

ALAMEDA COUNTY
HEALTH CARE SERVICES



AGENCY
DAVID J. KEARS, Agency Director

RO#903

STID 2468

April 21, 1998

Mr. Jim O'Laughlin
P.O. Box 400
Sunol, CA 94586

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

RE: (FORMER) SUNOL CHEVRON, 11727 MAIN STREET, SUNOL - WELL
DESTRUCTION

Dear M. O'Laughlin:

In previous correspondence dated January 6, 1997, you were advised that the Alameda County Environmental Health Department, Environmental Protection Division, had received concurrence from the Regional Water Quality Control Board, San Francisco Bay Region (RWQCB), for final closure of the underground storage tank investigation at the referenced Sunol property. You were also advised that prior to the issuance of a "Remedial Action Completion Certificate" by this office, the monitoring wells at the site must be properly destroyed if you had no legitimate use for them.

To date, we have not been informed of your intentions regarding these wells. Please advise me of your intent. Your case will not be closed until this request is satisfied. I may be reached 510/567-6783.

Sincerely,

Scott O. Seery, CHMM
Hazardous Materials Specialist

cc: Mee Ling Tung, Agency Director
Chuck Hedley, RWQCB
Craig Mayfield, Zone 7

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



20903

(cc)

STID 2468

January 6, 1997

Mr. Jim O'Laughlin
P.O. Box 400
Sunol, CA 94586

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

RE: (FORMER) SUNOL CHEVRON, 11727 MAIN STREET, SUNOL

Dear M. O'Laughlin:

The Alameda County Environmental Health Department, Environmental Protection Division, has received concurrence from the Regional Water Quality Control Board, San Francisco Bay Region (RWQCB), for final closure of the underground storage tank investigation at the referenced Sunol property.

Prior to the issuance of a "Remedial Action Completion Certificate" by this office, however, the monitoring wells at the site must be properly destroyed should you have no further use for them. Well destruction is performed under permit issued by Zone 7 - Alameda County Flood Control and Water Conservation District.

Please advise me if the wells will be destroyed, and when well destruction has been completed, as appropriate. I may be reached 510/567-6783.

Sincerely,


Scott O. Seery, CHMM
Senior Hazardous Materials Specialist

cc: Mee Ling Tung, Agency Director
Kevin Graves, RWQCB
Craig Mayfield, Zone 7

ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY

DAVID J. KEARS, Agency Director



R0903

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 2468

June 14, 1993

Mr. Jim O'Laughlin
P.O. Box 400
Sunol, CA 94586

RE: (FORMER) SUNOL CHEVRON SERVICE, 11727 MAIN STREET, SUNOL

Dear Mr. O'Laughlin:

Thank you for the recent submittal of the May 12, 1993 Environmental Bio-Systems, Inc. (EBS) work plan for the installation of two additional ground water monitoring wells at the referenced site. The scope of this proposal has been accepted as submitted.

Please sample and monitor all the wells, and submit reports, on a quarterly schedule. Please also be sure that wells are surveyed relative to mean sea level (MSL), and that water elevations are referenced to same. All future reports and proposals are to be submitted under seal of a California-registered geologist or civil engineer.

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

Sincerely,

Scott O. Seery, CHMM
Senior Hazardous Materials Specialist

cc: Rafat A. Shahid, Assistant Agency Director
Gil Jensen, Alameda County District Attorney's Office
Rich Hiett, RWQCB
Dave Sadoff, Environmental Bio-Systems, Inc.
files

ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY

DAVID J. KEARS, Agency Director



R0903

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 2468

October 30, 1992

Mr. Jim O'Laughlin
P.O. Box 400
Sunol, CA 94586

RE: FORMER SUNOL CHEVRON, 11727 MAIN STREET, SUNOL

Dear Mr. O'Laughlin:

Thank you for the recent submittal of the August 27, 1992 Hageman-Aguiar, Inc. (HAI) Quarterly Ground Water Sampling Report and Proposal for Additional Subsurface Investigation. This report and proposal has been reviewed by this office.

The proposal for the installation of additional wells at the site has been accepted, with the following minor changes and additions:

- 1) It is recommended that well casing slot intervals extend a minimum of 5 feet above first encountered water to accommodate ground water level recovery during the seasonal rainy season and potential end of the current drought.
- 2) Please analyze soil and ground water samples for TPH as gasoline, kerosene, and diesel, in addition to BTEX as proposed.

Please contact this office when a drilling date has been scheduled. I may be reached at 510/271-4530, or -4320.

Sincerely,

A handwritten signature in black ink, appearing to read "Scott O. Seery". The signature is fluid and cursive, written over a horizontal line.

