

ALAMEDA COUNTY  
HEALTH CARE SERVICES

AGENCY  
DAVID J. KEARS, Agency Director



20879

(cc)

January 7, 1997

Mr. Scott Barde  
Owens Mortgage Investment Fund  
2221 Olympic Blvd.  
Walnut Creek, California 94595

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

**RE: Case Closure - Owens Financial Group Property (STID# 5305)**  
**3623 Adeline Street, Emeryville, California 94608**

Dear Mr. Barde:

The Alameda County Department of Environmental Health, Environmental Protection Division has recently received concurrence from the Regional Water Quality Control Board regarding this office determination that no further action is required concerning the removal of a 2,500 gallon diesel / heating oil underground storage tank at the above referenced site.

Please be advised that the groundwater monitoring well (EW-1) at the site must be properly decommissioned before our agency will issue the "Remedial Action Completion Certification" (closure letter) for the subject site. A report must be submitted documenting the abandonment of the monitoring well. Additionally, you will need to notify this office 72 hours in advance of the well abandonment field activities.

If you have any questions concerning this letter, please contact me at (510) 567-6780.

Sincerely,

Susan L. Hugo  
Senior Hazardous Materials Specialist

c: Mee Ling Tung, Director, Environmental Health  
Kevin Graves, San Francisco Bay RWQCB  
Gordon Coleman, Acting Chief, Environmental Protection Division  
Daniel Carroll, Kleinfelder, 7133 Koll Center Parkway, Suite 100, Pleasanton, CA 94566  
SH / files

ALAMEDA COUNTY  
HEALTH CARE SERVICES  
AGENCY

DAVID J. KEARS, Agency Director



R0879

RAFAT A. SHAHID, DIRECTOR

November 8, 1995  
STID# 5305

DEPARTMENT OF ENVIRONMENTAL HEALTH  
State Water Resources Control Board  
Division of Clean Water Programs  
UST Local Oversight Program  
1131 Harbor Bay Parkway  
Alameda, CA 94502-6577  
(510) 567-6700

Mr. Scott Barde  
Owens Mortgage Investment Fund  
P.O. Box 2308  
Walnut Creek, California 94595

**RE: Subsurface Investigation For the Former Underground Storage  
Tank - 3623 Adeline Street, Emeryville, CA 94608**

Dear Mr. Barde:

This office has recently reviewed the Revised Proposal for Subsurface Investigation dated October 25, 1995 and prepared by Kleinfelder for the referenced site.

The proposal related to the release associated with the former 2,500 gallon underground storage tank removed at the subject site is acceptable to this department provided the following issues are addressed:

- 1) Submit a copy of the site health and safety plan prior to implementing the workplan.
- 2) At a minimum, one soil sample must be collected at the soil / water interface for laboratory analyses.
- 3) Permit requirements from other regulatory agencies (Zone 7) must be followed.

All reports and proposals must be submitted under seal of a California Registered Geologist or Registered Civil Engineer with a statement of qualifications for each lead professionals involved with the project.

Additionally, I have discussed the contents of this letter with Mr. Curtis Payton of Kleinfelder during our phone conversation today.

Please contact me at (510) 567-6780 if you have any questions concerning this letter.

Sincerely,

A handwritten signature in cursive script that reads "Susan L. Hugo".

Susan L. Hugo  
Senior Hazardous Materials Specialist

YSP  
c: Jun Makishima, Interim Director, Environmental Health  
Gordon Coleman, Acting Chief, Environmental Protection / files  
Kevin Graves, San Francisco Bay RWQCB  
Curtis Payton, Kleinfelder, Inc. 7133 Koll Center Parkway,  
Suite 100, Pleasanton, CA 94566-3101

ALAMEDA COUNTY  
HEALTH CARE SERVICES  
AGENCY

DAVID J. KEARS, Agency Director



R0879

RAFAT A. SHAHID, DIRECTOR

September 27, 1995  
STID# 5305

DEPARTMENT OF ENVIRONMENTAL HEALTH  
State Water Resources Control Board  
Division of Clean Water Programs  
UST Local Oversight Program  
1131 Harbor Bay Parkway  
Alameda, CA 94502-6577  
(510) 567-6700

Mr. Scott Barde  
Owens Mortgage Investment Fund  
P.O. Box 2308  
Walnut Creek, California 94595

**RE: Underground Storage Tank Removal at - 3623 Adeline Street,  
Emeryville, CA 94608**

Dear Mr. Barde:

This office has recently reviewed the analytical results of the confirmation soil samples collected following the removal of the 2500 gallon underground storage tank on August 30, 1995 at the referenced site. The usage of the former tank is not known (may have been used to store heating fuel). Additional information was provided that a commercial laundry service used to operate at the site.

