

ALAMEDA COUNTY ENVIRONMENTAL HEALTH DEPARTMENT
Division of Environmental Protection

1131 HARBOR BAY PARKWAY, SUITE 250
ALAMEDA, CA 94502-6577
Telephone (510) 567-6700 FAX (510) 337-9335

F A C S I M I L E C O V E R S H E E T

To: SUKHDEV KAPUR

From: DON HWANG 510-567-6746

Date: 11/19/03

Notes: _____

TRANSMIT REPORT

2003.11-19 18:44
 510 337 9335
 ALAMEDA CO EHS HAZ-OPS

COM No.	REMOTE STATION	START TIME	DURATION	PAGES	RESULT	USER ID	REMARKS
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	14085256370	11-19 18:38	01' 08	01/02	T242		
	14085256370	11-19 18:43	00' 50	01/02	OK		

7499402046

ALAMEDA COUNTY ENVIRONMENTAL HEALTH DEPARTMENT
Division of Environmental Protection

1131 HARBOR BAY PARKWAY, SUITE 250
ALAMEDA, CA 94502-6577
Telephone (510) 567-6700 FAX (510) 337-9335

F A C S I M I L E C O V E R S H E E T

To: SUKHDEV KAPUR

From: DON HWANG 510-567-6746

Date: 11/19/03

TRANSMIT REPORT

2003.11-19 18:46
 510 337 9335
 ALAMEDA CO EHS HAZ-OPS

COM No.	REMOTE STATION	START TIME	DURATION	PAGES	RESULT	USER ID	REMARKS
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7499402046

ALAMEDA COUNTY ENVIRONMENTAL HEALTH DEPARTMENT
Division of Environmental Protection

1131 HARBOR BAY PARKWAY, SUITE 250
ALAMEDA, CA 94502-6577
Telephone (510) 567-6700 FAX (510) 337-9335

F A C S I M I L E C O V E R S H E E T

To: SUKHDEV KAPUR

From: DON HWANG 510-567-6746

Date: 11/19/03

Notes:

COM No.	REMOTE STATION	START TIME	DURATION	PAGES	RESULT	USER ID	REMARKS
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7499402046

ALAMEDA COUNTY
HEALTH CARE SERVICESAGENCY
DAVID J. KEARS, Agency Director

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

November 19, 2003

Sukhdev Kapur
13249 Paramount Dr.
Saratoga, CA 95070

Dear Mr. Kapur:

Subject: Fuel Leak Case No. RO0000921, 15954-15960 East 14th St., San Leandro, CA

Alameda County Environmental Health (ACEH) staff has reviewed "Report of Soil and Groundwater Assessment" dated October 1, 2003 by Aqua Science Engineers, Inc. (ASE). This report presents the methods and findings of a limited soil and groundwater assessment with analyses for total petroleum hydrocarbons (TPH), volatile organic compounds (VOCs), and metals, at the property located at 15954-15960 East 14th Street in San Leandro, California. Results of the investigation determined that residual pollution of up to 730 ug/l TPH-motor oil (TPH-MO) in groundwater and 46 mg/kg TPH-MO in soil remains in place at the site.

We understand that the site is being considered for mixed use, high density residential and commercial development and that no exposed soil will be present at the site. Furthermore, ASE has determined that there should be no risk to future residents provided that there is no exposed soil at the site.

Based on information presented to ACEH to date, and with the provision that the information provided in ASE's aforementioned report to this agency is accurate and representative of site conditions, no further action is required and the closed leaking underground fuel storage tank case will not be reopened.

Please contact me at (510) 567-6746 if you have any questions regarding this matter.

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



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

November 19, 2003

Sukhdev Kapur
13249 Paramont Dr.
Saratoga, CA 95070

Dear Mr. Kapur:

Subject: Fuel Leak Case No. RO0000921, 15954-15960 East 14th St., San Leandro, CA

Alameda County Environmental Health (ACEH) staff has reviewed "Report of Soil and Groundwater Assessment" dated October 1, 2003 by Aqua Science Engineers, Inc. (ASE). This report presents the methods and findings of a limited soil and groundwater assessment with analyses for total petroleum hydrocarbons (TPH), volatile organic compounds (VOCs), and metals, at the property located at 15954-15960 East 14th Street in San Leandro, California. Results of the investigation determined that residual pollution of up to 730 ug/l TPH-motor oil (TPH-MO) in groundwater and 46 mg/kg TPH-MO in soil remains in place at the site.

We understand that the site is being considered for mixed use, high density residential and commercial development and that no exposed soil will be present at the site. Furthermore, ASE has determined that there should be no risk to future residents provided that there is no exposed soil at the site.

Based on information presented to ACEH to date, and with the provision that the information provided in ASE's aforementioned report to this agency is accurate and representative of site conditions, no further action is required and the closed leaking underground fuel storage tank case will not be reopened.

Please contact me at (510) 567-6746 if you have any questions regarding this matter.

Sincerely,

Don Hwang
Hazardous Materials Specialist
Local Oversight Program

C: Robert Kitay, Aqua Science Engineers, Inc., 208 West El Pintado Danville, CA 94526
Donna Drogos
File

Hwang, Don, Env. Health

From: Hwang, Don, Env. Health
Sent: Wednesday, November 12, 2003 1:44 PM
To: Drogos, Donna, Env. Health
Subject: RE: 2 cases needing work

15960 E 14th St, San Leandro (closed RO921)

concerns

1) Former UST location is located near commercial building doors.

a) Former investigation found "When the pit bottom was sampled, at approximately 10.5 feet, strong gasoline odor was noted. As the excavation was deepened, water appeared to well upward into the pit. Vertical excavation was deepened until reaching tan native soil, which seemed void of petroleum odor. Most of the contaminated observed was isolated in the capillary fringe. Note that a bottom sample was not collected." Perhaps, additional vertical delineation should have been done.

b) MW1's screens were submerged. But water samples were ND. Soil was mostly clays. Grading to 1.5 - 2 ft depth, to be topped by 1 ft concrete foundation.

2) Sampling of yard area. Only 3 samples were collected although the most contaminated areas were chosen. Is this adequate?

-----Original Message-----

From: Drogos, Donna, Env. Health
Sent: Wednesday, October 22, 2003 11:45 AM
To: Hwang, Don, Env. Health
Subject: 2 cases needing work

Hi Don,

Below are the additional cases I mentioned to you that I would like you to work on over the next week. Thanks,
 Donna

1043 W. MacArthur, Emeryville RO pending

Ask Roseanna for file & NORs

Needs NOR & initial letter, one boring through UST pit, soil & groundwater sampling
 have WP submitted already respond to WP in initial letter

Complete by 10/28

15960 E 14th St, San Leandro (closed RO921) charge to the closed case as re-evaluation of new data for site

received new report for closed site, contamination detected.

Property transaction, want to develop as residential.

You'll need to look at old closure & old data for site

Is contamination related to &/or consistent with residual pollution from closed case?

Are there any concerns re: planned redevelopment?

Do we need to reopen this site as a new case?

Dispensers & product lines remain in place, is this out of compliance with 1998 requirements for UST systems?

MW not destroyed after 1994 LOP closure

Complete by 10/30

11/17/2003

Hwang, Don, Env. Health

From: Sukhdev S Kapur [sukhdev@cisco.com]
Sent: Monday, November 10, 2003 1:48 PM
To: dhwang@co.alameda.ca.us
Cc: rananahmed@hotmail.com; Soosanremax@aol.com
Subject: Fwd: Re: 15960 E. 14th Street, San Leandro

Hi Mr. Hwang,

The purpose of this email is to introduce myself to you.

I am the prospective buyer of the of the land in question.
We have loan which is ready to fund and escrow ready to close.
We need your blessing as to the Environmental issues relating to the site.

I thought I leave you with my contact information, just in case you need any additional information about the project. This will help us expedite the matter.

Our realtor, Soosan Rod, is already working with you on this project. She just faxed me a letter that you faxed to her. This letter seems to be a generic draft, and caused some confusion for me. I was wondering if you could help us understand it. I just left you a voice mail message as well.

I am leaving country on a pre-planned trip on 11/21/03, and we are hoping to close this escrow before that.

My contact information is as follows:

Sukhdev Kapur
(408) 891-1243 (cell)
(408) 525-6370 (work)

408-525-6370 f

Feel free to contact me if you desire any explanation about this project or if I can provide any information that will help expedite the process.

