



KAPREALIAN ENGINEERING
INCORPORATED

TRANSMITTAL PAGE

DATE: 9/19/96

TO: Ms Amy Leach

337 9335

FROM: Joel Greig

Number of pages (including cover): 3

SUBJECT: permits for well destructions

Berkeley Land Co
Hayward

If any problems occur in receiving, please
call the number listed below

2401 Stanwell Drive, Suite 400
Concord, CA 94520
Tel. 510/602-5100 Fax: 510/687-0602

6 September 1996

ZONE 7
WATER RESOURCES ENGINEERING
DRILLING ORDINANCE

BERKELEY LAND COMPANY
23555 SAKLAN ROAD
HAYWARD
WELLS 38/2W 19R80 TO 19R85
PERMIT 96632

Destruction Requirements:

1. Drill out the well so that the casing, seal, and gravel pack are removed to the bottom of the well.
2. Sound the well as deeply as practicable and record for your report.
3. Using a tremie pipe, fill the hole to 2 feet below the lower of finished grade or original ground with neat cement.
4. After the seal has set, backfill the remaining hole with compacted material.

These destruction requirements as proposed by Doug Lee of Kaprealian Engineering meet or exceed the Zone 7 minimum requirements.



ZONE 7 WATER AGENCY

5887 PARKSIDE DRIVE

PLEASANTON, CALIFORNIA 94588

VOICE (510) 484-2600

FAX (510) 462-3914

DRILLING PERMIT APPLICATION

FOR APPLICANT TO COMPLETE

FOR OFFICE USE

LOCATION OF PROJECT QUALITY TOWING
23555 SAKLAN ROAD
HAYWARD

PERMIT NUMBER 96632
LOCATION NUMBER 3S/2W 19R80 to 19R85

CLIENT
Name BERKELEY LAND COMPANY
Address 4550 SAN PABLO AVE Voice _____
City SACRAMENTO Zip 94608

PERMIT CONDITIONS

Circled Permit Requirements Apply

APPLICANT
Name KAPREALIAN ENGINEERING INC.
2401 STANWELL DRIVE Fax (510) 687-0602
Address SUITE 400 Voice (510) 601-5100
City CONCORD CA Zip 94520

A. GENERAL

1. A permit application should be submitted so as to arrive at the Zone 7 office five days prior to proposed starting date.
2. Submit to Zone 7 within 60 days after completion of permitted work the original Department of Water Resources Water Well Drillers Report or equivalent for well Projects, or drilling logs and location sketch for geotechnical projects.
3. Permit is void if project not begun within 90 days of approval date.

B. WATER WELLS, INCLUDING PIEZOMETERS

1. Minimum surface seal thickness is two inches of cement grout placed by tremie.
2. Minimum seal depth is 50 feet for municipal and industrial wells or 20 feet for domestic and irrigation wells unless a lesser depth is specially approved. Minimum seal depth for monitoring wells is the maximum depth practicable or 20 feet.

C. GEOTECHNICAL. Backfill bore hole with compacted cuttings or heavy bentonite and upper two feet with compacted material. In areas of known or suspected contamination, tremied cement grout shall be used in place of compacted cuttings.

D. CATHODIC. Fill hole above anode zone with concrete placed by tremie.

E. WELL DESTRUCTION. See attached.

TYPE OF PROJECT

Well Construction	_____	Geotechnical Investigation	_____
Cathodic Protection	_____	General	_____
Water Supply	_____	Contamination	_____
Monitoring	_____	Well Destruction	<u>X</u>

PROPOSED WATER SUPPLY WELL USE

Domestic	_____	Industrial	_____	Other	_____
Municipal	_____	Irrigation	_____		

DRILLING METHOD:

Mud Rotary	_____	Air Rotary	_____	Auger	<u>Hollow-Stem</u>
Cable	_____	Other	_____		

DRILLER'S LICENSE NO. _____

WELL PROJECTS

Drill Hole Diameter	<u>10"</u> in.	Maximum	
Casing Diameter	<u>4" (5) 6" (3)</u> in.	Depth	<u>45</u> ft.
Surface Seal Depth	<u>9-10</u> ft.	Number	<u>6</u>

GEOTECHNICAL PROJECTS

Number of Borings	_____	Maximum	
Hole Diameter	_____ in.	Depth	_____ ft.

ESTIMATED STARTING DATE 9-5-96
ESTIMATED COMPLETION DATE 9-6-96

I hereby agree to comply with all requirements of this permit and Alameda County Ordinance No. 73-88.

APPLICANT'S SIGNATURE [Signature] Date 8/27/96

Approved [Signature] Date 6 Sep 96
Wyman Hong

KAPREALIAN ENGINEERING
INCORPORATED

ENVIRONMENTAL
PROTECTION
96 SEP 18 PM 4:32

September 16, 1996

Alameda County Health Care Services
1131 Harbor Bay Parkway, 2nd Floor
Alameda, CA 94502

Attn.: Ms. Amy Leech

RE: Berkeley Land Company
23555 Saklan Road
Hayward, California

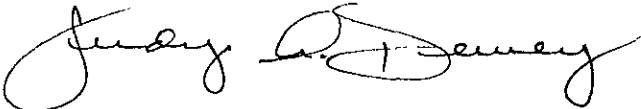
Dear Ms. Leach:

Per the request of Mr. Rick Montesano of Paradiso Mechanical, Inc., enclosed please find our report dated September 11, 1996, for the above referenced site.

Should you have any questions, please feel free to call our office at (510) 602-5100.

Sincerely,

Kaprealian Engineering, Inc.



Judy A. Dewey
Executive Secretary

jad\66

Enclosures

cc: Rick Montesano, Paradiso Mechanical, Inc.



KAPREALIAN ENGINEERING
I N C O R P O R A T E D

KEI-P88-1110.R4
September 11, 1996

Berkeley Land Company
4550 San Pablo Avenue
Emeryville, CA 94608

Attention: Mr. Norm Alberts

RE: Report of Destruction of Monitoring Wells
Berkeley Land Company
23555 Saklan Road
Hayward, California

Dear Mr. Alberts:

This report documents the destruction of monitoring wells MW1 through MW5 and water well WW1 at the subject site, in accordance with Kaprealian Engineering, Inc's. (KEI) work plan/proposal (KEI-P88-1110.P2) dated August 16, 1996. The former wells, shown on the attached Figure 1, extended to total depths ranging from 20 to 27 feet below grade, except for water well WW1, which extended to 45 feet below grade. The wells were proposed to be destroyed based on pending site closure from the regulatory agencies (letter to ~~Unocal~~ from the Alameda County Health Care Services [ACHCS] Agency dated June 21, 1996). Site background information and a summary of our most recent field activities are included in KEI's report (KEI-P88-1110.QR11) dated May 28, 1996.

*Appo-
Berkeley
Land
Co.*

On September 5 and 6, 1996, existing monitoring wells MW1 through MW5 and water well WW1 were destroyed by fully drilling out the existing well seals, well casings, and filter pack sand materials. The boreholes were then pressure grouted from the total depth drilled to the surface with neat cement by the use of a 1.5 inch diameter PVC tremie pipe plumbed with flexible hose to the grout pump.

All displaced water and rinsate and soil generated during the well destructions were stored on-site or covered with visqueen (soil) pending analysis and proper disposal.

DISTRIBUTION

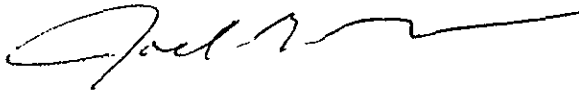
A copy of this report should be submitted to the ACHCS.

KEI-P88-1110.R4
September 11, 1996
Page 2

If you have any questions regarding this report, please do not
hesitate to call me at (510) 602-5100.

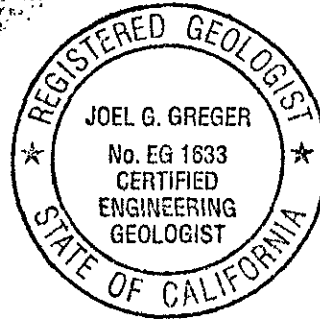
Sincerely,

Kaprealian Engineering, Inc.



Joel G. Greger, C.E.G.
Senior Engineering Geologist

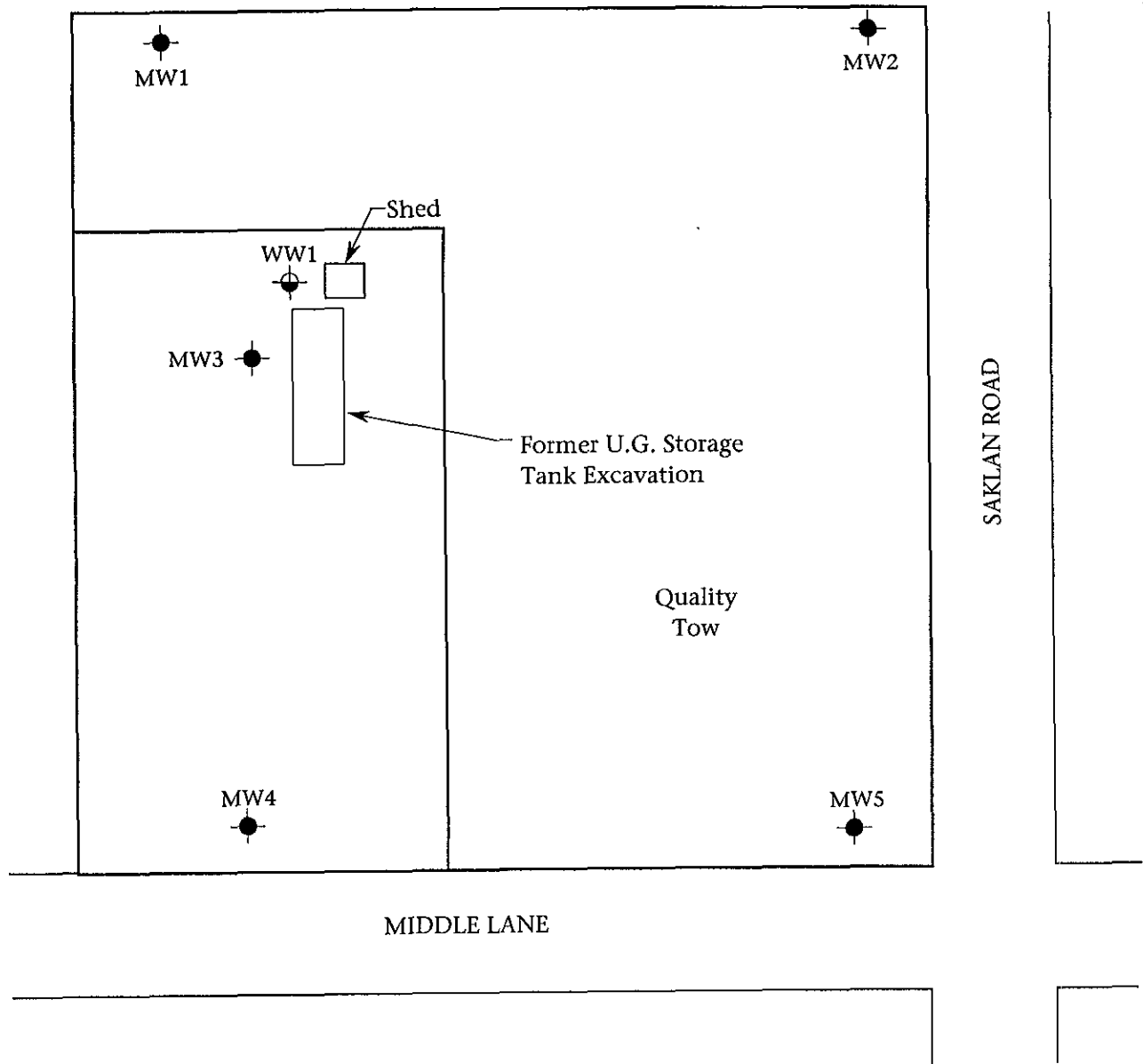
License No. EG 1633
Exp. Date 8/31/98



Robert H. Kezerian
Project Manager

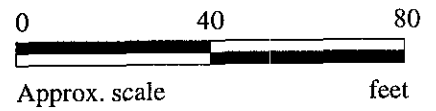
/jad

Attachment: Figure 1



LEGEND

- Monitoring well (destroyed)
- ⊕ Water well (destroyed)



SITE PLAN

**KAPREALIAN ENGINEERING
INCORPORATED**

**BERKELEY LAND CO.
23555 SAKLAN ROAD
HAYWARD, CALIFORNIA**

**FIGURE
1**

**ALAMEDA COUNTY ENVIRONMENTAL
HEALTH SERVICES**

ENVIRONMENTAL PROTECTION DIVISION

1131 Harbor Bay Parkway, Suite 250

Alameda, CA 94502-6577

Telephone (510) 567-6700 Fax (510) 337-9335

FAX COVER SHEET

DATE: July 30, 1996

TO: Bob Kenerian
Kaprelian Engineering

FAX# (510) 687-0602

Total number of pages including cover sheet 2

FROM: Amy Leech
(510) 567-6755

NOTE:

PLEASE RESPOND BY FAX ONLY.