The tank's north end bottom had an opening which appeared to be associated with piping connections. Strong soil staining/discoloration and hydrocarbon odor were observed during the removal of the tank.

The confirmation soil samples (bottom & sidewalls) collected at depths ranging from 7 feet to 9 feet revealed contamination as high as 21,000 ppm TPH diesel, 81 ppb benzene, 800 ppb toluene, 190 ppb ethyl benzene, and 1700 ppb xylene. Due to site constraints (former tank was inside the extended building), limited overexcavation was conducted. Subsequently, the excavation was allowed to be backfilled with cleanfill.

Clearly, a release associated with the former underground storage tank had occurred at the referenced site. The vertical and lateral extent of the soil and /or groundwater contamination must be determined. At a minimum, one groundwater monitoring well must be installed within ten feet of the former tanks in the verified downgradient direction. A work plan must be submitted to this office no later than November 27, 1995.

Additionally, please submit a copy of the tank removal report which should include the disposal records for the former tank and the stockpiled soil. You may incorporate this submittal with your work plan.

Enclosed is a blank copy of the Underground Storage Tank Unauthorized Release (Leak)/Contamination Site Report which must be completed and submitted to this office within 5 days upon receipt of this letter.

Mr. Scott Barde  
RE: 3623 Adeline Street, Emeryville, CA 94608  
September 27, 1995  
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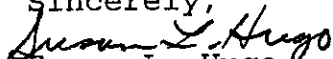
Until cleanup is complete, you will need to submit reports to this office every three months (or at a more frequent interval, if specified at any time by this agency). In addition, the following items must be incorporated in your future reports or workplans:

- a cover letter from the responsible party or tank owner stating the accuracy of the report and whether he/she concurs with the conclusions and recommendations in the report or workplan
- site map delineating contamination contours for soil and groundwater based on recent data should be included and the status of the investigation and cleanup must be identified
- proposed continuing or next phase of investigation / cleanup activities must be included to inform this department of the responsible party or tank owner's intention
- any changes in the groundwater flow direction and gradient based on the measured data since the last sampling event must be explained
- historical records of groundwater level in each well must be tabulated to indicate the fluctuation in water levels
- tabulate analytical results from all previous sampling events; provide laboratory reports (including quality control/quality assurance) and chain of custody documentation

All reports and proposals must be submitted under seal of a California Registered Geologist or Registered Civil Engineer with a statement of qualifications for each lead professionals involved with the project.

Please contact me at (510) 567-6780 if you have any questions concerning this letter.

Sincerely,

  
Susan L. Hugo

Senior Hazardous Materials Specialist

enclosure

cc: Jun Makishima, Interim Director, Environmental Health  
George Young, Acting Chief, Environmental Protection Div /files  
Kevin Graves, San Francisco Bay RWQCB  
George Warren, Emeryville Fire Dept., 2333 Powell St.,  
Emeryville, CA 94608  
Chuck Kiper, Semco, 1741 Leslie St., San Mateo, CA 94402

ALAMEDA COUNTY  
HEALTH CARE SERVICES

AGENCY  
DAVID J. KEARS, Agency Director



R0879

RAFAT A. SHAHID, Assistant Agency Director

February 14, 1995

Mr. Scott P. Barde  
Owens Financial Group, Inc.  
2221 Olympic Boulevard  
Walnut Creek, CA 94595

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

RE: CLOSURE OF UNDERGROUND STORAGE TANK AT  
3623 Adeline Street, Emeryville, California 94608

Dear Mr. Barde:

Thank you for the submittal of the Tank Removal Activity Report documenting the results of the soil sampling analyses following the November 1, 1994 closure of an underground fuel storage tank at the referenced site. Following review of this report, this department is satisfied that the former 8000 gallon underground storage tank has been closed in full compliance with the requirements of Title 23, California Code of Regulations.

The referenced report documents that no apparent and/or significant release of fuel from the former tank has occurred at the site. Therefore, no further investigation or cleanup actions are required. Please be aware that further work may be required if conditions change or a water quality threat is discovered at the subject site.

Please contact me at (510) 567-6780 if you have any questions concerning this letter.

Sincerely,

Susan L. Hugo  
Senior Hazardous Materials Specialist

cc: Rafat A. Shahid, Director, Environmental Health  
Edgar B. Howell, Chief, Environmental Protection Div.- files  
Kevin Graves, San Francisco Bay RWQCB  
Rhonda Reames-Kiper, Semco, 1741 Leslie Street  
San Mateo, California 94402