Thanks
Sukhdev Kapur

From: Soosanremax@aol.com
Date: Mon, 10 Nov 2003 16:07:00 EST
Subject: Re: 15960 E. 14th Street, San Leandro
To: sukhdev@cisco.com

11/10/2003

CC: rananahmed@hotmail.com
X-Mailer: 6.0 for Windows XP sub 10500

Hi,
Here is the name of the person that is handling the project.
Don Hwang 510-567-6746
His email : dhwang@co.alameda.ca.us

I want to ask you to contact him also.

Regards,
Soosan

11/10/2003

Hwang, Don, Env. Health

From: Soosanremax@aol.com
Sent: Monday, November 10, 2003 12:40 PM
To: dhwang@co.alameda.ca.us
Subject: E 14th property

Hi Don,
I got your message and also fax.
I don't understand the letter. Can you tell me what the onsite comfort letter is about?
How is that related to above subject property?
You can reach me at 510-421-1227.

Regards,
Soosan Rod

11/10/2003

Hwang, Don, Env. Health

From: Levi, Ariu, Env. Health
Sent: Thursday, November 06, 2003 2:22 PM
To: Drogos, Donna, Env. Health
Cc: Hwang, Don, Env. Health; 'soosanremax@aol.com'
Subject: 15960 E. 14th Street, San Leandro

Hi Donna:

Parties interested in purchasing the property dropped off documents that define the time limitations for their escrow. From my conversation with the representing agent, it seems response from our office is needed by approx the 17th in order for the pending transaction to proceed. I'll leave the docs with Don since it appears the case is being transferred to him.



*Above
the
Crowd!*

November 6, 2003

Environmental Health Dept.
Alameda County
1131 Harbor Bay Pkwy
Alameda, Ca
Attention: Donna Dragas

Re: 15954 and 15960 E 14th St. San Leandro

Dear Donna,


Attached are documents that show the above property has been in escrow since March 2003.

The buyer has to close the transaction by the end of this month otherwise they will lose a lot of money and time.

Please review the Phase II that has been submitted to you almost a month ago and give us your opinion within the next 10 days. The bank needs time to review your letter and prepare the loan documents to be able to close it on time, by Nov, 30, 2003.

Please feel free to call me if you have any questions.

I appreciate all your help and cooperation.

Best Regards,
Soosan Rod
Realtor 
Re/Max Executive
510-744-3513

RE/MAX

Eastbay Group
39644 Mission Blvd.
Fremont, CA 94539
Office: (510) 744-3500
Fax: (510) 744-3530



CHICAGO TITLE COMPANY

39420 Liberty Street, #155, Fremont, California 94538

Phone: (510) 742-0800

Fax: (510) 742-0600

Inviro. Health Dept. of Alameda County
Donna Dragas

Ref:

Escrow: 658682

Property Address: 15954 East 14th Street
San Leandro, California

Buyers: Dave Atwal and Sukhdev Capur

Seller: Lorraine Berg

Please note this file has been opened since 5/5/03. The total buyer deposit is as followed:

5/7/03 \$10,000.00

6/30/03 \$10,000.00

7/23/03 \$10,000.00

A total of \$30,000.00 (thirty thousand dollars) have been deposited into escrow.

Should you have any questions please contact Soosan Rod at 510-744-3513 or Escrow officer: Elena Velarde at 510-742-0800 ext. 6955

Thank you,

Elena Velarde

HERITAGE
BANK EAST BAY

October 17, 2003

David Kapur
13249 Paramount Dr.
Saratoga, CA 95070

Regarding: Pending purchase of 15954-60 East 14th St., San Leandro

Dear Mr. Kapur

Heritage Bank East Bay, a Division of Heritage Bank of Commerce has conditionally approved your lot loan based upon receipt of written confirmation from Alameda County Health Care Services Agency that the property under contract is free and clear of any contamination as stated in the Phase II report completed by Aqua Science Engineers, Inc.

This letter of approval is not meant to be, nor shall it be construed as an attempt to define all of the terms and conditions of the transactions involved in the transaction. Rather, it is intended only to outline basic points of business understanding around which any commitment letter is structured.

Thank you for allowing Heritage Bank East Bay the opportunity to assist you with your loan financing.

Sincerely,



Margaret Lowell
Vice President
Construction Lending

A DIVISION OF HERITAGE BANK OF COMMERCE

Danville Office • 310 Hartz Avenue • Danville, California 94526-3308
925.831-1706 • www.heritagebankeastbay.com • fax 925.831-1752



October 09, 2003


Environmental Health Department
1131 Harbor Bay Parkway
Alameda, Ca, 94502
Attention : Dona Dragas

Alameda County
OCT 15 2003
Environmental Health

Re: 15954-15960 East 14th Street. San Leandro

Dear Dona,

As we talked on the phone, attached is the Report of Soil and Groundwater Assessment ASE JOB NO. 3927 at above property.
Property has sale pending and transaction needs to be closed as soon as possible.
Please put rush on this matter.
Please call me at 510-421-1227 if you have any questions.

Sincerely,

Soosan Rod
Realtor

RE/MAX Eastbay Group
39644 Mission Boulevard
Fremont, California 94539
Office: (510) 744-3500
Fax: (510) 744-3530
Each Office Independently Owned and Operated



The following terms and conditions are hereby incorporated in and made a part of the: Residential Purchase Agreement, Manufactured Home Purchase Agreement, Business Purchase Agreement, Residential Lease or Month-to-Month Rental Agreement, Vacant Land Purchase Agreement, Residential Income Property Purchase Agreement, Commercial Property Purchase Agreement, other _____

dated March 14, 2003, on property known as 15854 and 15960 E 14th st. San Leandro

in which DAVE ATWAL AND SUKHDEV KAPUR is referred to as ("~~Buyer/Tenant~~") and LORRAINE BERG AND BARBARA PAXTON is referred to as ("~~Seller/Landlord~~")

- 1- CLOSE OF THE ESCROW WILL BE ON OR BEFORE NOVEMBER 30, 2003.
- 2- ATTACHED IS THE LETTER DATED 10/17/2003 FROM THE HERITAGE BANK THAT THEY NEED RECEIPT OF WRITTEN CONFIRMATION FROM ENVIRONMENTAL HEALTH DEPARTMENT THAT THE PROPERTY IS FREE AND CLEAR OF ANY CONTAMINATION AS STATED IN THE Phase II REPORT COMPLETED BY AQUA SCIENCE ENGINEERS, INC. (YOU ALREADY RECEIVED THE COPY).

The foregoing terms and conditions are hereby agreed to, and the undersigned acknowledge receipt of a copy of this document.

Date _____ Date _____

Buyer/Tenant _____ Seller/Landlord _____

Buyer/Tenant _____ Seller/Landlord _____

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525 South Virgil Avenue, Los Angeles, California 90020

Reviewed by _____
Broker or Designee _____ Date _____



Oct-27-03 01:55pm From-CISCO SYSTEMS

4086272477

T-820 P.01/01 F-067

10/27/03 18:28 FAX 510 608 6226

RE MAX EASTBAY GROUP

0202



CALIFORNIA ASSOCIATION OF REALTORS

ADDENDUM

(CAR Form ADM, Revised 10/01)

No. 0202

Manufactured Home Purchase Agreement, Business Purchase Agreement, Residential Lease or Month-to-Month Rental Agreement, Commercial Property Purchase Agreement, other

dated March 14, 2003 on property known as 15734 and 15960 E 14th St. San Leandro

in which DAVE ALVAL AND ROSANNE LARUE is referred to as ("Buyer/tenant") and LORRINE BERG AND BARBARA EASTON is referred to as ("Seller/landlord")

- 1. COPE OF THE ESCROW WILL BE ON OR BEFORE NOVEMBER 30, 2003.
- 2. ATTACHED TO THE LETTER DATED 10/17/2003 FROM THE HERITAGE BANK THAT THEY NEED RECEIPT OF WRITTEN CONFIRMATION FROM ENVIRONMENTAL HEALTH DEPARTMENT THAT THE PROPERTY IS FREE AND CLEAR OF ANY CONTAMINATION AS STATED IN THE PHASE II REPORT COMPLETED BY AQUA SCIENCE ENGINEERS, INC. (YOU ALREADY RECEIVED THE COPY).

subject to addendum #1

The foregoing terms and conditions are hereby agreed to, and the undersigned acknowledge receipt of a copy of this document.