Scott O. Seery, CHMM
Senior Hazardous Materials Specialist

cc: Rafat A. Shahid, Assistant Agency Director
Eddy So, RWQCB
Bruce Hageman, Hageman-Aguiar, Inc.
Ed Howell - files

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



R0903

October 3, 1990

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

Mr. Jim O'Laughlin
P.O. Box 400
Sunol, CA 94586

RE: FORMER CHEVRON STATION, 11727 MAIN STREET, SUNOL; REVIEW OF
PRELIMINARY SITE ASSESSMENT (PSA) PROPOSAL

Dear Mr. O'Laughlin:

This Department is in receipt and has completed review of the July 25, 1990 Hageman-Schank, Inc. report of previous activities occurring July 13, 1990, and a proposed workplan for the investigation of subsurface contamination at the referenced site. The scope of the present work proposal includes the installation of one (1) ground water monitoring well and two (2) exploratory borings.

This workplan has been accepted for this phase of site assessment, with the adherence to the following list of conditions. These conditions should be followed in context with the attached Technical Opinion offered by Mr. Steve Luquire of the San Francisco Bay Regional Water quality Control Board (RWQCB):

- 1) A minimum of two (2) wells are required at this site because of the difficulty in determining a "best guess" downgradient ground water flow direction. The installation of a second well will provide a greater degree of confidence that one of the wells is in, or at some slight angle to, the down-gradient position from the former tank sites;

One of these two wells should be installed near the northwest corner of the site, in close proximity to Bond Street and the property to the north; the second installed through the temporary sand backfill of the boring advanced July 13;

- 2) The use of mud rotary drill equipment is acceptable for drilling through those subsurface materials encountered beneath this site. The use of bentonite-based drill muds is discouraged. Undisturbed soil samples may be collected using a wireline core barrel during advancement of the northern-most well boring. The use of geophysical well logging techniques is strongly encouraged; conversely, the appropriateness of other well logging techniques used must be adequately supported;
- 3) Wells should be developed until temperature, pH, and conductivity have stabilized, and water is relatively clear;

Mr. Jim O'Laughlin
RE: 11727 Main Street, Sunol
October 3, 1990
Page 2 of 2

- 4) Water sampling equipment should be cleaned between sampling points using a phosphate free detergent (e.g., Alconox) as opposed to trisodium phosphate (TSP);
- 5) Water levels of each well must be measured and recorded monthly for the next year, and then quarterly thereafter. Wells are to be sampled monthly for the first quarter. Monthly sampling may be reduced after the first three months to quarterly sampling provided concentrations of target compounds are nondetectable, or contaminant levels taper off or stabilize;
- 6) Please allow a minimum of 24-hours to lapse between well development and sampling.
- 7) Summary reports are to be submitted to this Department and the RWQCB quarterly for the duration of this project;

Please schedule field activities to begin within 30 days of the date of this letter. We will expect the submittal of a report documenting the results of this phase of the investigation within 30 days of the completion of field activities.

Should you have any questions regarding the content of this letter, Please call me at 415/271-4320.

Sincerely,



Scott O. Seery
Hazardous Materials Specialist

attachment

cc: Rafat A. Shahid, Assistant Agency Director, Environmental Health
Edgar Howell, Chief, Hazardous Materials Division
Gil Jensen Alameda County District Attorney's Office
Lester Feldman, RWQCB
Howard Hatayama, DHS
Bruce Hageman, Hageman-Schank, Inc.
files

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Director



R0903

March 19, 1990

Telephone Number: (415)

Mr. Jim O'Laughlin
P.O. Box 400
Sunol, CA 94586

RE: FORMER CHEVRON STATION, 11727 MAIN STREET, SUNOL: REQUEST FOR
PRELIMINARY SITE ASSESSMENT

Dear Mr. O'Laughlin:

This letter confirms our telephone conversation of March 16, 1990. This conversation followed this Department's receipt and review of the March 12, 1990 Hageman-Schank, Inc. closure report documenting the removal of four (4) underground storage tanks from the referenced site on February 7, 1990.

The results of initial laboratory analyses performed upon samples of native soil collected from beneath the smallest diesel tank (SS#1) and the northern-most gasoline tank (SS#5) indicate concentrations of total petroleum hydrocarbons (TPH) of 200 and 1100 parts per million (ppm), respectively. Concentrations of TPH shown to be at or above 100 ppm in initial soil samples are indicative of a site having experienced a "confirmed release", pursuant to the San Francisco Bay Regional Water Quality Control Board (RWQCB) fuel leak criteria.