Re: Berkeley Land Co. Site #
23555 Laklan Rd.

**(SMILE) HAVE A NICE DAY
DO SOMETHING FOR OUR ENVIRONMENT**

ALAMEDA COUNTY
HEALTH CARE SERVICES



AGENCY
DAVID J. KEARS, Agency Director

RAFAT A. SHAHID, DIRECTOR

DEPARTMENT OF ENVIRONMENTAL HEALTH
1131 Harbor Bay Parkway
Alameda, CA 94502-6577
(510) 567-6777

StID 3734

June 21, 1996

Mr. Norman Alberts
Berkeley Farms
P.O. Box 8465
Emeryville, CA 94622

RE: Well Decommission at Berkeley Land Company, 23555 Saklan
Rd, Hayward, CA 94545

Dear Mr. Alberts:

This office and the San Francisco RWQCB have reviewed the case closure summary for the above referenced site and concur that no further action related to the underground tank release is required at this time. Before a remedial action completion letter is sent, the onsite monitoring wells (MW-1 through MW-5) and production well WW-1 should be decommissioned, if they will no longer be monitored. Please notify this office upon completion of well destruction so a closure letter can be issued.

Well destruction permits may be obtained from Alameda County Flood Control and Water Conservation, Zone 7. They can be reached at (510) 484-2600.

If you have any questions, I can be reached at (510) 567-6755.

Sincerely,

Amy Leech

Amy Leech
Hazardous Materials Specialist

c: files



KAPREALIAN ENGINEERING
INCORPORATED

April 11, 1996

Ms. Amy Leach
Alameda County Health Care Services
1131 Harbor Bay Parkway, 2nd Floor
Alameda, CA 94502

RE: Berkeley Land Company Site
2355 Saklan Road
Hayward, California

Dear Ms. Leach:

Per your request, Kaprealian Engineering, Inc. (KEI) has attempted to obtain additional information and review the hydrogeologic conditions for the on-site water well (WW1). The purpose of this work was to evaluate whether the screened interval (12 to 45 feet below grade) of this well extends to a lower aquifer.

KEI has searched the available well data at the Alameda County Department of Public Works and the Department of Water Resources in Sacramento, California. Although the location is out of their jurisdiction, the well data at the Alameda County Water District was also searched. KEI was unable to locate the Boring Log or any documentation for this well at any of the agencies.

The subject site is located approximately 1.5 miles east of San Francisco Bay at an elevation of approximately 20 feet above sea level. Ground water in the on-site monitoring wells was measured at about 12 to 14 feet below grade on January 17, 1996. The on-site wells extend to depths of between 25 and 31.5 feet below grade. Based on review of the logs for these wells prepared by Certified Environmental Consulting (1990), these wells are screened within the typical "bay mud" transgressive and regressive sedimentary sequences of clay, clayey silt, and silty to clayey fine sand.

It is likely that these same sediment types extend through the total depth of the water well (approximately 15 feet farther, 45 feet below grade). These layered sediments, while varying in permeability, do not appear to form part of any drinking water aquifer(s). This on-site water well was historically used for toilet flushing, not drinking water. Based on the recent cost/benefit studies of hydrocarbon cleanups at shallow ground water sites, it would seem reasonable to allow proper abandonment of this well without additional investigation.

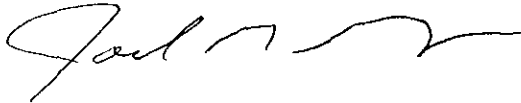
Ms. Amy Leach
Alameda County Health Care Services

April 11, 1996
Page 2

If you have any questions, please do not hesitate to call at (510) 602-5105.

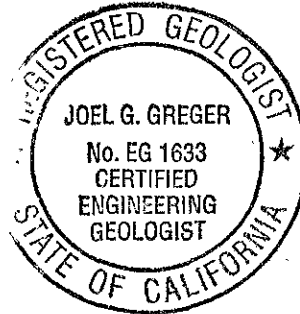
Sincerely,

Kaprealian Engineering, Inc.



Joel G. Greger, C.E.G.
Senior Engineering Geologist

License No. EG 1633
Exp. Date 8/31/96



Robert H. Kezerian
Project Manager

JGG:jad\AL0411

ENVIRONMENTAL
PROTECTION

APR 12 PM 2:32

white -env.health
yellow -facility
pink -files

ALAMEDA COUNTY, DEPARTMENT OF ENVIRONMENTAL HEALTH

1131 Harbor Bay Pkwy
Alameda CA 94502
510/567-6700

Hazardous Materials Inspection Form

II, III

Site ID # 3734 Site Name Berkely Land Co Today's Date 9/1/95

Site Address 23555 Sakon Rd. Hayward

City Hayward Zip 94 Phone _____

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

Inspection Categories:

- I. Haz. Mat/Waste GENERATOR/TRANSPORTER
- II. Hazardous Materials Business Plan, Acutely Hazardous Materials
- III. Under ground Storage Tanks (LOP Investigation)

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

DTW (MW 30/2.75' bgs)

Comments:

On-site to witness soil sampling along the perimeter of the abandoned UST pit. It is possible that overexposure of contaminated soil from the tank pit occurred sometime before Nov. 1988 but no confirmatory soil samples were collected. (Records indicate there were 130cy of stockpiled soil on-site - this soil was returned to the UST pit per KEI). Three borings were advanced. HA1 hit resistance at 7 1/2' bgs no was moved 2' N. HA2 - ^{light brown} clayey sand - encountered uniform grey staining at 8' bgs & sampled (HA2-8'). HA2 was terminated w/ petroleum odor at 11' bgs - soil ^{was} stained grey w/ odor to depth of boring - backfill material had large KEI attempted 3 separate borings for HA2 and each time hit resistance at 4' bgs for 1st boring & 4' for the other 2 borings. HA3 advanced east of the tank pit. Sample collected at 8' appeared native color (clayey sand brown) no odor. At 9' bgs uniform grey soil w/ petrol. odor encountered. Sampled again at 10' bgs. (HA3-10')

Had trouble advancing HA-1 - lots of resistance. Left site.

Contact _____
 Title _____
 Signature _____

Inspector Adesh
 Signature _____

II, III

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



RAFAT A. SHAHID, Assistant Agency Director

October 26, 1994

Mr. Norman Alberts
Berkeley Farms, Inc.
P.O. Box 8465
Emeryville, CA 94662-0465

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

STID 3734

Re: Investigations at 23555 Saklan Ave., Hayward, CA

Dear Mr. Alberts,

This office has reviewed Kaprealian Engineering Inc.'s (KEI) report, dated September 14, 1994. Per your request, the monitoring frequency of the on-site monitoring wells may be switched to quarterly monitoring. It is acceptable to this office to purge Well WW1 of approximately 1,000 gallons of ground water on a one-time only basis, per KEI's proposal. However, this water must be sampled and disposed of properly off site. Information documenting the disposal of this water will need to be submitted to this office.

If you have any questions or comments, please contact me at (510) 567-6700.

Sincerely,

A handwritten signature in cursive script that reads "Juliet Shin".

Juliet Shin
Senior Hazardous Materials Specialist

cc: Robert H. Kezerian
Kaprealian Engineering, Inc.
2401 Stanwell Drive, Ste 400
Concord, CA 94520

Edgar Howell

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

October 18, 1993

Mr. Norman Alberts
Berkeley Farms, Inc.
P.O. Box 8465
Emeryville, CA 94662-0465

STID 3734

Re: 23555 Saklan Avenue, Hayward, California

Dear Mr. Alberts,

This office has received and reviewed the Quarterly Ground water Monitoring Report, dated September 13, 1993, for the above site. Future quarterly reports should contain the field notes from the ground water sampling. Additionally, all future reports are to be signed off by a professional geologist or engineer. The Regional Water Quality Control Board's guidelines for Report Requirements states that all reports and proposals must be submitted under a seal of a California-Registered Geologist, -Certified Engineering Geologist, or -Registered Civil Engineer.

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

Sincerely,

A handwritten signature in cursive script that reads "Juliet Shin".

Juliet Shin
Hazardous Materials Specialist

cc: Doug Lee
Kaprealian Engineering
2401 Stanwell Drive, Ste 400
Concord, CA 94520

Paul Paradiso
Paradiso Construction
2600 Williams St., P.O. Box 1836
San Leandro, CA 94577

Edgar Howell-File(JS)

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

May 28, 1993

Mr. Norman Alberts
Berkeley Farms, Inc.
P.O. Box 8465
Emeryville, CA 94662-0465

STID 3734

Re: 23555 Saklan Avenue, Hayward, California

Dear Mr. Alberts,

This office has reviewed Kaprealian Engineering, Inc.'s (KEI) work plan, dated March 31, 1993, for the above site. This work plan is acceptable to this office with the following reminders:

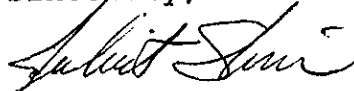
- o A minimum of one soil sample from each of the seven borings must be submitted for laboratory analysis.
- o Please be reminded that grab ground water samples are acceptable as screening tools to aid in determining where permanent monitoring wells shall eventually be placed. It is not acceptable to use one-time grab ground water samples to adequately establish the limit of the ground water contaminant plume.
- o Monthly water level measurement data and associated elevation contour maps must be implemented and may be submitted quarterly with the required quarterly sampling reports.
- o Per a conversation with Doug Lee, KEI, Precision Drilling will not be used for this sampling event, as stated in the work plan. Instead, Woodward Drilling will be used and borings will be placed with standard hollow stem augers.

Per my conversation with Mr. Lee, field work shall commence on June 1, 1993. A report documenting this work shall be submitted within 45 days after completing field activities.

Mr. Norman Alberts
Re: 23555 Saklan Rd.
May 28, 1993
Page 2 of 2

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

Sincerely,



Juliet Shin
Hazardous Materials Specialist

cc: Sumadhu Arigala, RWQCB

Doug Lee
Kaprealian Engineering
2401 Stanwell Drive, Ste 400
Concord, CA 94520

Cheri Gill
Paradiso Construction
2600 Williams St., P.O. Box 1836
San Leandro, CA 94577

Edgar Howell-File(JS)

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

May 10, 1993

Mr. Norman Alberts
Berkeley Farms, Inc.
P.O. Box 8465
Emeryville, CA 94662-0465

STID 3734

RE: 23555 Saklan Avenue, Hayward, California

Dear Mr. Alberts,

On November 25, 1992, this office sent you a letter requiring that Berkeley Farms submit a work plan within 60 days of the date of that letter, addressing further investigations at the site. On January 29, 1993, this office sent you a Notice of Violation letter requiring that you submit the work plan within 30 days of the date of the letter. On February 2, 1993, you contacted this office and requested that Berkeley Farms be given an extension for the due date of the work plan to April 1, 1993, when your tenants would have cleared the property to allow room for the work. We granted you this extension.

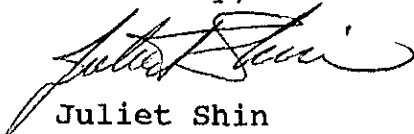
Having not received the work plan by April 1, 1993, this office contacted you on April 9, 1993 to inquire as to the status of the work plan. During our conversation, you stated that your consultants, Paradiso, had already prepared a work plan and that you were in the process of reviewing this plan before submitting it to the County. You stated that this review would probably be completed within two weeks and that you would get back to this office sometime before then. To this date, this office has still not received the work plan or any word from you, since our conversation on April 9, 1993, as to the status of this plan. This office has left you several messages in the last month, and has received no response.

You are required to submit the above work plan to this office **within 30 days** of the date of this letter. This is a formal request pursuant to **Section 2722(c), Article 11, Title 23 California Code of Regulations**. Any extensions of the stated due date must be requested in writing and approved by this office and/or RWQCB.