Date 10/27/03 Date 11/5/03

Buyer/Tenant [Signature] Seller/landlord [Signature]

Buyer/Tenant _____ Seller/landlord _____

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ADM-11 REVISED 10/01 (PAGE 1 OF 1) PRINT DATE 8/02/03

MASTER COPY ADDENDUM (ADM-11 PAGE 1 OF 1)



CALIFORNIA ASSOCIATION OF REALTORS®

ADDENDUM

(C.A.R. Form ADM, Revised 10/01)

No. 4

The following terms and conditions are hereby incorporated in and made a part of the: [X] Residential Purchase Agreement, [] Manufactured Home Purchase Agreement, [] Business Purchase Agreement, [] Residential Lease or Month-to-Month Rental Agreement, [] Vacant Land Purchase Agreement, [] Residential Income Property Purchase Agreement, [] Commercial Property Purchase Agreement, [] other

dated March 14, 2003, on property known as 15954, 15960 E14th St., San Leandro, CA

in which Dave Atwal is referred to as ("Buyer/Tenant") and Lori Berg, Barbara Paxton is referred to as ("Seller/Landlord") 1- In return for granting an extension of the contract to 11/30/03, buyer to deposit an additional \$15,000 into escrow.

The foregoing terms and conditions are hereby agreed to, and the undersigned acknowledge receipt of a copy of this document.

Date

Date November 5, 2003

Buyer/Tenant Dave Atwal

Seller/Landlord Lori Berg

Buyer/Tenant

Seller/Landlord Barbara Paxton

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Reviewed by Broker or Designee Date



ADM-11 REVISED 10/01 (PAGE 1 OF 1)

ADDENDUM (ADM-11 PAGE 1 OF 1)

Re/Max In Motion Phone: (510)733-1700

3160 Castro Valley Blvd, Castro Valley CA 94546 Fax: (510)728-3510 Dean Souza

T6672046 ZLX

STOKLEY CONSTRUCTION
AN ENVIRONMENTAL CONTRACTOR
P.O. BOX 1008
TRACY, CA. 95378-1008
GENERAL ENGINEERING LIC. A 492743
GENERAL BUILDING LIC. B 492743
HAZARDOUS SUBSTANCE CERTIFICATION
PHO (209) 832-5012 FAX (209) 832-5150

ALCO
HAZMAT

94 MAY 23 AM 11:56

MAY 20, 1994

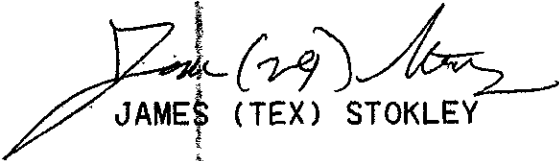
MR. SCOTT SEARY
ALAMEDA COUNTY HEALTH CARE SERVICES
STATE WATER RESOURCES CONTROL BOARD
HAZARDOUS MATERIALS DIVISION
80 SWAN WAY, RM 200
OAKLAND, CA. 94621

DEAR MR SEARY,

STOKLEY IS PLEASED TO FORWARD THE MAY QUARTERLY MONITORING
REPORT. ALSO, A COPY IS BEING FORWARDED TO MRS. LAURA BERG, OF
ABC, AT 5079 SEA VIEW AVE., CASTRO VALLEY, CA.

IF WE CAN BE OF FURTHER HELP PLEASE CALL US AT (209) 832-
5012

AT YOUR SERVICES,


JAMES (TEX) STOKLEY

JTS/pas

BERGAL4

ALCO
HAZMAT

94 FEB 16 AM 11:52

STOKLEY CONSTRUCTION
AN ENVIRONMENTAL CONTRACTOR
P.O. BOX 1008
TRACY, CA. 95378-1008
GENERAL ENGINEERING LIC. A 492743
GENERAL BUILDING LIC. B 492743
HAZARDOUS SUBSTANCE CERTIFICATION
PHO (209) 832-5012 FAX (209) 832-5150

FEBRUARY 14, 1994

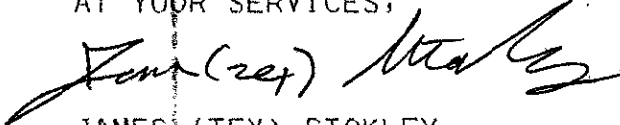
MR. SCOTT SEARY
ALAMEDA COUNTY HEALTH CARE SERVICES
STATE WATER RESOURCES CONTROL BOARD
HAZARDOUS MATERIALS DIVISION
80 SWAN WAY, RM 200
OAKLAND, CA. 94621

DEAR MR SEARY,

STOKLEY IS PLEASED TO FORWARD THE DECEMBER QUARTERLY
MONITORING REPORT. ALSO, A COPY IS BEING FORWARDED TO MRS LAURA
BERG, OF ABC, AT 5079 SEA VIEW AVE., CASTRO VALLEY, CA.

IF WE CAN BE OF FURTHER HELP PLEASE CALL US AT (209) 832-
5012.

AT YOUR SERVICES,


JAMES (TEX) STOKLEY

JTS/jas

BERGA 3

ALCO
HAZMAT

93 NOV 15 PM 3:34

STOKLEY CONSTRUCTION
AN ENVIRONMENTAL CONTRACTOR
P.O. BOX 1008
TRACY, CA. 95378-1008
GENERAL ENGINEERING LIC. A 492743
GENERAL BUILDING LIC. B 492743
HAZARDOUS SUBSTANCE CERTIFICATION
PHO (209) 832-5012 FAX (209) 832-5150

NOVEMBER 11, 1993

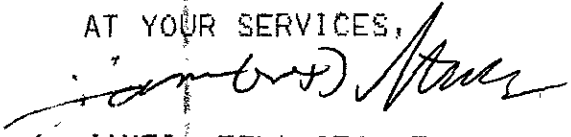
MR. SCOTT SEARY
ALAMEDA COUNTY HEALTH CARE SERVICES
STATE WATER RESOURCES CONTROL BOARD
HAZARDOUS MATERIALS DIVISION
80 SWAN WAY, RM 200
OAKLAND, CA. 94621

DEAR MR SEARY,

STOKLEY IS PLEASED TO FORWARD THE SEPTEMBER QUARTERLY
MONITORING REPORT. ALSO, A COPY IS BEING FORWARDED TO MRS LAURA
BERG, OF ABC, AT 5078 SEA VIEW AVE., CASTRO VALLEY, CA.

IF WE CAN BE OF FURTHER HELP PLEASE CALL US AT (209) 832-
5012.

AT YOUR SERVICES,


JAMES (TEX) STOKLEY

JTS/jas

BERGAL2

STOKLEY CONSTRUCTION
AN ENVIRONMENTAL CONTRACTOR
P.O. BOX 1008
TRACY, CA. 95378-1008
GENERAL ENGINEERING LIC. A 492743
GENERAL BUILDING LIC. B 492743
HAZARDOUS SUBSTANCE CERTIFICATION
PHO (209) 832-5012 FAX (209) 832-5150

93 AUG 24 PM 2:36

AUGUST 23, 1993

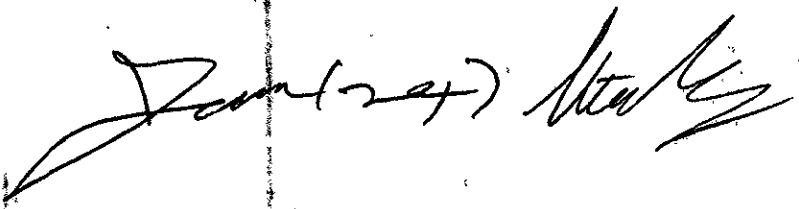
MR. SCOTT SEARY
ALAMEDA COUNTY HEALTH CARE SERVICES
STATE WATER RESOURCES CONTROL BOARD
HAZARDOUS MATERIALS DIVISION
80 SWAN WAY, RM 200
OAKLAND, CA. 94621

DEAR MR SEARY,

STOKLEY IS PLEASED TO FORWARD THE JUNE QUARTERLY MONITORING
REPORT. ALSO, A COPY IS BEING FORWARDED TO MRS LAURA BERG, OF
ABC, AT 5079 SEA VIEW AVE., CASTRO VALLEY, CA.

IF WE CAN BE OF FURTHER HELP PLEASE CALL US AT (209) 832-
5012.

AT YOUR SERVICES.