As a result of this site's "confirmed release" status, additional investigative work is required to further define the extent of both vertical and lateral impact upon soils and groundwater underlying this site. This work will involve, at a minimum, the installation and monitoring of a suitable number of groundwater wells.

In order to proceed with this site investigation, you should obtain professional services of a reputable environmental/geotechnical firm. Your responsibility is to have the consultant submit for review a proposal outlining planned activities pertinent to meeting the criteria broadly outlined in this letter. The preliminary site assessment must be conducted in accordance with the RWQCB Staff Recommendations for the Initial Evaluation and Investigation of Underground Tanks. The major elements of such an investigation are summarized in the attached Appendix A.

This preliminary site assessment proposal is due within 45 days of the date of this letter, or by May 3, 1990. Once this proposal has been reviewed and approved, work must commence no later than June 3, 1990. A report must be submitted within 30 days after completion of the initial phase of work at this site. Subsequent reports are to

Mr. Jim O'Laughlin
RE: 11727 Main Street, Sunol
March 19, 1990
Page 2 of 2

be submitted quarterly, at a minimum, unless otherwise notified. Such quarterly reports are due the first day of the second month of each subsequent quarter (i.e., August 1, November 1, February 1, and May 1).

All reports and proposals must be signed by a California-Certified Engineering Geologist, -Registered Geologist, or -Registered Civil Engineer. Please include a statement of qualifications for each lead professional involved in this project.

All reports, proposals, and analytical results pertaining to this investigation must be sent to this office and to:

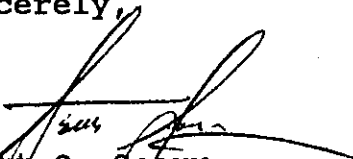
Mr. Lester Feldman
Regional Water Quality Control Board, San Francisco Bay Region
1800 Harrison Street, Suite 700
Oakland, CA 94612

Please be aware that this is a formal request for technical reports pursuant to California Water Code Section 13267 (b). Any extensions of stated deadlines, or modifications of required tasks, must be confirmed in writing by either this Department or RWQCB.

The costs incurred by this Department through the oversight of this project will initially be extracted, at a rate of \$60 per hour, from the current account originally created for the oversight of tank closure activities. We will advise you when, or if, remittance of additional fees will become necessary.

Should you have any questions, please call me at 415/271-4320.

Sincerely,



Scott O. Seery
Hazardous Materials Specialist

SOS:sos

cc: Rafat A Shahid, Assistant Agency Director, Alameda County
Department of Environmental Health
Gil Jensen, Alameda County District Attorney, Consumer and
Environmental Protection Division
Lester Feldman, RWQCB
Howard Hatayama, DHS
files

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



R0903

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

November 1, 1989

Mr. Jim O'Laughlin
P. O. Box 400
Sunol, CA 94586

RE: UNDERGROUND STORAGE CLOSURES, FORMER CHEVRON STATION,
11727 MAIN STREET, SUNOL

Dear Mr. O'Laughlin:

This letter confirms our telephone conversation of October 30, 1989 during which we discussed the status of the underground storage tank (UST) closures at the referenced site.

During our conversation you indicated that you intend to remove four (4) USTs from the site once checks from your insurance company arrive. You also indicated that you have received bids from at least two consulting firms, one of which you plan to contract with for the purpose of completing the UST closures. Apparently, as you confirmed yesterday morning, the noted checks have been mailed by your insurance company and you anticipate their delivery in the next day or two.

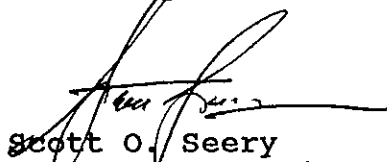
Once you have chosen a consultant, please submit the completed UST closure application which is enclosed with this letter. The completed application should be submitted within 15 days, or by **November 15, 1989**. The application must be accompanied by a check totalling \$831 to help deter the costs incurred by the county during review and oversight of this project. Check should be made payable to Alameda County.

Once the closure application has been reviewed and approved, removal of the tanks may be scheduled.

Mr. Jim O'Laughlin
RE: 11727 Main St.
Sunol, CA 94586
Page 2 of 2
November 1, 1989

Should you have any questions, please call me at 415/271-4320.