Mr. Norman Alberts
Re: 23555 Saklan Rd.
May 10, 1993
Page 2 of 2

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

Sincerely,



Juliet Shin
Hazardous Materials Specialist

cc: Sumadhu Arigala, RWQCB

Timothy Blaney
Berkeley Land Co.
12211 Newell Ave., Ste 120
Walnut Creek, CA 94596

Frank E. Sabatte
Berkeley Farms, Inc.
San Pablo at 47th St.
Oakland, CA 94608

Gil Jensen, Alameda County District Attorney's Office

Hugh Murphy, Hayward Fire Dept.

Edgar Howell-File(JS)

**Alameda County Department of Environmental Health
Hazardous Materials Division**

80 Swan Way, Rm. 200, Oakland, CA 94621
Ph: 510-271-4320

BILLING FOR SERVICES

SHD# 3734

A. Site Name Berkeley Farms Land Co. (Berkeley) Phone _____
 Site Address 23555 Saklan Rd. Hayward 94541
(If no address, description of area) Number Street City Zip
 Prior Business Name _____ Prior Owner's Name _____

B. Service Requestor Linda S. Meier, Treadwell+Rollo, Inc (415)955-9040
Contact Person Company Name Phone
 Billing Address 353 Sacramento St, Ste 800, San Francisco, CA 94111
Number Street City Zip

<u>Category of Service</u>		#Hours	x \$		\$
..... Site Search		<u>1</u>	<u>75/Hr</u>		<u>75.</u>
..... File Search		<u>29</u>	<u>1 /Copy</u>		<u>29</u>
..... Other		_____	x \$ _____		\$ _____
TOTAL CHARGE:					<u>\$ 104.00</u>

REMARKS: _____

You will receive an invoice in accordance with Article 11 of Chapter 6, Title 3 of the Ordinance Code of Alameda County

Service Requestor Linda Meier Linda S. Meier Date 4/26/93
printed name signature
 HazMat Specialist Juliet Shin Juliet Shin Date 4/26/93
printed name signature

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

January 29, 1993

Frank E. Sabatte
Berkeley Farms, Inc.
San Pablo at 47th St.
Oakland, CA 94608

STID 3734

RE: 23555 Saklan Avenue, Hayward, California

NOTICE OF VIOLATION

Dear Mr. Sabatte,

On November 25, 1992, this office sent you a letter requiring that Berkeley Farms submit a work plan within 60 days of the date of that letter, addressing further investigations at the site. To this date, the office has not received this work plan, and has not received any requests for extensions of the due date. Berkeley Farms is required to conduct additional soil and ground water investigations at the site by retaining the services of a professional Certified Geologist and/or Certified Engineer. Berkeley Farms has stated that they believe that the diesel contamination in the soil and ground water at the site is coming from an off-site source. Berkeley Farms is responsible for showing, through additional soil and ground water investigations, that this is the case before the County can consider any other sites as responsible parties.

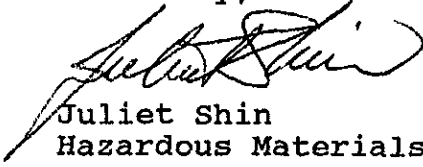
You are required to submit the above work plan to this office **within 30 days** of the date of this letter. This is a formal request pursuant to **Section 2722(c), Article 11, Title 23 California Code of Regulations**. Any extensions of the stated due date must be requested in writing and approved by this office and/or RWQCB.

Additionally, in the November 1992 letter, this office requested that you submit a copy of the October 10, 1990 Soil and Ground water Investigation Report prepared for the site. To this date, this office has not received a copy of that report. Please submit a copy of the above report within 15 days of the date of this letter.

Mr. Frank Sabatte
Re: 23555 Saklan Avenue
Page 2 of 2
January 29, 1993

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

Sincerely,



Juliet Shin
Hazardous Materials Specialist

cc: Sumadhu Arigala, RWQCB

Timothy Blaney
Berkeley Land Co.
12211 Newell Ave., Ste 120
Walnut Creek, CA 94596

Gil Jensen, Alameda County District Attorney's Office

Hugh Murphy, Hayward Fire Dept.

Edgar Howell-File(JS) *ELP*

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

November 25, 1992

Timothy W. Blaney
Berkeley Land Co.
12211 Newell Ave., Ste. 120
Walnut Creek, CA 94596

STID 3734

RE: Investigations at 23555 Saklan Avenue, Hayward, California

Dear Mr. Blaney,

Thank you for submitting a copy of CEC, Inc.'s Initial Site Survey Report, dated March 26, 1990, to this office. However, this office already has a copy of this report, and had previously requested a copy of the October 10, 1990 Soil and Ground Water Investigation Report. Please submit a copy of the October 1990 report within 45 days of the receipt of this letter.

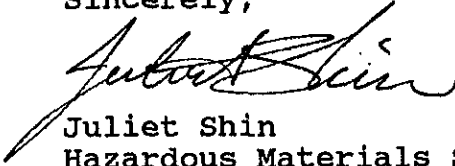
Additionally, per the meeting between the County and Berkeley Farms in October 1992, and the conversations between Mr. Blaney and Ed Howell and Juliet Shin, Alameda County, at the site reconnaissance on November 5, 1992, Berkeley Farms is required to conduct additional soil and ground water investigations at the site by retaining the services of professional Certified Geologist and Certified Engineers. Berkeley Farms has stated that they believe that the diesel contamination in the soil and ground water at the site is coming from an off site source. Berkeley Farms is responsible for showing, through additional soil and ground water investigations, that this is the case before the County can consider any other sites as responsible parties.

You are required to submit a work plan to this office for review, addressing further investigations at the site, **within 60 days** of the receipt of this letter. Please be advised that this is a formal request pursuant to **California Water Code Section 13267 (b)**. Any extensions of the stated deadlines, or modifications of the required tasks, must be confirmed in writing by either this agency or RWQCB.

Thank you for your cooperation. If you have any questions or comments, please contact me at (510) 271-4530.

Mr. Timothy Blaney
RE: 23555 Saklan Ave.
November 25, 1992
Page 2 of 2

Sincerely,



Juliet Shin
Hazardous Materials Specialist

cc: Eddy So, RWQCB

Hugh Murphy, Hayward Fire Dept.

Frank E. Sabatte
Berkeley Farms, Inc.
San Pablo at 47th St.
Oakland, CA 94608

Edgar Howell-File(JS)

white -env.health
 yellow -facility
 pink -files

ALAMEDA COUNTY, DEPARTMENT OF ENVIRONMENTAL HEALTH

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

Hazardous Materials Division Inspection Form

Site ID# _____ Site Name Berkeley Farms Today's Date 11/5/92
 Site Address 23555 Saklan Ave. EPA ID# _____
 City Mayward, CA Zip 94545 Phone _____

MAX Amt. Stored > 500lbs/55g/200cf? Y N
 Hazardous Waste generated per month? _____

- Inspection Categories:**
 I. Haz. Mat/Waste GENERATOR/TRANSPORTER
 II. Business Plans, Acute Hazardous Materials
 III. Underground Tanks

The marked items represent violations of the Calif. Administration Code (CAC) or the Health & Safety Code (HS&C)

- I.A GENERATOR (Title 22)**
- ___ 1. Waste ID * 66471
 - ___ 2. EPA ID 66472
 - ___ 3. > 90 days 66508
 - ___ 4. Label dates 66508
 - ___ 5. Biennial 66493
-
- Manifest**
- ___ 6. Records 66492
 - ___ 7. Correct 66484
 - ___ 8. Copy sent 66492
 - ___ 9. Exception 66484
 - ___ 10. Copies Rec'd 66492
-
- Misc.**
- ___ 11. Treatment 66371
 - ___ 12. On-site Disp. (H.S.&C.) 26189.5
 - ___ 13. Ex Haz. Waste 66570
-
- Prevention**
- ___ 14. Communications 67121
 - ___ 15. Aisle Space 67124
 - ___ 16. Local Authority 67126
 - ___ 17. Maintenance 67120
 - ___ 18. Training 67105
-
- Confli. Agency**
- ___ 19. Prepared 67140
 - ___ 20. Name List 67141
 - ___ 21. Copies 67141
 - ___ 22. Emg. Coord. Trng. 67144
-
- Containers, Tanks**
- ___ 23. Condition 67241
 - ___ 24. Compatibility 67242
 - ___ 25. Maintenance 67243
 - ___ 26. Inspection 67244
 - ___ 27. Buffer Zone 67246
 - ___ 28. Tank Inspection 67259
 - ___ 29. Containment 67245
 - ___ 30. Safe Storage 67261
 - ___ 31. Freeboard 67257
-
- I.B TRANSPORTER (Title 22)**
- ___ 32. Applic./Insurance 66428
 - ___ 33. Comp. Cert./CHP Insp. 66448
 - ___ 34. Containers 66465
-
- Manifest**
- ___ 35. Vehicles 66465
 - ___ 36. EPA ID #s 66531
 - ___ 37. Correct 66541
 - ___ 38. HW Delivery 66543
 - ___ 39. Records 66544
-
- Conf'lra**
- ___ 40. Name/ Covers 66545
 - ___ 41. Recyclables 66800

Comments:
 Ed Howell, CEO, Haz. Mat. & Divisoin, Juliet Shin, Haz. Mat. Specialist, and Tim Blaney, Berkeley Farms, met on site at 2:00 p.m. for a site reconnaissance. The former tank location is covered with gravel, and at the time of this visit, cars were parked on top of it. The rest of the site is concrete-paved. Mr. Blaney placed a string w/ a weight at the end, down the site's production well. Groundwater was encountered at 12 feet depth. The string, after being pulled up smelled of diesel and possibly other hydrocarbons and was stained. It was about 18 feet from the top of the top of the water level to the bottom of the well. Mr. Blaney stated that he would secure the production well. The diesel smelled very fresh.

Rev 6/88

Contact: Tim Blaney
 Title: Loss Control Division Inspector: Juliet Shin
 Signature: _____ Signature: _____

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

September 3, 1992

Timothy W. Blaney
Berkeley Land Co.
12211 Newell Ave., Ste. 120
Walnut Creek, CA 94596

STID 3734

RE: Investigations at 23555 Saklan Avenue, Hayward, California

Dear Mr. Blaney,

In May 1988, a 6,000-gallon underground storage tank (UST) was removed from the above site. Two soil samples were collected from beneath the tank at the time of the removal. Analysis of these soil samples identified diesel at 24,144 parts per million (ppm) and 2,076 ppm.

During the initial assessment of the site, in February and March 1990, CEC consultants observed two feet of #2 diesel fuel oil floating in the production well, located upgradient of the tank pit excavation. Additionally, five monitoring wells and four soil borings were drilled and sampled. Diesel-contaminated soil, at a depth of 15 feet, was identified from boring B-2 and Well MW-3, the nearest downgradient sampling locations from the tank pit excavation and production well. No soil contamination was detected from any of the other sampling locations.

Since the installation of the five ground water monitoring wells, these wells have been sampled at irregular intervals. This office is in possession of ground water lab results for samples collected on March 19, 1991, June 19, 1991, and July 9, 1992. The lab results for all of these sampling efforts consistently identified elevated concentrations of diesel, up to 43,000 parts per billion (ppb), in Well MW-3, which is located immediately downgradient of the tank pit excavation and production well. No contamination has ever been detected above detection limits in any of the other four wells, which are located at the four corners of the property boundary.

This office has been in correspondence with you several times over the phone in the last couple of months. You have stated to this office that the diesel contamination on site is the result of off-site activities. Additionally, you stated that you had the diesel from the production well analyzed by Chevron, and it was determined that this diesel was very new.

Timothy Blaney
RE: 23555 Saklan Ave.
September 3, 1992
Page 2 of 4

In trying to work with you, this office spoke to Hugh Murphy, of the Hayward Fire Dept., on August 31, 1992, to get a sense of what was located in the vicinity of the site. According to Mr. Murphy, there are no massive ground water contamination problems known to be in the vicinity, except for the Oliva De Silva site, which is located cross-gradient from the site.

During the conversation, Mr. Murphy stated that he recently spoke to you, and you had stated that a pump was recently removed from the uncapped production well at the site. Please submit information regarding the removal of this pump, (i.e., where it was located and what type of oil was used in this pump). Additionally, Mr. Murphy stated that you store automobiles on site.

In reviewing all the site information available to this office, there is a lack of evidence to indicate that the observed ground water contamination is coming from off site, and very strong evidence to indicate that this contamination is a result of on-site activities. Even though the observed diesel contamination is possibly resulting from another site, RWQCB's Staff Recommendations for Preliminary Evaluation and Investigation of Underground Tanks, states that you are required to take the initial steps to identify the responsible party (or parties).

