee Tillie Gill

INSPECTOR VERIFICATION:

NAME _____	SIGNATURE _____	DATE _____
DATA ENTRY INPUT:		
Name/Address Changes Only	Case Progress Changes	
ANNPGMS _____ LOP _____ DATE _____	LOP _____	DATE _____

*Personal Trust
 707 Wilshire Blvd
 W7-22
 Los Angeles 90017*

*Bob Gennary
 onsite resident / mgr for
 property -
 11501 Dublin Blvd Suite 200
 Dublin 94568*

WATER RESOURCES CONTROL BOARD
DIVISION OF WATER QUALITY - UST CLEANUP PROGRAM
SITE SPECIFIC QUARTERLY REPORT
01/01/92 THROUGH 03/31/92

AGENCY # : 10000 SOURCE OF FUNDS: F SUBSTANCE: 8006619
StID : 3128
SITE NAME: Scotsman Group DATE REPORTED : 10/23/87
ADDRESS : 6055 Scarlett Ct. DATE CONFIRMED:
CITY/ZIP : Dublin 94568 MULTIPLE RPs : N

SITE STATUS

CASE TYPE: G	CONTRACT STATUS: 6	EMERGENCY RESP:
RP SEARCH: S		DATE COMPLETED:
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POST REMED ACT MON:	DATE UNDERWAY:	DATE COMPLETED:

ENFORCEMENT ACTION TYPE: 1 DATE ENFORCEMENT ACTION TAKEN:
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CASE CLOSED: DATE CASE CLOSED:
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RESPONSIBLE PARTY INFORMATION

RP#1-CONTACT NAME: Bob Hansen
COMPANY NAME: The Scotsman Group, Inc
ADDRESS: 6055 Scarlett Ct
CITY/STATE: Dublin, C A 94568