JAMES (TEX) STOKLEY

JTS/jas

BERGAL1

STOKLEY CONSTRUCTION
AN ENVIRONMENTAL CONTRACTOR
P.O. BOX 1008

99 AUG 18 PM 2:01

TRACY, CA. 95378-1008
GENERAL ENGINEERING LIC. A 492743
GENERAL BUILDING LIC. B 492743
HAZARDOUS SUBSTANCE CERTIFICATION
PHO (209) 832-5012 FAX (209) 832-5150

JULY 12, 1999

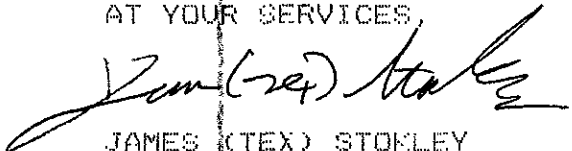
MR. SCOTT SEERY, CHMM
ALAMEDA COUNTY HEALTH CARE SERVICES
STATE WATER RESOURCES CONTROL BOARD
HAZARDOUS MATERIALS DIVISION
80 SWAN WAY, RM 200
OAKLAND, CA. 94621

DEAR MR. SEERY,

STOKLEY IS PLEASED TO FORWARD THE SOIL AND GROUND WATER
TESTING REPORT FOR "ABC MUSTANG" SITE STID #4394 AT 15960 EAST
EAST 14th STREET, SAN LEANDRO, CALIFORNIA.

IF YOU HAVE ANY QUESTIONS PLEASE CALL.

AT YOUR SERVICES,



JAMES (TEX) STOKLEY

JTS/jas

ABC1

ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY



DAVID J KEARS, Agency Director

RAFAT A SHAHID, ASST AGENCY DIRECTOR

STID 4394

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

February 26, 1993

Ms. Lorraine Berg
5079 Seaview Avenue
Castro Valley, CA 94546

RE: 15960 EAST 14TH STREET, SAN LEANDRO

Dear Ms. Berg:

I have completed review of the February 14, 1993 Preliminary Site Assessment (PSA) work plan submitted by Mr. David Hoexter of Hoexter Consulting. The cited work plan has been accepted for this phase of the investigation. Please be advised, however, that additional assessment work may be required should the results of the PSA indicate an impact to ground water.

Mr. Hoexter has informed me that drilling has been scheduled for Monday, March 8, 1993.

Please feel free to contact me at 510/271-4320 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
John Jang, RWQCB
Jim Ferdinand, Eden Consolidated Fire District
David Hoexter, Hoexter Consulting, 734 Torreya Court
Palo Alto, CA 94303
Ed Howell - files

**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 4394

December 17, 1992

Ms. Lorraine M. Berg
Ms. Barbara J. Paxton
5079 Seaview Avenue
Castro Valley, CA 94546

RE: 15960 EAST 14TH STREET, SAN LEANDRO

Dear Ms. Berg and Paxton:

This Department has completed review of the September 28, 1992 Stokley Construction report documenting the closure of two (2) underground storage tanks (UST) at the referenced site on March 31, 1992. The referenced USTs were reportedly most recently used to store gasoline.

The cited report documents the results of laboratory analyses performed upon soil and water samples collected at the time of closure, and those soil samples collected following limited overexcavation of the UST pit. The initial sample results indicate the presence of up to 1,100 parts per million (ppm) of total petroleum hydrocarbons characterized as gasoline (TPH-G) in sample "#1 South," collected from native soil found beneath the southern-most UST. Ground water collecting in the tank pit was also sampled and analyzed, exhibiting 10,000 parts per billion (ppb) of TPH-G. Both tanks were found to have throughgoing holes.

The results of the chemical analyses and the observation of holes in the subject USTs identify your site as having experienced an unauthorized release. An Underground Storage Tank Unauthorized Release (Leak) Report was filed on March 31, 1992 when these leak indicators were first identified.

The San Francisco Bay Regional Water Quality Control Board (RWQCB) requires additional environmental investigations to be performed when unauthorized releases are discovered. Such investigations are in the form of a Preliminary Site Assessment, or PSA. The information gathered by the PSA will be used to determine the extent of the environmental impact resulting from the release, and an appropriate course of action to remediate the site, if required. The PSA must be conducted in accordance with the RWQCB Staff Recommendations for the Initial Evaluation and Investigation of Underground Tanks, the State Water Resources Control Board Leaking Underground Fuel Tank (LUFT) Field Manual, and Article 11 of Title 23, California Code of Regulations.

Ms. Berg and Paxton
RE: 15960 E. 14th Street, San Leandro
December 17, 1992
Page 2 of 3

In order to proceed with a PSA, you should obtain the professional services of a reputable environmental consultant. Your responsibility is to have the consultant submit for review a PSA work plan outlining planned activities pertinent to meeting the criteria described in the referenced guidance documents. These criteria are broadly outlined in the attached Appendix A from the RWQCB.

The Department, through an agreement with the RWQCB, will oversee the assessment and remediation of your site as the lead agency. Our oversight will include the review of and comment on work proposals and technical guidance on appropriate investigative approaches and monitoring schedules. The issuance of well drilling permits, however, will be through the Alameda County Flood Control and Water Conservation District, Zone 7, in Pleasanton. The RWQCB may choose to take over as lead agency if it is determined following the completion of the initial assessment that there has been a substantial impact to ground water.

The PSA work plan is due within 45 days of the date of this letter, or by February 1, 1993. Work should commence no later than 30 days following work plan approval.

A report must be submitted within 45 days of the completion of field activities associated with this phase of work at the site. Subsequent reports are to be submitted quarterly until this site qualifies for final RWQCB "sign off."

The referenced initial and quarterly reports must describe the status of the investigation and include, among other elements, the following:

- o Details and results of all work performed during the designated reporting period: records of field observations and data, boring and well construction logs, water level data, chain-of-custody forms, laboratory results for all samples collected and analyzed (including QA/QC data), tabulations of free product thicknesses and dissolved fractions, etc.
- o Status of ground water contamination and characterization
- o Interpretation of results: water level contour maps showing gradients, free and dissolved product plume definition maps for each target compound, geologic cross sections, etc.
- o Recommendations for additional work

Ms. Berg and Paxton
15960 E. 14th Street, San Leandro
December 17, 1992
Page 3 of 3

All reports and proposals must be submitted under seal of a California-registered geologist or civil engineer with the appropriate environmental background. Please include a statement of qualifications for each lead professional involved with this project.

Please be advised that this is a formal request for technical reports pursuant to California Water Code Section 13267(b). Failure to respond may result in the referral of this case to the RWQCB for enforcement action.

Please feel free to call me at 510/271-4320, or -4530, should you have any questions.

Sincerely,



Scott O. Seery, CHMM
Senior Hazardous Materials Specialist

attachment

cc: Rafat A. Shahid, Assistant Agency Director, Env. Health
Gil Jensen, Alameda County District Attorney's Office
John Jang, RWQCB
Jim Ferdinand, Eden Consolidated Fire District
Ed Howell - files

STOKLEY CONSTRUCTION
F.O. BOX 1008
TRACY, CA. 95378-1008
GENERAL ENGINEERING LIC. A 492743
GENERAL BUILDING LIC B 492743
HAZARDOUS SUBSTANCE CERTIFICATION
PHO 209-832-5012
FAX 209-832-5150

MAY 18, 1992

SCOTT SEARY
ALAMEDA COUNTY, DEPT OF
ENVIRONMENTAL HEALTH
80 SWAN WAY, #200
OAKLAND, CA. 94621

RE: ABC
15960 E. 14th ST.
SAN LEANDRO, CA.

DEAR MR. SEARY,

STOKLEY IS PLEASED TO INFORM YOU OF OUR PLAN OF ACTION AT THE ABOVE SITE. ON 5-12-92 WE CALLED AND INFORMED BAY AREA AIR QUALITY MANAGEMENT DISTRICT. WE INFORM THEM OF OUR PLAN TO SPREAD AND AIRIRATE THE SOIL. ON 5-15-92 THEY CAME BY THE SITE AND INFORM THE OWNER THAT ALL WAS IN ORDER AND IN THERE OPINION THE SOIL WAS NOT VERY BAD. OUR PLAN IS TO BEGIN ON FRIDAY MAY 22, 1992 TO SPREAD THE SOIL ON VISQUEEN IN ABOUT TWO FOOT LAYERS, FOLLOWING REGULATION 8, RULE 40. SOIL SAMPLES WILL BE TAKEN ON AN AS NEEDED BASES.