Per a conversation between myself and Rich Hiett, RWQCB, on September 3, 1992, you are required to take the steps necessary to abate and clean the observed contamination at your site. You are required to submit a work plan **within 45 days of the receipt of this letter** addressing the cleanup and abatement of the contamination. Additionally, you are required to submit ground water monitoring reports every quarter. The referenced quarterly reports must describe the status of the investigation and must include, among others, the following elements:

- o Details and results of all work performed during the designated period of time: records of field observations and data, boring and well construction logs, water level data, chain-of-custody forms, lab results for all samples collected and analyzed, tabulations of free product thicknesses and dissolved fractions, etc.
- o Status of ground water contamination characterization.

Timothy Blaney
RE: 23555 Saklan Ave.
September 3, 1992
Page 3 of 4

- 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 or plans for additional investigative work or remediation.

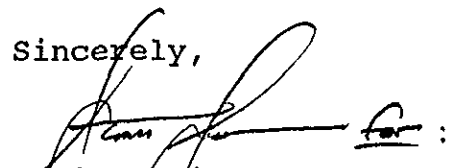
Please be advised that this is a formal request pursuant to **California Water Code Section 13267 (b)**. Any extensions of the stated deadlines, or modifications of the required tasks, must be confirmed in writing by either this agency or RWQCB.

In August 1992, this office requested that you submit the boring logs for the on-site wells. On September 1, 1992, we received portions of a report, containing details of the monitoring well installations, some cross sectional diagrams, and a gradient map, all of which were not contained in the March 26, 1992 investigation report submitted to this office. From viewing this newly submitted piece of information, it appears that this office has not been sent all the sections of the March 26, 1992 investigation report. In addition to the information that was missing above, our copy of the March 26, 1992 report also does not contain any chain-of-custody, lab analysis results, top-of-casing elevations of the on-site wells, or the depth-to-water measurements. Please submit information on all of the above, in addition to any other sections of the report that were previously prepared and not submitted to this office, **within 30 days of the receipt of this letter.**

Please be reminded to copy Rich Hiett, at the San Francisco Bay Region-Water Quality Control Board, on all correspondence and reports regarding this site.

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

Sincerely,



Juliet Shin
Hazardous Materials Specialist

Timothy Blaney
RE: 23555 Saklan Ave.
September 3, 1992
Page 4 of 4

cc: Eddy So, RWQCB

Rich Hiett, RWQCB

Mark Thompson, Alameda County District Attorney's Office

Hugh Murphy, Hayward Fire Dept.

Michael T. Noble, CIH
Certified Environmental Consulting, Inc.
140 West Industrial Way
Benicia, CA 94510

Edgar Howell-File (JS)

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



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

June 17, 1991

Timothy W. Blaney
Berkeley Land Company, Inc.
1211 Newell Av., Suite 120
Walnut Creek CA 94596

RE: Groundwater Monitoring Requirements for
23555 Saklan Av., Hayward 94545

Dear Mr. Blaney:

I am writing as a follow up to my telephone conversations with you and with Mary Janney of BCA regarding groundwater monitoring at the Saklan site. Whenever groundwater has been found to have been impacted by a fuel release, as was the case at your site, the Regional Board guidelines require a follow up groundwater investigation. The RWQCB has set forth minimum requirements for number of sampling points, frequency, and duration of sampling. The Board has also specified the types of chemical analyses that must be performed on groundwater samples.

At a minimum, wells must be sampled and samples chemically analyzed quarterly for one year. You must monitor and chemically analyze for Total Petroleum Hydrocarbons as diesel (TPH d) and for BTEX (benzene, toluene, ethyl benzene, and xylene) components. A groundwater gradient map must be developed for the site. A technical report must be submitted within three months of the time that the first sampling results are available. This report must present and interpret the information generated during the initial subsurface investigation. All reports and proposals for further investigative work must be signed by a qualified person as described in RWQCB guidelines.

All work must be performed according to the guidelines found in the **Regional Board Staff Recommendations for Initial Evaluation and Investigation of Underground Tanks and the Leaking Underground Fuel Tank Manual**. Copies of these documents can be obtained from the RWQCB office in Oakland. All proposals, reports, and analytical results pertaining to this investigation and site remediation must be sent to this office and to:

Richard Hiatt
RWQCB
2101 Webster St., 4th Floor
Oakland CA 94612

Timothy W. Blaney
Berkeley Land Co., Inc.
June 17, 1991
Page 2 of 2

Your work proposal, submitted with a cover letter from Gallagher & Patton, was accepted by this office in May of 1990. The proposal recommended a course of work that included advancing, sampling and logging soil borings, confirming groundwater gradient, sampling groundwater for TPH d and BTEX, and installing a recovery well for groundwater remediation. The cover letter also stated that quarterly reports would be filed with this office. Until April of this year, I have not received any boring log data or groundwater sampling data for your site. You have stated that no sampling was done between the time the newest wells were installed and March. You indicated that sampling was done when the wells were first installed, however, no data from that sampling event has been submitted to this office. Please submit any soil boring log data and groundwater monitoring data that may be available from last spring.

Your deposit to this office for oversight of your project has been depleted. Please submit an additional payment of \$300.00 to cover future oversight costs. An accounting sheet detailing Department activities relating to your site is enclosed. You may contact me with any questions at (415)271-4320.

Sincerely,



Pamela J. Evans
Hazardous Materials Specialist

Enclosure

c: Richard Hiett, RWQCB
Barry M. Gallagher, Gallagher & Patton
Mary Janney, BCA

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



file

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

June 4, 1991

Robert Falconer
310 Bartlett Ave.
Hayward CA 94541

RE: Groundwater Investigation Requirements

Dear Mr. Falconer:

I am writing as a follow up to our recent telephone conversation during which we discussed the need for an investigation of groundwater contamination at your site. This work will be required for the following reasons:

1. Initial concentrations of petroleum constituents were as high as 2400 parts per million in the soil beneath the tank.
1. Groundwater is shallow in the vicinity of your site.
2. Contamination is still present in the soil and is probably separated from groundwater by less than 20 feet.
3. Little information has been gathered about soil and groundwater conditions found at your site.
4. A limited number of soil samples were taken at your site, and a myriad of pathways exist by which leaked or spilled fuel could work its way from the tank through the soil.

You are required to investigate the full extent of petroleum contamination affecting groundwater at and beyond your site. As outlined in correspondence to you dated September 22, 1989 from this office, monitoring wells must be installed. **You must submit a work plan to this office by July 30, 1991.** The work plan must, at a minimum, address the items listed on Attachment 1 (enclosed). All work must be performed according to the guidelines found in the **Regional Board Staff Recommendations for Initial Evaluation and Investigation of Underground Tanks** and the **Leaking Underground Fuel Tank Manual**. Copies of these documents can be obtained from the RWQCB office in Oakland.

At a minimum, you must install three groundwater monitoring wells onsite. Wells must be sampled and samples chemically analyzed monthly for a minimum of three months. After three consecutive months of sampling, all monitoring wells must be sampled at least quarterly for a minimum of one year. You must monitor and chemically analyze for TPH as gasoline and BTEX components.

A groundwater gradient map must be developed for the site. A technical report must be submitted within three months of the

Robert Falconer
June 4, 1991
Page 2 of 2

time that the first sampling results are available. This report must present and interpret the information generated during the initial subsurface investigation. All reports and proposals must be signed by a qualified person as described in RWQCB guidelines. All proposals, reports, and analytical results pertaining to this investigation and site remediation must be sent to this office and to:

Richard Hiett
RWQCB
2101 Webster St., 4th Floor
Oakland CA 94612

I strongly recommend that you submit your work plan for review to this office **before** beginning work at the site. You may contact me with any questions at (415)271-4320.

Sincerely,



Pamela J. Evans
Hazardous Materials Specialist

Enclosures

c: Richard Hiett, RWQCB
Sean Delaney, Decon Environmental Services, Inc.

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



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

January 10, 1991

Timothy W. Blaney
Berkeley Land Co.
12211 Newell Av., Suite 120
Walnut Creek CA 94596

RE: Groundwater Monitoring Well Installation and Sampling;
23555 Saklan Av., Hayward CA 94545

Dear Mr. Blaney:

During June, 1990, five monitoring wells were installed as part of the required investigation of diesel contamination to groundwater at the site. Presumably, these wells have been sampled since that date. In correspondence to this office from Gallagher & Patton dated April 10, 1990, Barry Gallagher stated that quarterly reports would be submitted to this office. We have received no sampling data or technical reports regarding the site since the work proposal was submitted last spring.

Pursuant to California Water Code Section 13267 (b), you are required to submit to this office any groundwater sampling reports, any technical reports, and any plans/proposals that may have been prepared since April 1990 for the purpose of investigating or remediating groundwater contamination. I will expect to have received a written response that addresses the above issues no later than February 10, 1991. You may contact me with any questions or concerns at 271-4320.

Sincerely,

Pamela J. Evans
Hazardous Materials Specialist

c: Richard Hiett, Regional Water Quality Control Board
Barry M. Gallagher, Gallagher & Patton
Michael T. Noble, Certified Environmental Consulting, Inc.
Jack Kent, Kent & Kent

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 25180.7 OF THE HEALTH AND SAFETY CODE. <i>Kamela J. Evans</i> 12-3-90 SIGNED: _____ DATE: _____	
REPORT DATE 12/03/90		CASE #			
REPORTED BY	NAME OF INDIVIDUAL FILING REPORT <i>Robert Falconer</i>		PHONE <i>(415) 785-3911</i>	SIGNATURE <i>Robert J. Falconer</i>	
	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 <i>Falconer Lift Truck (Now Anderson)</i>		
	ADDRESS <i>310 Bartlett Av Hayward CA 94541</i>				
RESPONSIBLE PARTY	NAME <i>Robert Falconer</i> <input type="checkbox"/> UNKNOWN		CONTACT PERSON <i>Same</i>		PHONE <i>() Same</i>
	ADDRESS				
SITE LOCATION	FACILITY NAME (IF APPLICABLE) <i>Falconer Lift Truck (Anderson)</i>		OPERATOR <i>Robert Falconer</i>		PHONE <i>() Same</i>
	ADDRESS <i>310 Bartlett Av Hayward Alameda 94541</i>				
	CROSS STREET <i>Garden Av.</i>				
IMPLEMENTING AGENCIES	LOCAL AGENCY <i>Alameda County Environmental Health</i>		AGENCY NAME		CONTACT PERSON <i>Kamela J. Evans</i>
	REGIONAL BOARD <i>San Francisco EWQCB</i>				PHONE <i>(415) 271-4320</i>
SUBSTANCES INVOLVED	(1) NAME <i>TPH as gasoline</i>				QUANTITY LOST (GALLONS) <input checked="" type="checkbox"/> UNKNOWN
	(2)				<input type="checkbox"/> UNKNOWN
DISCOVERY/ABATEMENT	DATE DISCOVERED <i>4/26/89</i>		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 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 type="checkbox"/> TANK LEAK <input checked="" 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 type="checkbox"/> CORROSION <input type="checkbox"/> UNKNOWN <input type="checkbox"/> OTHER		
	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"/> PRELIMINARY SITE ASSESSMENT WORKPLAN SUBMITTED <input type="checkbox"/> POLLUTION CHARACTERIZATION <input type="checkbox"/> LEAK BEING CONFIRMED <input checked="" type="checkbox"/> PRELIMINARY SITE ASSESSMENT UNDERWAY <input type="checkbox"/> POST CLEANUP MONITORING IN PROGRESS <input type="checkbox"/> REMEDIATION PLAN <input type="checkbox"/> CASE CLOSED (CLEANUP COMPLETED OR UNNECESSARY) <input type="checkbox"/> CLEANUP UNDERWAY				
	CHECK APPROPRIATE ACTION(S) <input type="checkbox"/> CAP SITE (CD) <input checked="" 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 checked="" type="checkbox"/> EXCAVATE & TREAT (ET) <input type="checkbox"/> PUMP & TREAT GROUNDWATER (GT) <input type="checkbox"/> REPLACE SUPPLY (RS) <input type="checkbox"/> VACUUM EXTRACT (VE) <input type="checkbox"/> NO ACTION REQUIRED (NA) <input type="checkbox"/> TREATMENT AT HOOKUP (HU) <input type="checkbox"/> VENT SOIL (VS) <input type="checkbox"/> OTHER (OT)				
COMMENTS	<i>Contract for assessment and remediation with first contractor fell through. Owner is seeking a new contractor for the work.</i>				

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



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

FACSIMILE TRANSMITTAL

TO:

836 - 1559

Fax Phone Number

Floor/Room #

Name:

Barry Gallagher

Title/Section

Agency:

Gallagher & Patton Law Offices

Address:

Phone #: ()

FROM:

Fax Phone Number

Floor/Room #

Date:

5-18-90

Time Sent:

11:00 am

Sender:

Pam Evans

Title/Section

Phone #: ()

271-4320

Number of Pages Including Transmittal Sheet:

2

Special Instructions/Comments:

06 Boxes/containers
07 Bags

18 NO CONTAINER
19 Other - explain in
comments section

7 Glass
8 NO CONTAINER
9 Other - explain in comments
0 Unknown

COMMENTS:

Several young boys apparently entered the basement/crawl space under the apartment building 133 17th Street. One boy carried out a jar containing roughly 2 cups of a dark brown acid, ^(PH 1.5) and a low density brown sludgy material (consistency of brown sand). The boy spilled the material on his clothes. The material burned through the clothes and discolored a small area of skin on the boy's foot. The boy had washed his foot and the Oakland Fire Dept. had confiscated the boy's clothes by the time Alameda County arrived on scene. The boy and the boy's father were advised to see a doctor should the boy experience any symptoms.