Sincerely,



Scott O. Seery
Hazardous Materials Specialist

SOS:mam

Enclosures

cc: Rafat A. Shahid, Assistant Agency Director, Department of
Environmental Health (w/o enclosures)
Gil Jensen, Alameda County District Attorney, Consumer and
Environmental Protection Division (w/o enclosures)
Chris Parker, California Division of Forestry (w/o enclosures)
William Bryant, Alameda County Sheriff's Office (w/o enclosures)
Lester Feldman, RWQCB (w/o enclosures)
Mike Hood, Alameda County Building Inspection Dept. (w/o encl.)
Files

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



R0903 (11727
main)

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

June 8, 1989

Mr. Jim Laughlin
P.O. Box 400
Sunol, CA 94568

RE: Sunol VW and Foreign Car Repair and Chevron Station,
11763 and 11727 Main Street, Sunol

Dear Mr. Laughlin:

This letter is in response to the telephone conversations between yourself and Mr. Scott Seery of this office regarding hazardous materials disposal issues following the fires May 7, 1989 at the referenced sites.

As Mr. Seery discussed with you previously, your responsibility as property owner is to see that your tenants, Messrs. Rocky Carothers and Julio Staven, properly dispose of all hazardous waste materials remaining on-site which were generated by, or connected with, their businesses, in accordance with applicable hazardous waste law and regulation as set forth under Article 6, et. seq., of Title 22, California Code of Regulations (CCR). Pursuant to Title 22, all hazardous wastes must be transported by State-certified hazardous waste haulers to a licensed treatment, storage or disposal (TSD) facility in the company of Uniform Hazardous Waste Manifests for disposal documentation. This activity will require your application for an EPA Hazardous Waste Generator Identification Number provided numbers have not yet been issued to the businesses currently occupying the site. The issuance of this number is directed through the State Department of Health Services (DOHS), Toxic Substances Control Division (TSCD). You may contact the North Coast Section of TSCD in Emeryville at (415) 540-2043 for further information. For your information, please find attached a partial listing of environmental contractors in this area engaged in coordinating and/or performing the type of activities requested of you in this letter.

Further, during the interim period between site demolition and final reconstruction, the underground storage tanks (UST) located at 11727 Main Street, must be, at a minimum, temporarily closed in accordance with Section 2671 of Title 23, CCR. Pursuant to Section 2671(b) and (d) of 23CCR, the following actions must occur:

Mr. Jim Laughlin
P.O. Box 400
Sunol, CA 94568

- Section 2671(b):
1. All residual liquids, solids or sludges shall be removed and handled pursuant to the applicable provisions of Chapter 6.5 of Division 20 of the Health and Safety Code;
 2. The UST shall be purged of flammable vapors to levels that would preclude an explosion or such lower levels as may be required by the local agency (Alameda County Fire Department);
 3. The UST may be filled with a non-corrosive liquid that is not a hazardous substance;
 4. Except for required venting, all fill and access locations and piping shall be sealed utilizing locked caps or concrete plugs;
 5. Power service shall be disconnected from all pumps associated with the use of these UST's

(d) The USTs shall be inspected by the owner or operator at least once every three (3) months to assure temporary closure actions are still in effect. This shall include:

1. Visual inspections of all locked caps and concrete plugs;
2. If locked caps are utilized, then at least one (per tank) shall be removed to note whether any liquid or other materials have been added to the USTs

Please be advised that temporary closure applies only to those tanks proposed for reuse within two (2) years. If, however, your plans for the site will not include the reuse of the site as a gasoline station, or if your plans are to upgrade the site with new tanks, then you will be required to permanently close the UST's in accordance with Section 2672 of Title 23, CCR.

Mr. Jim Laughlin
P.O. Box 400
Sunol, CA 94568

Lastly, we understand that prior to the fires, you maintained a small shop in the rear of 11763 Main Street for your personal use. Among other items, a variety of hazardous materials are currently stored in small quantities (≤ 5 gallons) in this shop, including herbicides, pesticides, solvents, paints, and lubricants. Those materials in intact containers which can be salvaged and safely moved to your residence on Bond Street, meets with our approval. However, those materials in damaged containers, or containers with residual hazardous product, should be handled as hazardous waste and, consequently, must be transported following the same protocol noted previously.

Please notify this office within fifteen (15) days, in writing, of your intentions regarding the closure of the USTs and the disposal of hazardous materials remaining on-site. Should you have any questions, please call Scott Seery, Hazardous Materials Specialist, at (415) 271-4320.

Sincerely,



Rafat A. Shahid, Chief,
Hazardous Materials Program

RAS:SOS:mnc

cc: Gil Jensen, Alameda County District Attorney, Consumer and
Environmental Protection Agency
Chris Parker, California Division of Forestry
William Bryant, Alameda County Sheriff's Office
Dyan Whyte, RWQCB
Rocky Carothers
Julio Staven
Scott Seery, Alameda County Hazardous Materials
Files