92 MAY 19 11:25

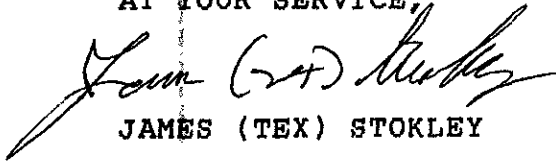
SCOTT SEARY

PAGE TWO

15960 E. 14th ST.

IF YOU HAVE ANY QUESTION CALL ME AT, 209-832-5012.

AT YOUR SERVICE,



JAMES (TEX) STOKLEY

JTS/jas

SCOTT SEARY

LAURA BERG

BERG3

ALAMEDA COUNTY, DEPARTMENT OF ENVIRONMENTAL HEALTH

Hazardous Materials Inspection Form

II, III

white -env.health
yellow -facility
pink -files

Site ID # _____ Site Name ABC Auto Repair Today's Date 4/14/92

Site Address 15960 E. 14th Street

City San Leandro Zip 94 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

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

Comments:

On-site to witness sampling of UST pit following overexcavation. Upon my arrival, the pit had been enlarged to approximately 15.5 x 16.5 x 8.0-8.5 feet. Apparent GW was noted at the 8.5 foot depth. Most of the apparently contaminated soil, identified by its gray coloration, was removed revealing a tan native material to ~ the 8-8.5 foot depth, underlain by a dark brown, organic silty clay horizon. The latent gray colored material did not seem to exhibit strong, if any, product odor.

See below
Samples from four sidewalls (bottom), and G-W were collected for analyses.

Soil was stockpiled on-site pending analyses.

Note: The hole was deepened to ~10.5 feet when it was discovered that, during an attempt at pit bottom sampling, strong gasoline odors remained. As the pit was deepened, more apparent G-W

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. MAT'L'S

- 10. Registration Form Filed 25533(a)
- 11. Form Complete 25533(b)
- 12. RMPP Contents 25534(a)
- 13. Implement Sch. Req'd? (Y/N)
- 14. OffSite Conseq. Assess. 25524(c)
- 15. Probable Risk Assessment 25534(d)
- 16. Persons Responsible 25534(e)
- 17. Certification 25534(f)
- 18. Exemption Request? (Y/N) 25536(b)
- 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
- Monitoring for Existing Tanks
 - 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
- New Tanks
 - 7. Precis Tank Test Date: 2643
 - 8. Inventory Rec. 2644
 - 9. Soil Testing. 2646
 - 10. Ground Water. 2647
 - 11. Monitor Plan 2632
 - 12. Access. Secure 2634
 - 13. Plans Submit Date: 2711
 - 14. As Built Date: 2635

Rev. 8/88

Contact: Tex Stockley
Title: project mngr.
Signature: [Signature]

Inspector: [Signature]
Signature: [Signature]

II, III

ALAMEDA COUNTY, DEPARTMENT OF ENVIRONMENTAL HEALTH
Hazardous Materials Inspection Form

80 Swan Way, #209
Oakland, CA 94621
(415) 271-4320

II, III

white - env. health
yellow - facility
pink - files

Site ID # _____ Site Name ABC Auto Repair Today's Date 4/14/92

I.A. BUSINESS PLANS (Title 19)

- ___ 1. Immediate Reporting 2703
- ___ 2. Bus. Plan Stats. 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)

Site Address 15960 E. 14th

City S. Leandro Zip 94 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

B. ACUTELY HAZ. MAT'L'S

- ___ 10. Registration Form Filed 25533(a)
- ___ 11. Form Complete 25533(b)
- ___ 12. RMPP Contents 25534(c)
- ___ 13. Implement Sch. Rec'd? (Y/N) _____
- ___ 14. OnSite Conseq. Assess. 25524(c)
- ___ 15. Probable Risk Assessment 25534(d)
- ___ 16. Persons Responsible 25534(g)
- ___ 17. Certification 25534(i)
- ___ 18. Exemption Request? (Y/N) _____
- ___ 19. Trade Secret Requested? 25538

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

III. UNDERGROUND TANKS (Title 23)

- ___ 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 Groundwater One time soils
 - 5) Daily Inventory Annual tank testing Cont pipe leak det Vadose/groundwater 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. Precis Tank Test Date: 2643
- ___ 8. Inventory Rec. 2644
- ___ 9. Soil Testing 2646
- ___ 10. Ground Water. 2647
- ___ 11. Monitor Plan 2632
- ___ 12. Access. Secure 2634
- ___ 13. Plans Submit Date: 2711
- ___ 14. As Built Date: 2635

Comments:
Welled into the pit from below. Vertical excavation continued until reaching a tan colored native soil which seemed void of HC odor. Note that a bottom sample was not collected. Also note that sidewall samples previously collected were at an approximate depth of 7-8 feet BG, not at the apparent vadose zone / GW interface. And it appears that most of the contamination observed today is to a large extent isolated in the capillary fringe.

Contact: Tex. Stodley
Title: project mgr.
Signature: Tex Stodley

Inspector: _____
Signature: [Signature]

II, III

92 APR -8 PM 1:25

STOKLEY CONSTRUCTION
P.O. BOX 1008
TRACY, CA. 95378-1008
GENERAL ENGINEERING LIC. A 492743
GENERAL BUILDING LIC. B 492743
HAZARD SUBSTANCE CERTIFICATION
PHO 209-832-5012
FAX 209-832-5150

APRIL 7, 1992

LAURIE BERG
5079 SEAVIEW AVE.
CASTRO VALLEY, CA. 94546

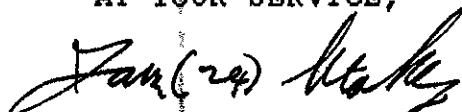
RE: SITE 15960 E. 14th ST.
SAN LEANDRO, CA.

DEAR MRS. BERG,

STOKLEY CONSTRUCTION IS PROPOSING TO MR. SCOTT SEERY OF ALAMEDA COUNTY, DEPT. OF ENVIRONMENTAL HEALTH THAT WE RETURN ON OR ABOUT THE 14th OF APRIL TO OVER EXCAVATE. AT THAT TIME WE WOULD ATTEMPT TO LOCATE THE EXTEND OF THE CONTAMINATION. WE WILL BEGIN BY OVER EXCAVATING 2 FOOT AROUND AND BELOW EXISTING EXCAVATION. ALSO WE WILL TAKE CONFIRMING SAMPLES AT THE DIRECTION OF ALAMEDA COUNTY.

THE COST OF THE ABOVE SERVICES ARE ON A TIME AND MATERIAL BASES, YOU HAVE MY EQUIPMENT COST SHEET. IT SHOULD NOT EXCEED 4 HOURS.

AT YOUR SERVICE,


JAMES (TEX) STOKLEY

CC SCOTT SEERY, ALAMEDA COUNTY

JTS/jas

ALAMEDA COUNTY HAZARDOUS MATERIALS DIVISION
Designated Site Account Refund Recipient
SITE OWNER FILLS OUT PER SITE
-- OPTIONAL --

Property owner will use this form to designate someone other than himself to receive any refund due at the completion of all deposit/refund projects at the site listed below. In the absence of this form, the property owner will receive any refund. Only one person at any one time may be designated to receive any refund.

SITE NUMBER/ ADDRESS:

PROPERTY OWNER

Site Number

County Name

15960 E. 14th ST.

Street Address

San Leandro Ca.

City

Zip Code

Laurie Berg

Owner's Name

5079 Greenview Ave

Owner's Address

Castro Valley Ca 94546

Owner's City

State

Zip

Designate the following person to receive any refund due at the completion of all deposit/refund projects:

STOKLEY CONSTRUCTION

Name

1560 So. Hansen Rd.

Street Address

P.O. Box 1008

Tracy
95378-1008

Tracy Ca 95376

City / Zip



Laurie Berg

Property Owner Signature

3-4-92

Date

Laurie Berg

Property Owner Name

RETURN FORM TO: Alameda County, Hazardous Materials Div.
80 Swan Way, Rm 200
Oakland, CA 94621-1439
Phone: (510) 271-4320

ALAMEDA COUNTY, DEPARTMENT OF ENVIRONMENTAL HEALTH
Hazardous Materials Inspection Form

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

II, III

white -env. health
 yellow -facility
 pink -files

Site ID # _____ Site Name ABC Today's Date 3/31/92

Site Address 15960 E. 14th St
 City S. Leandro Zip 94578 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

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

Comments:

1:30 - 4:00

On-site to witness closure of two (2), 2250 gallon farmer fuel tanks. Ed Ladani of ECFD was on scene to ensure tank integrity prior to removals. Tanks appear to have been some sort of pressure vessel, according to the contractor. The ends are "bulging", and seams are apparent.