IMPORTANT INSTRUCTIONS

Incidents that involve the following shall not be reported:

1. Petroleum spills of less than 42 gallons from vehicular fuel tanks.
2. Sewage overflows.
3. Leaks in low-pressure fuel lines to residential properties.

See attached 2 pages

CHANGE: If the information on a previously submitted form needs to be changed mark the CHANGE box and submit form with the correct information.

DELETE: If a certain report needs to be deleted from the database mark the DELETE box, complete sections A, B, C, and L, and submit form.

NOTE: IF ALL SECTIONS CONTAINING SHADED BOXES ARE NOT COMPLETED, THE FORM WILL BE RETURNED FOR COMPLETION

SECTION

- A OES Control No. is assigned when making phone notification to OES Warning Center. [Phone 1-800-852-7550 or (916) 427-4341].
- B Enter the date (month, day and year), notification and completion time of the incident (use 2400 hr clock).
Enter completion date, if different from incident date.
- D Check the appropriate weather descriptor(s) at the time of the incident and indicate the approximate temperature in ° F.
Enter property use and surrounding area code(s) as appropriate. Indicate the agency responsible for property management.
- E Check the item(s) that describe(s) the cause of the incident, the type of equipment involved in the incident, and the mobile property type, if any.
- F Check the item(s) that indicate(s) which action(s) you took as a responder to the incident.
- G List the chemical or the trade name(s) of the hazardous material(s) involved in the incident. Include information required in the boxes.
Check the information in the box(es) that describe(s) the hazardous material. Use the appropriate codes for Extent of Release, Container Type, Level of Container, and Container Material.
- H If more than three (3) hazardous materials were involved check YES and enter the information in the comments section.
- I This section is used for special studies. The first three numbers are for your agency's use; the last three are for state use. Leave blank unless otherwise directed.
- J Check item(s) describing how the material was identified. Enter number of hazardous material casualties suffered by responding agency personnel and others (including the public) in spaces provided.
- K If vehicle/mobile property was involved in the incident, enter information about that vehicle.
- L Print your full name or your ID number and enter the date of report. Mark Yes or No to indicate whether there are additional comments.

Pam

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



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

May 18, 1990

John Sabatte
Berkeley Land Co.
4550 San Pablo Av.
Emeryville CA 94608

RE: Work Plan Proposal for Investigation/Remediation Activities
at 23555 Saklan Av., Hayward

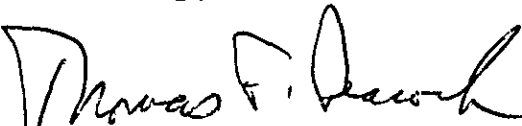
Dear Mr. Sabatte:

My staff has reviewed the work plan prepared by Certified Environmental Consulting and submitted by Gallagher & Patton Law Offices for the above referenced site. The plan appears complete and investigation work may proceed.

However, I question the intended locations of the proposed monitoring wells shown in Figure 1, particularly those along Middle Lane. Two Piezometers already exist in this area and could be employed to gather data about possible offsite diesel encroachment. I recommend that the placement of at least one of the proposed wells be shifted onsite and downgradient of the former tank site. Sampling data would then give a clearer picture of changes in onsite conditions. A primary concern for you as the property owner, and for this office, is to be able to evaluate whether remediation efforts are succeeding.

This office requires notification 48 hours before work begins at Saklan Ave. Please contact Hazardous Materials Specialist Pamela Evans with any questions at (415)271-4320.

Sincerely,

for 
Edgar B. Howell III, Chief
Hazardous Materials Division

EBH:PJE

Site visit 5-22-90. Spoke w/ Richard Kent of Kent & Kent, Inc. & Scott Parker of Certified Env. They stated well placements were being altered. Old piezometers should be destroyed, also water well. One well would be installed next to former tank locations. See page 3 of executive summary section Site Survey by Certified Env. dated 3/26/90
5-23-90 - Neighboring property (Trident Truckline) had tank pull. Owner Bob Seema stated that several years ago the Berkeley Land Co prop erty stored diesel in their tank.

- c: Claudia Albano, Supervisor Perata's Office
- Gil Jensen, Alameda County District Attorney's Office
- Howard Hatayama, Department of Health Services
- Lester Feldman, Regional Water Quality Control Board
- Barry Gallagher, Gallagher and Patton Law Offices

6-4-90 - Visited BLC site. Wells installed as discussed w/ Kent & Kent. In process of developing the MW near the contaminated well.

Pam

LAW OFFICES
GALLAGHER & PATTON
 A PARTNERSHIP INCLUDING A PROFESSIONAL CORPORATION
 ORDWAY BUILDING SUITE 2450
 ONE KAISER PLAZA
 OAKLAND, CALIFORNIA 94612-3685
 (415) 836-1266
 FACSIMILE (415) 836-1559

May 10, 1990

ALAMEDA COUNTY ENVIRONMENTAL
 HEALTH DEPARTMENT
 Hazardous Materials Program
 80 Swan Way, Room 200
 Oakland, California 94621

Attention: Pam Evans

Re: 23555 Saklan Road, Hayward

Dear Pam:

As indicated during our telephone conversation on May 9, Berkeley Land Company will soon be having test wells drilled at the Saklan Road property site in Hayward, with a view to further investigating the cause of diesel contamination and determine the extent of ground water contamination. In that regard, I would appreciate your review of the materials previously forwarded to your office outlining the proposed drilling, to ensure that you and other members of your office are in agreement with the proposal.

Your prompt attention to this matter is appreciated. Perhaps you could telephone me after you have completed your review of the file materials, to ensure that what Berkeley Land Company proposes to do regarding this initial drilling step is acceptable.

Thank you for your attention to this matter.

Best regards,

GALLAGHER & PATTON


 BARRY M. GALLAGHER

BMG:lm

BERKELEY LAND COMPANY, INC.
1211 NEWELL AVE., SUITE 120
WALNUT CREEK, CA 94596
PHONE: 256-1108

90 MAY 10 AM 11:56

May 9, 1990

Mr. Thomas F. Peacock
Alameda County Health Care Services
Department of Environmental Health
Hazardous Materials Program
80 Swan Way, Room 200
Oakland, CA 94621

Re: Unauthorized release from underground storage tank, 23555
Saklan Ave., Hayward

Dear Mr. Peacock:

Enclosed is our check in the amount of \$333.00 to cover costs
that the Division of Hazardous Materials incurs during remediation
oversight.

Sincerely,

BERKELEY LAND COMPANY



Timothy W. Blaney
Property Manager

TWB:dag

Encl.

cc: Barry Gallagher

*please re-issu
a check made OKTB
payable to:
Alameda County
Thank you!*



DEPARTMENT OF ENVIRONMENTAL HEALTH
Hazardous Materials Program
80 Swan Way, Rm. 200
Oakland, CA 94621
(415) 271-4320

FACSIMILE TRANSMITTAL

TO:

568-1956 Floor/Room # _____
Fax Phone Number

Name: Claudia Alamo Title/Section _____

Agency: Don Perata's Office

Address: _____

Phone #: () _____ QIC 21103

FROM:

568-3706 Floor/Room # _____
Fax Phone Number

Date: 4-19-90 Time Sent: _____

Sender: Don Kears Title/Section _____

Phone #: () 271-4320

Number of Pages Including Transmittal Sheet: 2

Special Instructions/Comments:

ALAMEDA COUNTY HEALTH CARE SERVICES AGENCY
MEMORANDUM

DATE : April 19, 1990

TO : Ed Howell

FROM : Tom Peacock

SUBJECT: Status of Berkeley Land Site, 23555 Saklan, Hayward

A request has been made by Claudia Albano of Supervisor Perata's office for the status of the above site.

A tank closure plan was submitted and the tank removed in June 1988. TPH levels of 2076 ppm and 24144 ppm were found in the pit. A survey was conducted of the neighborhood by this Department as fresh fuel was found in a well on the property only a few feet from the hole. Up gradient were two drinking water wells that were shallow. The residents had no complaints but were advised to have the water analyzed for chemical contamination. The City of Hayward was also contacted regarding the location of any nearby tanks. Some tanks were found within two blocks of the site but all were either north or south, generally not considered to be up gradient.

In October 1989 another letter was sent requesting that a work plan be submitted to define the extent of contamination and a rationale for cleanup measures (Preliminary assessment). A format was attached. More recently there have been phone conversations with Mr. Blaney, Barry Gallagher, and the responsible party name has been changed to John Sabatte.

The current status of the site is considered to still be contaminated. No written communication has been received by this office since the letter of Oct. 13, 1989.

May 4, 1990

TO: Thomas Peacock, Acting Supervising Haz. Mat. Spec.

FROM: Edgar *EBH* Howell, Chief, Haz. Mat. Div.

SUBJECT: MEETING WITH SABATTE BROS. and CLAUDIA ALBANO, Sup.
Perata's Aide.

The meeting scheduled for May 7, 1990 concerning 32555 Saklan Rd. has been rescheduled for Wed. June 6, 1990 at 10:00 A.M. at our office. Please arrange to be there.



FACSIMILE TRANSMITTAL

TO:

568-1956 Floor/Room # _____
Fax Phone Number

Name: Claudia Albano Title/Section _____

Agency: Supervisor Perata's Office

Address: _____

Phone #: () _____

FROM:

568-3706 Floor/Room # _____
Fax Phone Number

Date: 4/17/90 Time Sent: _____

Sender: Pam Evans Title/Section _____

Phone #: () 271-4320

Number of Pages Including Transmittal Sheet: 7

Special Instructions/Comments:

4/17
3:30

Tom -

Claudia Albano with Sup. Perata's office called re: 23555 Saklan, Hayward (one of your ongoing sites) She has questions re: current status of this case. She requested that I fax recent correspondence from file (which I did). Please call her at 568-7721 ASAP.

Pam

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28**D. Fixed Assets:**

1 - Alphanumeric Printer	\$ 16,000
1 - Mobile Monitoring System	12,200
1 - Microphone	5,411
1 - Microphone/calibrator	<u>2,000</u>

Sub-total	\$ 35,611
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Total Budget	\$291,693
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Program Benefits:

The benefits of this proposal is the implementation of a program that would prevent and reduce the incidence of occupationally induced illness to employees of Alameda County. This reduction is accomplished by a program of consultation, investigation and monitoring of the work plan. The cost of prevention out weighs the cost of absenteeism and illness in the work place.



92 APR 12 1990 9:53

April 12, 1990

Mr. Frank Sabatte'
Berkeley Farms
P.O. Box 8465
Emeryville, CA 94662

Dear Frank:

Attachment A was fax forwarded to Mr. Norm Alberts on March 5th, over a month before we knew Mr. Gallagher worked for Berkeley Land Company. It was forwarded because:

- a: We were concerned about the significant liability associated with the potential for drinking water contamination and,
- b: We fully concurred with Mr. Ron Hufft your Corporate attorney letter of February 9, 1989 which clearly reflected our experience and concerns including his discussion of legal support in paragraphs four and eight (see attachment B).

We believed then as we do now, that the work should be between Certified, Berkeley Land Company and existing legal counsel (Mr. Hufft & Mr. Gallagher) to develop the legal case for cost recovery, and an environmental attorney to support the team with regards to Environmental and Regulatory compliance, disclosure, risk assessment and hazard ranking which would include assignment of allocation of liability for third parties.