The [north] tank had a hole on one end towards the top of the tank (photo), and appears to be due to corrosion.

The [south] tank also had a large (~ 2x6 cm) hole (photo).

Soil in excavation is obviously stained, and a dull odor of old product evident. As slough was pushed aside by backhoe, obviously impacted soil was uncovered, as evidenced by gun metal gray coloration in contrast with light tan native material. A sample was collected from below each tank. No overexcavation was performed.

II, III

I.A. BUSINESS PLANS (Title 19)

- 1. Immediate Reporting 2703
- 2. Bus. Plan Stds. 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)

I.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) 25536(b)
- 19. Trade Secret Requested? 25538

III. UNDERGROUND TANKS (Title 23)

- 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 Groundwater
One time soils
 - 5) Daily Inventory
Annual tank testing
Cont pipe leak det
Vadose/groundwater 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. Precis Tank Test Date: 2643
- 8. Inventory Rec. 2644
- 9. Soil Testing 2646
- 10. Ground Water. 2647

- 11. Monitor Plan 2632
- 12. Access. Secure 2634
- 13. Plans Submit Date: 2711
- 14. As Built Date: 2635

Rev 6/88

Contact: James Stackley

Title: _____

Signature: James Stackley

Inspector: S. Seery

Signature: _____

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 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 25180.7 OF THE HEALTH AND SAFETY CODE. SIGNED: <i>[Signature]</i> DATE: 3/31/92
REPORT DATE 03/31/92	CASE #	

REPORTED BY	NAME OF INDIVIDUAL FILING REPORT Scott SEERY	PHONE (510) 271-4320	SIGNATURE <i>[Signature]</i>	
	REPRESENTING <input checked="" type="checkbox"/> LOCAL AGENCY <input type="checkbox"/> OWNER/OPERATOR <input type="checkbox"/> REGIONAL BOARD <input type="checkbox"/> OTHER	COMPANY OR AGENCY NAME Alameda Co. Env. Health Dept.		
	ADDRESS 80 Swan Way, Rm. 200 Oakland CA 94621			

RESPONSIBLE PARTY	NAME Laurie Berg <input type="checkbox"/> UNKNOWN	CONTACT PERSON as noted	PHONE () UNK
	ADDRESS 5079 Seaview Ave, Castro Valley CA 94546		

SITE LOCATION	FACILITY NAME (IF APPLICABLE) ABC Auto Repair	OPERATOR UNK	PHONE ()
	ADDRESS 15960 E 14th Street San Leandro Alameda 94577		

IMPLEMENTING AGENCIES	LOCAL AGENCY Alameda Co. Env. Health Dept.	CONTACT PERSON Scott SEERY	PHONE (510) 271-4320
	REGIONAL BOARD San Francisco Bay	CONTACT PERSON Lester Feldman	PHONE (510) 464-1255

SUBSTANCES INVOLVED	(1) Gasoline	QUANTITY LOST (GALLONS) <input checked="" type="checkbox"/> UNKNOWN
	(2)	<input type="checkbox"/> UNKNOWN

DISCOVERY/ABATEMENT	DATE DISCOVERED 03/31/92	HOW DISCOVERED <input type="checkbox"/> TANK TEST <input checked="" type="checkbox"/> TANK REMOVAL <input type="checkbox"/> INVENTORY CONTROL <input type="checkbox"/> SUBSURFACE MONITORING <input type="checkbox"/> NUISANCE CONDITIONS <input type="checkbox"/> OTHER	
	DATE DISCHARGE BEGAN <input checked="" type="checkbox"/> UNKNOWN	METHOD USED TO STOP DISCHARGE (CHECK ALL THAT APPLY) <input checked="" 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		

SOURCE/CAUSE	SOURCE OF DISCHARGE <input checked="" type="checkbox"/> TANK LEAK <input type="checkbox"/> UNKNOWN <input type="checkbox"/> PIPING LEAK <input type="checkbox"/> OTHER	CAUSE(S) <input type="checkbox"/> OVERFILL <input type="checkbox"/> RUPTURE/FAILURE <input type="checkbox"/> SPILL <input checked="" type="checkbox"/> CORROSION <input type="checkbox"/> UNKNOWN <input type="checkbox"/> OTHER
--------------	---	---

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)
-----------	--

CURRENT STATUS	CHECK ONE ONLY		
	<input type="checkbox"/> NO ACTION TAKEN <input type="checkbox"/> LEAK BEING CONFIRMED <input type="checkbox"/> REMEDIATION PLAN	<input type="checkbox"/> PRELIMINARY SITE ASSESSMENT WORKPLAN SUBMITTED <input type="checkbox"/> PRELIMINARY SITE ASSESSMENT UNDERWAY <input type="checkbox"/> CASE CLOSED (CLEANUP COMPLETED OR UNNECESSARY)	<input checked="" type="checkbox"/> POLLUTION CHARACTERIZATION <input type="checkbox"/> POST CLEANUP MONITORING IN PROGRESS <input type="checkbox"/> CLEANUP UNDERWAY

REMEDIAL ACTION	CHECK APPROPRIATE ACTION(S) (SEE BACK FOR DETAILS)		
	<input type="checkbox"/> CAP SITE (CD) <input type="checkbox"/> CONTAINMENT BARRIER (CB) <input type="checkbox"/> VACUUM EXTRACT (VE)	<input checked="" type="checkbox"/> EXCAVATE & DISPOSE (ED) <input type="checkbox"/> EXCAVATE & TREAT (ET) <input type="checkbox"/> NO ACTION REQUIRED (NA) <input type="checkbox"/> OTHER (OT)	<input type="checkbox"/> REMOVE FREE PRODUCT (FP) <input type="checkbox"/> PUMP & TREAT GROUNDWATER (GT) <input type="checkbox"/> TREATMENT AT HOOKUP (HU)

COMMENTS: Requisite monitoring well(s) will be installed once over excavation of affected soil has been completed

**ALAMEDA COUNTY HEALTH CARE SERVICES AGENCY
 DEPARTMENT OF ENVIRONMENTAL HEALTH
 HAZARDOUS MATERIALS DIVISION
 80 SWAN WAY, ROOM 200
 OAKLAND, CA 94621
 PHONE NO. 415/271-4320**

ACCEPTED
 DEPARTMENT OF ENVIRONMENTAL HEALTH
 470 - 27th Street, Third Floor
 Oakland, CA 94612
 Telephone: (415) 874-7237

These plans have been reviewed and found to be acceptable and essentially meet the requirements of State and local health laws. Changes to your plans indicated by this Department are to assure compliance with State and local laws. The project proposed herein is now released for issuance of any required building permits or construction. One copy of these accepted plans must be on the job and available to all contractors and craftsmen involved with the removal.

Any changes or alterations of these plans and specifications must be submitted to this Department and to the Fire and Building Inspection Department to determine if such changes meet the requirements of State and local laws. By this Department at least 48 hours prior to the following required inspections:

3/31/92 Removal of Tank and Piping
3/31/92 Sampling
3/31/92 Final Inspection

Issuance of a permit to operate is dependent on compliance with accepted plans and all applicable laws and regulations.

THIS IS A FINANCIAL PENALTY FOR NOT OBTAINING THESE NECESSARIES.