Our role is and should continue to be an independent consultant working for Berkeley Land Company with legal direction, not technical, coming from counsel. Certified is insured and to the best of my knowledge no legal malpractice insurance is going to cover our work or the work of drillers or other non legal efforts if we are working directly for any legal firm.

When we originally advised Berkeley Land Company to involve counsel we saw a team effort. Certified would manage the technical evaluation and regulatory agency interface with regards to the assessment plans only.

Disclosure, notifications, and allocation of liability for third parties is in our opinion the responsibility of Berkeley Land Company and legal counsel. We did not, and never intended to notify regulators about Trident, and have been very concerned that Berkeley Land Company or counsel were intending to initiate this notification and start legal action against them which we feel is premature until the assessment is completed.

The work to date defines to some extent the relative level of contamination on your property, and through our review of adjacent sites, estimates of ground water gradient etc., it appears that we have a potential source of contamination which is a step in the right direction.

However, there are still many other technical issues and samples to be evaluated before you can conclude this with any certainty.

Our concern's have also been that if the regulators over react, especially if technical communications are always through an attorney there could be adverse reactions which could be serious if the drinking water is contaminated. Communications with the Board and County should be initially at as low a level as possible and focusing strictly on technical issues. We believe this will help reduce regulatory or investigation costs. Disclosure, allocation of liability and notification is a legal responsibility. If the regulators decide to start "managing" the assessment or turn the case over to the District Attorney or Attorney Generals office for enforcement action, costs will go up and your ability to assign contribution out of court will be reduced. Please note that notification in the case of drinking water contamination includes all regulatory agencies DES, DHS, EPA, RWQCB, and the County.

There are steps we believe an environmental attorney can take outside the courtroom to significantly reduce the risk of site contamination liability and will provide strong evidence for the trial attorney to use if it becomes necessary to go to court with the state, county, or more importantly in your case recovery of damages from a third party.

It is not and never has been our intention to exclude Berkeley Land Company's counsel. We thought this was made clear in our conversations with Tim and Norm at least a month before Mr. Gallagher got involved with the case. We are not pushing work for McCutchen. In my conversation with Norm Alberts we provided the names of four firms in the area (see attachment A). What we wanted was a meeting with all involved parties to develop a coordinated game plan which included:

1. Certified and the development of the technical case.
2. Berkeley Land Company management, including fully advising the owners of our concerns, and involving them in the decisions that must be made.
3. Corporate counsel to act as the hub for all involved parties and to develop the case for litigation and cost recovery.
4. The environmental attorney to fully develop the environmental compliance, notifications and disclosure aspects of the case and provide consultation to Berkeley Land Company counsel and Certified.

We have found it difficult to get all parties together which I'm sure would clarify our concerns, improve communications and result in an appropriate course of action.

Our only concern with Mr. Gallagher had nothing to do with legal competence. When our recommendations in the work plan were changed without consulting us and then forwarded to the County and Regional Board we felt that the line between legal and technical management was being compromised which was already becoming a concern over his insistence that the geologists and the drilling company work directly for his firm. In our opinion this is not necessary and is undesirable especially if our work is changed without prior consultation and agreement. The modified work plan by Mr. Gallagher is not responsive to the County or RWQCB's request for a detailed work plan. What is needed by them has been prepared for you and is already included as tab items in your report.

We strongly encourage you to develop your technical case at this point and make all required notifications. Initiating actions against Trident or anyone else in our opinion is premature until the assessment has been completed.

The development of cost recovery actions is clearly the responsibility of Mr. Gallagher. Our recommendation to meet with Environmental Counsel is to simply support his efforts and develop the best case possible including allocation of liability for third parties with the various regulators, especially the State.

We requested Berkeley Land Company to involve counsel, not to have our technical work controlled or to get work for McCutchen as alleged by Mr. Gallagher. As addressed earlier we had four objectives in mind when we requested a meeting, none of which included excluding Mr. Hufft or Mr. Gallagher. Our concerns are over the potential strict and joint/several liability associated with environmental laws which have unfortunately caused innocent parties or at least minor contributors to bare all or disproportionate shares of clean up costs.

Our goal is and always will be our clients best interest. We also believe in fully advising our clients of the full range of options to take with a site as well as the full range of liabilities. We do this so that management can make informed risk management decisions.

Mr. Gallagher said he was concerned that we were going to notify the regulators about Trident's possible role which is unfortunately an example of the miscommunications to date. We have had the same concerns but thought it was going to be made by Berkeley Land Company or Mr. Gallagher which was another reason we recommended consultation of an environmental attorney.

This case can take any number of paths depending on the technical outcome of our assessment and how the regulators are handled over the next few months. We want to continue working for Berkeley Land Company but must maintain control of the technical aspects of the assessment and be the primary interface with the regulators for the technical work plan. All work will be coordinated with counsel which requires that there is two way communications. We can not tolerate unilateral changes of our reports or recommendations.

The reason for attorney client privilege is to allow for free exchange of report drafts, opinions etc. Data cannot be withheld from regulators. If counsel wants to make changes to draft reports or recommendations we will be happy to do it if the changes are technically sound and factual. Changes cannot be unilateral, they must be discussed and agreed to. We work with several attorneys and have never had changes made without prior discussion.

The technical control of the project including drillers must be managed by Certified. We understand this work will be proceeding under legal requests and review by counsel to allow for free review of drafts and opinions etc.

As I indicated we want to work with Berkeley Land Company and your legal counsel or we would not have requested counsels involvement in the first place. We want to do everything possible to develop a very complete technical report for you, while developing a credible relationship with the regulator's technical engineering staff on your behalf.

Because of the disjointed and incomplete meeting there have been some obvious misunderstanding over intent, technical and legal issues. This has resulted in a strained relationship between myself and Mr. Gallagher who now refuses to meet or discuss our concerns. Therefore, I will remove myself from this project completely and allow Dr. Cornils to be the project manager which will hopefully help Mr. Gallagher. Bill is currently out of town but will be available on April 16, 1990.

If I can answer any questions please don't hesitate calling.

Sincerely,

Michael T. Noble, CIH
Vice President

cc: John Sabatte'
Norm Alberts
Tim Blaney
Barry Gallagher
Noel Nelson
Bill Cornils

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Sincerely,

Michael T. Noble, CIH
Vice President

cc: John Sabatte'
Norm Alberts
Tim Blaney
Barry Gallagher
Noel Nelson
Bill Cornils



ENVIRONMENTAL CONSULTING, INC.

FAX # 707-745-0163

DATE: March 5, 1990

TIME: 10:45
AM PM

TO:

(NAME): Tom Alberts

(COMPANY): Berkely Farms

(BILLING CODE): _____

(FAX #): (415) 428-9154

FROM: (NAME): Michael Noble

NUMBER OF PAGES (INCLUDING COVER): 2

SPECIAL INSTRUCTIONS: _____

IF YOU DO NOT RECEIVE ALL PAGES PLEASE PHONE (707) 745 - 0171

Consulting in Environmental Engineering and Hydrogeology
140 West Industrial Way • Benicia, California • 94510-1016 • (707) 745-0171

Mr. Mark Zimmelman
or Mr. Dave Andrews
McCutchen, Doyle, Brown and Enersen
Three Embarcadero Center
San Francisco, CA 94111
(415) 393-2000

Ms. Mary L. Walker
(Note: She was former Assistant
Secretary of Energy for Environmental Management)
Richards, Watson & Gershon
One Embarcadero Center
San Francisco, CA 94111-3613
(415) 956-8484

Mr. Joe Derrill
Thelen, Marrin, Johnson & Bridges
Two Embarcadero Center
San Francisco, CA 94111
(415) 392-6320

Mr. Keith M. Casto
Hoge, Fenton, Jones & Appel, Inc.
Sixty South Market Street
San Jose, CA 95113-2396
(408) 287-9501

B

RONALD C. HUFFT

ATTORNEY AT LAW

2057 MT. DIABLO BLVD.
P.O. BOX 5597
WALNUT CREEK, CA 94596
(415) 932-1300

February 9, 1989

Norm Alberts
BERKELEY FARMS
P. O. Box 8465
Emeryville, CA 94662

Tim Blaney
BERKELEY LAND CO.
1211 Newell Ave., Suite 120
Walnut Creek, CA 94596

Re: Lawrence Dairy

Dear Norm and Tim:

I have reviewed the various documentation that Tim brought to me concerning the hydrocarbon contamination of the Lawrence Dairy site at 23555 Saklan Street, Hayward.

The reports clearly indicate the presence of hydrocarbon contamination, apparently diesel fuel, but it is not clear what is the source of that contamination.

The former owner apparently claims that the tank was only used to store gasoline, and had not been used for several years prior to the transfer. If this is the case, it would not appear that the tank is the source of the diesel contamination. It may well be, as Tim suspects, that the diesel contamination is coming from an adjoining property.

As a business lawyer, I am not qualified to represent Berkeley Land Company with regard to this matter. Therefore, you should seek, or I should obtain for you, a lawyer experienced in this relatively new field of soil contamination.

If the former owner caused the contamination or even knew of the contamination and did not disclose it, a cause of action would exist against the former owner. That cause of action should be pursued without delay so that the statute of limitations does not become a bar.

Page Two
February 8, 1989

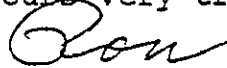
Also, if the contaminated condition results from subsurface flow from a neighboring property, then a cause of action may well exist against the owner of the neighboring property from which the flow originates.

However, I do not believe that any lawyer will be able to assist you much until the source of the contamination has been determined. The existing reports do not reveal that source.

I believe that along with obtaining a lawyer with expertise in this matter, you will have to have the necessary tests performed to determine, if possible, the source of the contamination so that the lawyer will be able to proceed against the culpable parties.

If you wish me to assist you in obtaining counsel for this purpose, I will be happy to make some inquiries to locate a law firm with expertise in this matter.

Yours very truly,



Ronald C. Hufft

RCH:gs

LAW OFFICES
GALLAGHER & PATTON
A PARTNERSHIP INCLUDING A PROFESSIONAL CORPORATION
ORDWAY BUILDING SUITE 2450
ONE KAISER PLAZA
OAKLAND, CALIFORNIA 94612-3685
(415) 836-1266
FACSIMILE (415) 836-1559

April 10, 1990

ALAMEDA COUNTY HEALTH CARE
SERVICES AGENCY
DEPARTMENT OF ENVIRONMENTAL HEALTH
Hazardous Materials Program
80 Swan Way, Room 200
Oakland, California 94621

Attention: Thomas F. Peacock, Senior HMS
Hazardous Materials Division

Re: (23555) Saklan Avenue, Hayward

Dear Tom:

Berkeley Land Company (BLC) has requested I respond to your October 13 letter. As indicated during our brief telephone conversation on April 9, BLC has developed a proposal to further investigate the extent of soil and ground water contamination at the Saklan Avenue property. A copy of that proposal is enclosed for your consideration and comment.

I have solicited bid proposals from three drilling contractors for the proposed boring and well monitoring activity under the supervision of Certified Environmental Consulting, Inc.

Quarterly reports will be filed with your office and the RWQCB by Certified Environmental Consulting, Inc., or other designated representative of BLT, as requested, and I have advised a representative of BLT to forward under separate cover the requested additional deposit indicated in your October 13 letter.

*← Not received as of 5/3/90
Spoke w/ B. Gallagher by phone
Check received 5/10/90 - but made out
to city of Alameda. Maurice contacted
BLC & sent check back.*

Sincerely,

GALLAGHER & PATTON

BARRY M. GALLAGHER

BMG:lw

cc: William J. Cornils, Ph.D., CIH
c/o Certified Environmental Consulting, Inc.

From GALLAGHER + PATTON
RE: 23555 Saklan, Hayward
4/10/90

PROPOSAL

The California Water Resources Control Board LUFT Field Manual of April 5, 1989 requires that if there is known or suspected ground water contamination from a leaking underground tank, the following actions must be taken:

1. Collect water and soil samples;
2. Laboratory analysis of samples for BTX&E and TPH;
3. Determine ground water gradient and drill wells as necessary;
4. Consult with the Regional Board to access impact on ground water use, and determine required remedial action;
5. Monitor site to ensure effectiveness of remedial action.

To complete the preliminary assessment requested by Alameda County, the following actions are recommended:

1. Install 4 monitoring wells to collect soil and water samples;
2. Place three or more sample borings on Saklan Road to a depth of 20 feet and on Berkeley Land Company's lot;
3. Borings will be logged by a CEC geologist and soil samples collected at 5-foot intervals will be submitted to a State certified laboratory for TPH and BTX&E analysis using EPA methods 8015/8020/5030 procedures;
4. The ground water level to be measured;
5. Ground water samples will be analyzed for TPH and BTX&E using EPA method 8015/5030/602;
6. If free floating fuel is found in any of these wells, the thickness of product and the corrected water level will be measured;
7. All soil cuttings and fluids produced during drilling, well development and ground water quality sampling will be drummed and temporarily stored on the site until classified and appropriate disposal of the material is determined;
8. Resurvey the site, relative well elevations and confirm the site ground water gradient;

9. Conduct slug tests and physical soil analysis to determine ground water velocity and hydraulic conductivity;
10. Determine the location of public and private wells within a 1/2-mile radius of the site and collect water samples up gradient and down gradient of the site;
11. Install a recovery well as indicated and initiate ground water cleanup using an extraction type depression pump and skimmer. Note: The fire department will be notified to oversee or provide guidance for product removal. The removed product will be stored in an above ground tank.

01-10-1989

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



October 13, 1989

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

Mr. John Subuttec
Berkeley Land Co.
4550 San Pablo Ave.
Emeryville, CA 94608

Re: Unauthorized release from underground storage tank, 23555
Saklan Ave., Hayward

Dear Mr. Subuttec:

As you know, in June, 1988, your underground storage tank was removed from the above location. Analytical results of two soil samples taken from the tank pit indicate a hydrocarbon level of 2076 ppm and 24144 ppm. These are above the threshold level that the Regional Water Quality Control Board (RWQCB) considers to be evidence of an unauthorized release requiring further investigation. An unauthorized release report has been filed with this office; you must now initiate further investigation and/or cleanup activities at this site.

A preliminary assessment should be conducted to determine the extent of soil and groundwater contamination that has resulted from the leaking tank system. The information gathered by this investigation will be used to assess the need for additional actions at the site. The preliminary assessment should be designed to provide all of the information in the format shown in the attachment at the end of this letter. This format is based on RWQCB guidelines. You should be prepared to install one monitoring well, if you can verify the direction of groundwater flow in the immediate vicinity of the site, and three wells if you cannot.

Until cleanup is complete, you will need to submit reports to this office and to the RWQCB every three months (or at a more frequent interval, if specified at any time by either agency). These reports should include information pertaining to further investigative results; the methods and costs of cleanup actions implemented to date; and the method and location of disposal of any contaminated material.

Soils contaminated at hazardous waste concentrations should be transported by a licensed hazardous waste hauler and disposed of or treated at a facility approved by the California Department of

Mr. John Subuttec
October 13, 1989
Page 2 of 2

Health Services. Soils contaminated below the hazardous waste threshold may be managed as nonhazardous, but are still subject to the RWQCB's waste discharge requirements. In no case may stockpiled soil with any detectable level of contamination be used to backfill the hole.

Your work plan must be submitted to this office by **November 16, 1989**. Copies of the proposal should also be sent to the RWQCB (attention: Lester Feldman). You may implement remedial actions before approval of the work plan, but final concurrence by this office will depend on the extent to which the work done meets the requirements described in this letter.

You will need to submit an additional deposit of \$333 to cover 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 the undersigned, at 271-4320.

Sincerely,



Thomas F. Peacock, Senior HMS
Hazardous Materials Division

TP:tp

enclosure

cc: Howard Hatayama, DOHS
Lester Feldman, San Francisco Bay RWQCB
Gil Jensen, District Attorney, Alameda County Consumer and
Environmental Protection Agency
Rafat Shahid, Assistant Agency Director, Environmental Health

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



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

September 22, 1989

Mr. Robert Falconer
Anderson Lift
310 Bartlett Ave.
Hayward, CA 94541

Re: Unauthorized release from underground storage tank(s), 310
Bartlett Ave., Hayward

Dear Mr. Falconer:

During the removal of an underground storage tank at the above location, contaminated soil was discovered. At 1 and 3 foot depths under the tank levels of Total Petroleum Hydrocarbons (TPH) were found to be 2,400 and 140 respectively. These levels exceed thresholds established by the Regional Water Quality Control Board (RWQCB) for the occurrence of an "unauthorized release." Title 23 of the California Code of Regulations requires all such releases from underground tanks to be reported. You must file an unauthorized release report with this office, a copy of which is attached.

A preliminary assessment should be conducted to determine the extent of groundwater contamination that has resulted from the leaking tank. The information gathered by this investigation will be used to assess the need for additional actions at the site. The preliminary assessment should be designed to provide all of the information in the format shown in the attachment at the end of this letter. This format is based on RWQCB guidelines. You should be prepared to install one monitoring well, if you can verify the direction of groundwater flow in the immediate vicinity of the site, and three wells if you cannot.

Until cleanup is complete, you will need to submit reports to this office and to the RWQCB every three months (or at a more frequent interval, if specified at any time by either agency). These reports should include information pertaining to further investigative results; the methods and costs of cleanup actions implemented to date; and the method and location of disposal of any contaminated material. Apparently no contaminated material has been disposed of to date.

Mr. Robert Falconer
September 22, 1989
Page 2 of 2

Your work plan should be submitted to this office by **October 20, 1989**. Copies of the proposal should also be sent to the RWQCB (attention: Lester Feldman). You may implement remedial actions before approval of the work plan, but final concurrence by this office will depend on the extent to which the work done meets the requirements described in this letter. If you have any questions about this letter or about remediation requirements established by the RWQCB, please contact Tom Peacock, Sr. Hazardous Materials Specialist, at 271-4320.

Sincerely,

R.A. SW

Rafat A. Shahid, Chief
Hazardous Materials Division

RAS:GW:gw

enclosure

cc: Howard Hatayama, DOHS (w/o enclosure)
Lester Feldman, San Francisco Bay RWQCB (w/o enclosure)
Gil Jensen, District Attorney, Alameda County Consumer and
Environmental Protection Agency (w/o enclosure)

WORK PLAN REQUIREMENTS FOR AN INITIAL SUBSURFACE INVESTIGATION

This outline should be followed by professional engineering or geologic consultants in preparing work plans to be submitted to the RWQCB and local agencies. Work plans must be signed by a California-registered engineer or geologist.

This outline should be referred to in context with the "Regional Board Staff Recommendations for Initial Evaluation and Investigation of Underground Tanks" (June 2, 1988).

PROPOSAL FORMAT

- I. Introduction
 - A. State the scope of work
 - B. Items are omitted that have already been received by this Department

- II. Site Description
 - A. Describe the hydrogeologic setting of the site vicinity
 - B. Prepare a vicinity map (including wells located on-site or on adjoining lots, as well as any nearby streams)

- III. Plan for Determining Extent of Soil Contamination
 - A. Describe method for determining the extent of contamination within the excavation
 - B. Describe sampling methods and procedures to be used
 1. If a soil gas survey is planned, then:
 - identify number of boreholes, locations, sampling depths, etc.;
 - identify subcontractors, if any;
 - identify analytical methods;
 - provide a quality assurance plan for field testing.
 2. If soil borings are to be used to determine the extent of soil contamination, then:
 - x - identify number, location (mapped), and depth of the proposed borings;
 - x - describe the soil classification system, soil sampling method, and rationale;
 - x - describe the drilling method for the borings, including decontamination procedures;
 - explain how borings will be abandoned.
 - C. Describe how clean and contaminated soil will be differentiated, and describe how excavated soil will be stored and disposed of. If on-site soil aeration is to be used, then describe:
 1. The volume and rate of aeration/turning;
 2. The method of containment and cover;
 3. Wet-weather contingency plans;
 4. Results of consultation with the Bay Area Air Quality Management District.

Other on-site treatments (such as bioremediation) require permits issued by the RWQCB. Off-site storage or treatment also requires RWQCB permits.

- D. Describe security measures planned for the excavated hole and contaminated soil

IV. Plan for Characterizing Groundwater Contamination

Construction and placement of wells should adhere to the requirements of the "Regional Board Staff Recommendations for Initial Evaluation and Investigation of Underground Tanks."

- A. Explain the proposed locations of monitoring wells (including construction diagrams), and prepare a map to scale
- B. Describe the method of monitoring well construction and associated decontamination procedures
1. Expected depth and diameter of monitoring wells.
 2. Date of expected drilling.
 3. Locations of soil borings and sample collection method.
 4. Casing type, diameter, screen interval, and pack and slot sizing technique.
 5. Depth and type of seal.
 6. Development method and criteria for determining adequate development.
 7. Plans for disposal of cuttings and development water.
 8. Surveying plans for wells (requirements include surveying to established benchmark to 0.01 foot).
- C. Groundwater sampling plans
1. Water level measurement procedure.
 2. Well purging procedures and disposal protocol.
 3. Sample collection and analysis procedures.
 4. Quality assurance plan.
 5. Chain-of-custody procedures.

V. Prepare a Site Safety Plan

ALAMEDA COUNTY HEALTH CARE SERVICES AGENCY
MEMORANDUM

TO TP FROM LM DATE 9/16/88

SUBJECT Tim Blaney, Mgr Berkeley Land Co.

discovered floating diesel product in well; want
to know what to do! Are there any nearby tanks or
other places that might be causing this?

LM
bill this guy for .5 hours phone conversation

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 25180.7 OF THE HEALTH AND SAFETY CODE.
--	--	--

REPORT DATE 06/20/88	CASE # C4C000081461
-------------------------	------------------------

REPORTED BY	NAME OF INDIVIDUAL FILING REPORT Stephen Wolf	PHONE (415) 753 6858	SIGNATURE 	
	REPRESENTING <input type="checkbox"/> LOCAL AGENCY <input checked="" type="checkbox"/> OWNER/OPERATOR <input type="checkbox"/> REGIONAL BOARD <input type="checkbox"/> OTHER	COMPANY OR AGENCY NAME Berkeley Land Co		
	ADDRESS 1272 STREET 2 Ave CITY San Francisco STATE Calif ZIP 94122			

RESPONSIBLE PARTY	NAME Berkeley Land Co <input type="checkbox"/> UNKNOWN	CONTACT PERSON Stephen Wolf	PHONE (415) 753-6858
	ADDRESS 4550 STREET San Pablo CITY Emeryville STATE Calif ZIP		

SITE LOCATION	FACILITY NAME (IF APPLICABLE) Lawrence Dairy	OPERATOR Bob Lawrence	PHONE (415) 782-4333	
	ADDRESS 23555 STREET Salk Ln CITY Alameda COUNTY Hayward ZIP			
	CROSS STREET Middle Lane		TYPE OF AREA <input type="checkbox"/> COMMERCIAL <input checked="" type="checkbox"/> INDUSTRIAL <input type="checkbox"/> RURAL <input type="checkbox"/> RESIDENTIAL <input type="checkbox"/> OTHER	TYPE OF BUSINESS <input type="checkbox"/> RETAIL FUEL STATION <input type="checkbox"/> FARM <input type="checkbox"/> OTHER

IMPLEMENTING AGENCIES	LOCAL AGENCY AGENCY NAME Alameda County Health Care Agency	CONTACT PERSON Tom Percock	PHONE (415) 271-4320
	REGIONAL BOARD ()		

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

DISCOVERY/ABATEMENT	DATE DISCOVERED 06/01/88	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 UNKNOWN	METHOD USED TO STOP DISCHARGE (CHECK ALL THAT APPLY) <input type="checkbox"/> REMOVE CONTENTS <input type="checkbox"/> REPLACE TANK <input 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 06/01/88			

SOURCE/CAUSE	SOURCE OF DISCHARGE <input type="checkbox"/> TANK LEAK <input checked="" type="checkbox"/> UNKNOWN <input type="checkbox"/> PIPING LEAK <input type="checkbox"/> OTHER	TANKS ONLY/CAPACITY 8000 GAL.	MATERIAL <input type="checkbox"/> FIBERGLASS <input checked="" type="checkbox"/> STEEL <input type="checkbox"/> OTHER	CAUSE(S) <input checked="" type="checkbox"/> OVERFILL <input type="checkbox"/> RUPTURE/FAILURE <input type="checkbox"/> CORROSION <input type="checkbox"/> UNKNOWN <input type="checkbox"/> SPILL <input type="checkbox"/> OTHER
	AGE ? YRS		<input checked="" 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)
-----------	--

CURRENT STATUS	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 checked="" 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	(Empty field for additional comments)
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ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Director



Telephone Number: (415)

271-4320

June 13, 1988

Subutte
John Subuttec
Berkeley Land Co.
4550 San Pablo Ave.
Emeryville, CA 94608

SUBJECT: UNDERGROUND STORAGE TANK UNAUTHORIZED RELEASE (LEAK)/
CONTAMINATION SITE REPORT

Dear Mr. Subuttec:

On June 10, 1988, our office received a report of a soils analysis (contaminated soils report) from Subsurface Consultants, Inc. regarding your property located at 23555 Saklan Ave., Hayward known as Lawrence Dairy.