UNDERGROUND TANK CLOSURE PLAN

* * * Complete according to attached instructions * * *

1. Business Name ABC
 Business Owner LAURIE BERG
 2. Site Address 15960 E. 14 th ST.
 City SAN LEANDRO Zip 94577 Phone _____
 3. Mailing Address same as above
 City _____ Zip _____ Phone _____
 4. Land Owner LAURIE BERG
 Address 5079 SEAVIEW AVE. City, State CA. Zip 94546
 5. Generator name under which tank will be manifested LAURIE BERG
- EPA I.D. No. under which tank will be manifested CAC 000674552

Project Specialist (print) SCOTT BERG

6. Contractor STOKLEY CONSTRUCTION
Address P.O. BOX 1008
City TRACY, CA. 95378-1008 Phone 209-832-5012
License Type A&B HAZARD SUBSTANCE CERTIF. 492743

7. Consultant NONE
Address _____
City _____ Phone _____

8. Contact Person for Investigation
Name JAMES (TEX) STOKLEY Title PRES.
Phone 209-832-5012

9. Number of tanks being closed under this plan two
Length of piping being removed under this plan 5 to 10 feet
Total number of tanks at facility TWO

10. State Registered Hazardous Waste Transporters/Facilities (see instructions).

**** Underground tanks are hazardous waste and must be handled **
as hazardous waste**

a) Product/Residual Sludge/Rinsate Transporter

Name FALCON ENERGY EPA I.D. No. cad 982526857
Hauler License No. 2463 License Exp. Date 6-30-92
Address P.O. BOX 1257
City STOCKTON, State CA. Zip 95201

b) Product/Residual Sludge/Rinsate Disposal Site

Name KIESEL COMPANY EPA I.D. No. epa mot 300011160
Address 4801 FLYER AVE. DNR RESOUSE RECOVER
City ST. LOUIS State MO. Zip 63116

c) Tank and Piping Transporter

Name FALCON ENERGY EPA I.D. No. cad 982526857
Hauler License No. 2463 License Exp. Date 6-30-92
Address P.O. BOX 1257
City STOCKTON, State CA. Zip 95201

d) Tank and Piping Disposal Site

Name ERIKERSON INC. EPA I.D. No. cad 009466392
Address 255 PARR BLVD.
City RICHMOND State CA. Zip 94801

11. Experienced Sample Collector

Name JAMES STOKLEY
Company STOKLEY CONSTRUCTION
Address P.O. BOX 1008
City TRACY State CA. Zip 95378-1008 Phone 209-832-5012

12. Laboratory

Name TRACE ANALYSIS LABORATORY, INC.
Address 3423 INVESTMENT BLVD.
City HAYWARD State CA. Zip 94545
State Certification No. 1199

13. Have tanks or pipes leaked in the past? Yes [] No []

If yes, describe. UNKNOWN

14. Describe methods to be used for rendering tank inert

TRIPLE RINSE AND DRY ICE

15#/ 1000

OR PER LOCAL FD REQUIREMENTS

Before tanks are pumped out and inerted, all associated piping must be flushed out into the tanks. All accessible associated piping must then be removed. Inaccessible piping must be plugged.

The Bay Area Air Quality Management District (771-6000), along with local Fire and Building Departments, must also be contacted for tank removal permits. Fire departments typically require the use of explosion proof combustible gas meters to verify tank inertness. It is the contractor's responsibility to bring a working combustible gas meter on site to verify tank inertness.

15. Tank History and Sampling Information

Tank		Material to be sampled (tank contents, soil, ground-water, etc.)	Location and Depth of Samples
Capacity	Use History (see instructions)		
250 gallon	installed late 40's stored gas till mid 50's	soil and water if encountered	2 ft. below soil and back-fill interface

One soil sample must be collected for every 20 feet of piping that is removed. A ground water sample must be collected should any ground water be present in the excavation.

Excavated/Stockpiled Soil	
Stockpiled Soil Volume (Estimated)	Sampling Plan 1/20 CUBIC YARD FOR REUSE

Stockpiled soil must be placed on bermed plastic and must be completely covered by plastic sheeting.

16. Chemical methods and associated detection limits to be used for analyzing samples

The Tri-Regional Board recommended minimum verification analyses and practical quantitation reporting limits should be followed. See attached Table 2.

Contaminant Sought	EPA, DHS, or Other Sample Preparation Method Number	EPA, DHS, or Other Analysis Method Number	Method Detection Limit
TPHG BTEX TOTAL LEAD	DHS METHOD TPH AS GASOLINE 5030 EPA METHOD 8020 AA OR ICAP	GCFID "	1.0 ppm 0.005 ppm

17. Submit Site Health and Safety Plan (See Instructions)

18. Submit Worker's Compensation Certificate copy

Name of Insurer STATE FUND

19. Submit Plot Plan (See Instructions)

20. Enclose Deposit (See Instructions)

21. Report any leaks or contamination to this office within 5 days of discovery. The report shall be made on an Underground Storage Tank Unauthorized Leak/Contamination Site Report form. (see Instructions)

22. Submit a closure report to this office within 60 days of the tank removal. This report must contain all the information listed in item 22 of the instructions.

I declare that to the best of my knowledge and belief the statements and information provided above are correct and true.

I understand that information in addition to that provided above may be needed in order to obtain an approval from the Department of Environmental Health and that no work is to begin on this project until this plan is approved.

I understand that any changes in design, materials or equipment will void this plan if prior approval is not obtained.

I understand that all work performed during this project will be done in compliance with all applicable OSHA (Occupational Safety and Health Administration) requirements concerning personnel health and safety. I understand that site and worker safety are solely the responsibility of the property owner or his agent and that this responsibility is not shared nor assumed by the County of Alameda.

Once I have received my stamped, accepted closure plan, I will contact the project Hazardous Materials Specialist at least three working days in advance of site work to schedule the required inspections.

Signature of Contractor

Name (please type) JAMES STOKLEY STOKLEY CONSTRUCTION

Signature *James Stokley*

Date 2-27-92

Signature of Site Owner or Operator

Name (please type) LAURIE BERG

Signature *L. Berg*

Date 2-27-92

SITE HEALTH AND SAFETY PLAN

FOR

15960 EAST 14th STREET

SAN LEANDRO, CA.

PROJECT: TANK REMOVAL

STOKLEY CONSTRUCTION
P.O. BOX 1008
TRACY, CA. 95378-1008
GENERAL ENGINEERING LIC. A 492743
GENERAL BUILDING LIC. B 492743
HAZARDS SUBSTANCE CERTIFICATION
PHD 209-832-5012
FAX 209-832-5150

FEB. 26, 1992

HEALTH AND SAFETY OFFICER:

JAMES (TEX) STOKLEY

HEALTH AND SAFETY OFFICER RESPONSIBILITIES WILL BE TO INSURE THAT ALL PERSONAL ON SITE HAVE BEEN TRAINED IN 29 CFR 1910.120. ALSO HE WILL BE REQUIRED TO ENFORCE ALL OSHA RULES.

TASK A: BREAK PAVING OVER TANKS

SAFETY EQUIPMENT: HARD HATS, STEEL TOED BOOTS, EAR PROTECTION, SAFETY GLASSES OR GOGGLES, AND FIRE EX.

POTENTIAL HAZARDS: FIRE AND TRIPPING OVER DEBRIS

TASK B: EXPOSE PIPING AND TANKS.

SAFETY EQUIPMENT: SAME AS TASK A

POTENTIAL HAZARDS: FIRE AND MOVING EQUIPMENT, EXPOSURE TO GASOLINE VAPOR

TASK C: FLUSH PIPING AND WASH TANK

SAFETY EQUIPMENT: SAME AS TASK A PLUS RUBBER GLOVES, AVAILABLE AND PROPER AIR PURIFYING RESPIRATORS

POTENTIAL HAZARDS: FALLING AND FLY WATER SPRAY

TASK D: PULL TANKS AND LOAD ON TRUCK

SAFETY EQUIPMENT: SAME AS TASK A

POTENTIAL HAZARDS: MOVING EQUIPMENT AND FALLING IN EXCAVATION

TASK E: COVER STOCK PILED SOIL AND FENCE AROUND EXCAVATION

SAFETY EQUIPMENT : SAME AS TASK A

POTENTIAL HAZARDS: FALLING

BRIEFING TO BE HELD DAILY WILL IDENTIFICATION OF ALL POTENTIAL HAZARDS AND PRECAUTIONS TO TAKE.

OUR MONITORING EQUIPMENT IS A GAS TECH MODEL 1314 WITH INSTRUCTION MANUAL.

IN THE EVENT THAT THE LEL LEVEL EXCEEDS 15% ALL WORK WILL BE STOPPED UNTIL THE LEL IS BROUGHT BACK TO A SAFE LEVEL. ~~EQUIPMENT FOR MONITORING AMBIENT AIR MUST ALSO BE AVAILABLE~~

DECONTAMINATION PROCEDURES WILL BE CONFINED WITHIN A 10 FEET RADIUS OF TANK EXCAVATION.

THE TANK AND STOCK PILED AREAS WILL BE BARRICADED. AS WELL AS THE EXCAVATION WILL BE FENCED AND BARRICADED.

SPILL CONTAINMENT AND EMERGENCY/CONTINGENCY PLAN

IN THE EVENT OF A SPILL A CONTAINMENT WOULD BE PLACED AROUND THE SPILL UNTIL A VACUUM TRUCK COULD REMOVE THE SPILL.

EM. # FIRE 911

HAZARDOUS MATERIALS DIVISION-ALAMEDA HEALTH

510-271-4320

HUMANA HOSP.

13855 EAST 14th STREET, 510-357-6500

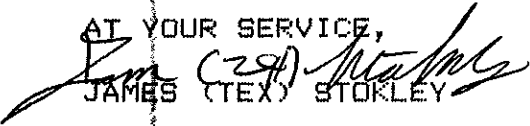
ALL EMPLOYEES WILL SIGN THE FOLLOWING DAILY:

I HAVE READ THE HEALTH AND SAFETY PLAN AND I ALSO HAVE HAD TRAINING IN 29 CFR 1919.120.

X _____

X _____

AT YOUR SERVICE,

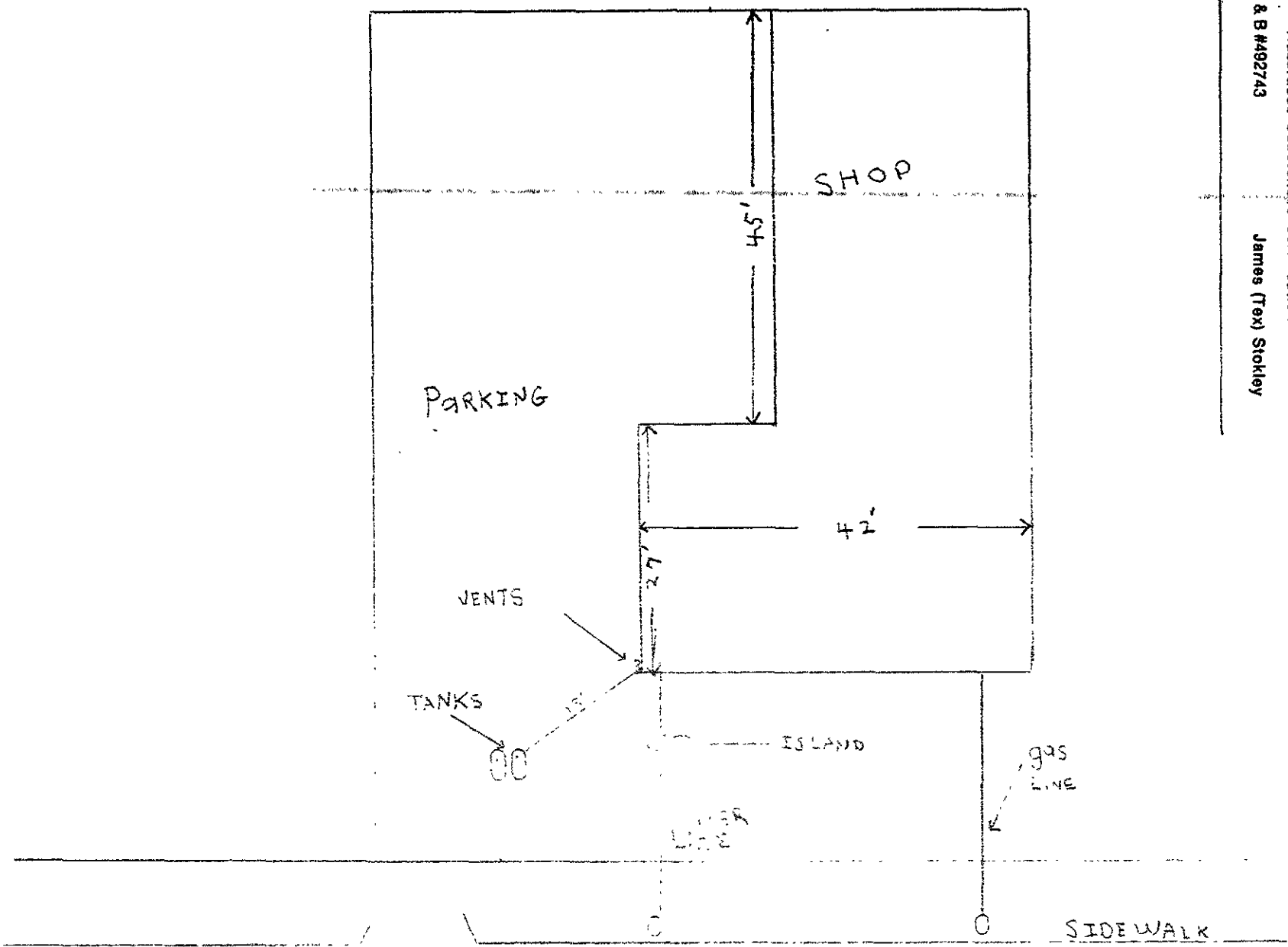

JAMES (TEX) STOKLEY

JTS/jas

Stokley Construction

Hydraulic Hoist • Lubrication Equipment
Fuel Tanks • Fuel Tank Removal
Grease • Sand Traps
Hazardous Substances Certification

Lic. A & B #492743 James (Tex) Stokley



15960 E. 14th St.
SAN LEANDRO, CA

HOME OFFICE SAN FRANCISCO WORKERS' COMPENSATION ENDORSEMENT CERTIFICATE

IN CONSIDERATION OF THE PAYMENT OF THE TOTAL DEPOSIT PREMIUM AND FULL PREMIUM TO BE COMPUTED AS PROVIDED IN THE CONTINUOUS WORKERS' COMPENSATION POLICY INDICATED HEREON. IT IS AGREED THAT SUBJECT TO THE PROVISIONS OF SUCH POLICY AND ENDORSEMENTS THERETO, THE EMPLOYER INDICATED HEREON IS HEREBY NAMED AS ADDITIONAL GROUP INSURED EMPLOYER.

THIS INSURANCE IS EFFECTIVE FROM 12:01 A.M. PACIFIC STANDARD TIME 10-01-91 TO 10-01-92 AND SHALL AUTOMATICALLY RENEW EACH 10-01 UNTIL CANCELLED

DECLARATIONS CONTINUOUS POLICY 571-91 ISSUED TO BUILDERS EXCHANGES COMPENSATION COUNCIL, INC.

UNIT 9256 DEPOSIT PREMIUM \$1,000.00

27550 SO. HANSEN AVE. TRACY, CALIF 95376 MINIMUM PREMIUM \$650.00 PREMIUM ADJUSTMENT PERIOD QUARTERLY R NK

NAME OF EMPLOYER- JAMES A. STOKLEY RAYMOND D. STOKLEY JOINTLY AND NOT SEVERALLY, A COPARTNERSHIP

TRADE NAMES- STOKLEY CONSTRUCTION SERVICE

THE COVERAGE PROVIDED BY THIS ENDORSEMENT CERTIFICATE REPLACES ALL PRIOR COVERAGE ON THE DATE THIS INSURANCE IS EFFECTIVE.

- 1. WORKERS' COMPENSATION INSURANCE - PART ONE OF THIS POLICY APPLIES TO THE WORKERS' COMPENSATION LAWS OF THE STATE OF CALIFORNIA.
2. EMPLOYER'S LIABILITY INSURANCE - PART TWO OF THIS POLICY APPLIES TO LIABILITY UNDER THE LAWS OF THE STATE OF CALIFORNIA. THE LIMIT OF OUR LIABILITY UNDER PART TWO IS,

\$3,000,000

NO. PRINCIPAL WORK AND RATES EFFECTIVE TO 10-01-92

BUILDING CONSTRUCTION-- 1-91 SEE ATTACHED SCHEDULE FORM 10500

TOTAL ESTIMATED ANNUAL PREMIUM \$2,334

(209) 832-5012 or (415) 795-8717
(209) 832-5150 (Fax)

P.O. Box 1008
Tracy, CA 95378-1008

Stokley Construction

Hydraulic Hoist • Lubrication Equipment
Fuel Tanks • Fuel Tank Removal
Grease • Sand Traps

Hazardous Substances Certification

Lic. A & B #492743

James (Tex) Stokley



RE/MAX

Eastbay Group

Soosan Rod
REALTOR®

39644 Mission Blvd.
Fremont, CA 94539

Office: (510) 744-3513

VM/Pager: (510) 405-8219

Fax: (510) 744-3530



Website: www.soosanroddrealtor.com

E-Mail: soosanremax@aol.com

Each Office is Independently Owned and Operated 