The California Administrative Code, Title 23, requires all unauthorized releases to be reported. Section 2652(b) requires within five (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 groundwater 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 groundwater or surface water (indicate whether a hazardous waste manifest(s) is utilized).

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Director



Telephone Number: (415)

June 13, 1988

Mr. John Subuttec (Berkeley Land Co.)
4550 San Pablo Ave.
Emeryville, CA 94608

Dear Mr. Subuttec:

Your underground tank closure plan was submitted to this office on May 3, 1988 and accepted soon after that. The tank has been removed but no manifest from H & H has been received by this office. A letter dated June 9, 1988 regarding the soil analysis reminds you that an "Underground Storage Tank Unauthorized Release (Leak)/Contamination Site Report" must be submitted.

In addition a site mitigation plan must be received by this office within 10 days. There is a well only 10 feet north of the hole and this supply should be tested not only for the presence of TPH which could be from the tank but also as a drinking water source which is its purpose. An additional 3 wells may be required as well as treatment or removal of contaminated soil.

If you have any questions concerning this matter, please contact Thomas Peacock, at 271-4320.

Sincerely,

Rafat A. Shahid, Chief,
Hazardous Materials Division

RAS:tfp

DRAFT

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: 12034
StID : 3734
SITE NAME: Berkeley Land Co. DATE REPORTED : 06/01/88
ADDRESS : 23555 Saklan Rd. DATE CONFIRMED: 06/01/88
CITY/ZIP : Hayward 94545 MULTIPLE RPs : N

SITE STATUS

CASE TYPE: S	CONTRACT STATUS: 2	EMERGENCY RESP:
RP SEARCH: S		DATE COMPLETED:
PRELIMINARY ASMNT:	DATE UNDERWAY:	DATE COMPLETED:
REM INVESTIGATION:	DATE UNDERWAY:	DATE COMPLETED:
REMEDIAL ACTION:	DATE UNDERWAY:	DATE COMPLETED:
POST REMED ACT MON:	DATE UNDERWAY:	DATE COMPLETED:

ENFORCEMENT ACTION TYPE: 1 DATE ENFORCEMENT ACTION TAKEN: 03/03/92
LUFT FIELD MANUAL CONSID: 2,S,C,A
CASE CLOSED: DATE CASE CLOSED:
DATE EXCAVATION STARTED : REMEDIAL ACTIONS TAKEN: NT

RESPONSIBLE PARTY INFORMATION

RP#1-CONTACT NAME: Stephen Wolf
COMPANY NAME: Berkeley Land Co., Inc.
ADDRESS: 1211 Newell Ave. #120
CITY/STATE: Walnut Creek, Ca 94596

DATE:

TO : Local Oversight Program

FROM:

SUBJ: Transfer of Eligible Oversight Case

Site name: Berkeley Land Co.

Address: 23555 Saklan Rd City Hayward Zip 94545

Closure plan attached? Y N DepRef remaining \$ _____

DepRef Project # _____ STID #(if any) 3734

Number of Tanks: 1 removed? Y N Date of removal 6/88

Samples received? Y N Contamination: diesel was reported as being in the tank before closure
Petroleum Y N Types: Avgas Jet leaded unleaded Diesel
fuel oil waste oil kerosene solvents

Monitoring wells on site Y-5 Monitoring schedule? Y N

LUFT category 1 2 3 * H S C A R W G O

Briefly describe the following:

Preliminary Assessment -tank removal samples indicate TPH > 24,000 ppm in native soil

Remedial Action No additional soil has been removed.

Post Remedial Action Monitoring well sampling has been infrequent + irregular

Enforcement Action letters requiring reports have been sent.

- ① Tank removed in 1988. TPH > 24,000. An onsite well was found to contain floating diesel at about this time. Prop. owners claim only leaded gasoline has been stored in tank, point the finger at other tanks in the area,
 - ② after much back + forth, 5 onsite mw's installed in 6/90. Consultant, Richard Kent, is released shortly after installation + we got no reports for months.
 - ③ 1/91 I wrote requesting gw investigation data. Jim Blaney of Berkeley Land Co. called 2/15/91 + said that after 5 wells were installed in 6/90, BLC took their own samples, which the lab
- OVER

they took them to for analysis wouldn't accept. Apparently they set on this thing until I wrote in January, 1991. Blaney said they'd do samples soon, however, when I spoke w/ him in Feb. 91.

- ④ 4/91 - BLC sent GW sampling results showing 73 ppm of semivolatile hydrocarbons in MW3 - others NO
- ⑤ 6/91 - I wrote them (BLC) again, laying out all the requirements for GW investigation
- 7/91 - I received June 91 sampling report showing 22 ppm in same well. - others NO

What's wrong with this picture:

- ① Didn't sample for almost 1 year after installing wells (Didn't install wells for 2 years after knowing problem was identified)
- ② Haven't sampled regularly - or at least haven't reported any thing to us since 6/91 sampling.
- ③ Haven't submitted tech. report including depth to gw measurements, gradient, boring log data, etc. No interpretation of data.

Need an N.O.V. - ASAP

Plot # 11
1111

ALAMEDA COUNTY HEALTH CARE SERVICES AGENCY
DEPARTMENT OF ENVIRONMENTAL HEALTH
HAZARDOUS MATERIALS DIVISION

470 - 27TH ST., RM. 322
OAKLAND, CA 94612
PHONE NO. 415/874-7237

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 for construction. One copy of these accepted plans must be on the job and available to all contractors and craftsmen involved with the removal. Any change 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. Notify this Department at least 48 hours prior to the following required inspections:

- _____ Removal of Tank and Piping
 - _____ Sampling
 - _____ Final Inspection
- Issuance of a permit to operate is dependent on compliance with accepted plans and all applicable laws and regulations.

THERE IS A FINANCIAL PENALTY FOR NOT OBTAINING THESE INSPECTIONS.

Project # USDS 1665
Fee Paid 300.00
D-to 5/3/88

UNDERGROUND TANK CLOSURE/MODIFICATION PLANS

1. Business Name Berkeley Land Co
 Business Owner John Subytee
 2. Site Address 23555 Siskiyun Ave
 City Hayward Zip 94545 Phone -NA-
 3. Mailing Address 4550 San Pablo Ave
 City Emeryville Zip 94608 Phone 420-5600
 4. Land Owner John Subytee (Berkeley Land Co)
 Address 4550 San Pablo city, state 94608 Calif zip 94608
 5. EPA I.D. No. CAC0000 81461
 6. Contractor Coordinated Services
 Address 1272 2ave
 City San Francisco Calif Phone 753-6858
 License Type ABC10C33 ID# 488 3283
 7. Other (Specify) _____
 Address _____
 City _____ Phone _____

8. Contact Person for Investigation

Name Stephen Wolf Title Job Supervisor
Phone 753-6858

9. Total No. of Tanks at facility 1

? 10. Have permit applications for all tanks been submitted to this office? Yes [] No [X]

(11). State Registered Hazardous Waste Transporters/Facilities

a) Product/Waste Transporter

Name H+H Hauling EPA I.D. No. CAD 004-771-163
Address 220 China Basin
City San Francisco Ca State Calif Zip 94107

b) Rinsate Transporter

Name H+H Hauling EPA I.D. No. 0334
Address 220 China Basin
City San Francisco State Calif Zip 94122

c) Tank Transporter

Name H+H Hauling EPA I.D. No. _____
Address _____
City _____ State _____ Zip _____

d) Contaminated Soil Transporter

Name R/A EPA I.D. No. _____
Address _____
City _____ State _____ Zip _____

12. Sample Collector

Name 268-0461 Sub Surface Consultants
Company 171-12 street Oakland
Address _____
City OAKLAND State Calif Zip 94607 Phone 268 0461

13. Sampling Information for each tank or area

Tank or Area #1		Material sampled	Location & Depth
Capacity 6000	Historic Contents (past 5 years) TANK has remained in dis use for the past 5 years. <u>TANK is dry</u>	⊗	⊗

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

If yes, describe. To the best of our knowledge this tank has not leaked.

15. NFPA methods used for rendering tank inert? Yes [] No [X]

If yes, describe. H₂O - 543 - 4830 - Cleared
15 lb dry ice / 1000 gallons

16. Laboratories

Name Carter - 354-7343 Carter Analytical Lab

Address 95 - Lost Lake Calif

city Cambel state Calif zip 94507

State Certification No. _____

17. Chemical Methods to be used for Analyzing Samples

Contaminant Sought	EPA, DHS, or Other Sample Preparation Method Number	EPA, DHS, or Other Analysis Number
TPH FHC TOG VOC	8240 EPA 3550 503E EPA 8240.	

18. Site Safety Plan submitted? Yes No []

19. Workman's Compensation: Yes No []

Copy of Certificate enclosed? Yes [] No

Name of Insurer Surety Company of the Pacific

20. Plot Plan submitted? Yes No []

21. Deposit enclosed? Yes No []

22. Please forward to this office the following information within 60 days after receipt of sample results.

- a) Chain of Custody Sheets
- b) Original Signed Laboratory Reports
- c) TSD to Generator copies of wastes shipped and received
- d) Attachment A summarizing laboratory results

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 will notify the Department of Environmental Health at least two (2) working days (48 hours) in advance to schedule any required inspections. 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.

Signature of Contractor

Name (please type) Stephen Wolf
Signature *Stephen Wolf*
Date 5/2/88

Signature of Site Owner or Operator

Name (please type) Stephen Wolf
Signature *Stephen Wolf*
Date 5/2/88

Tim Blaney
256-1101
1211 Newseel, Suite 20
Walnut Creek
94596

NOTES:

1. Any changes in this document must be approved by this Department.
2. Any leaks discovered must be submitted to this office on an underground storage tank unauthorized leak/contamination site report form within 5 days of its discovery.
3. Three (3) copies of this plan must be submitted to this Department. One copy must be at the construction site at all times.
4. A copy of your approved plan must be sent to the landowner.

5. Triple rinse means that:

- a) final rinse must contain less than 100 ppm of Gasoline (EPA method 8020 for soil, or EPA method 602 for water) or Diesel (EPA method 418.1) Other methods for halogenated volatile organics (EPA method 8010 for soil, EPA method 601 for water) may be required. The composition of the final rinse must demonstrated by an original or facsimile report from a laboratory certified for the above analyses.
- b) tank interior is shown to be free from deposits or residues upon a visual examination of tank interior.
- c) tank should be labelled as "tripled rinsed; laboratory certified analysis available upon request" with the name and address of the contractor.

If all the above requirements cannot be met, the tank must be transported as a hazardous waste.

6. Any cutting into tanks requires local fire department approval.

UNDERGROUND TANK CLOSURE/MODIFICATION PLANS

ATTACHMENT A

SAMPLING RESULTS

Tank or Area	Contaminant	Location & Depth	Results (specify units)

INSTRUCTIONS

2. SITE ADDRESS

Address at which closure or modification is taking place.

5. EPA I.D. NO.

This number may be obtained from the State Department of Health Services, 916/324-1781.

6. CONTRACTOR

Prime contractor for the project.

7. OTHER

List professional consultants here.

12. SAMPLE COLLECTOR

Persons who are collecting samples.

13. SAMPLING INFORMATION

Historic contents - the principal product(s) used in the last 5 years.

Material sampled - i.e., water, oil, sludge, soil, etc.

16. LABORATORIES

Laboratories used for chemical and geotechnical analyses.

17. CHEMICAL METHODS:

All sample collection methods and analyses should conform to EPA or DHS methods.

Contaminant - Specify the chemical to be analyzed.

Sample Preparation Method Number - The means used to prepare the sample prior to analyses - i.e., digestion techniques, solvent extraction, etc. Specify number of method and reference if not an EPA or DHS method.

Analysis Method Number - The means used to analyze the sample - i.e., GC, GC-MS, AA, etc. Specify number of method and reference if not a DHS or EPA method.

NOTE:

Method Numbers are available from certified laboratories.

18. SITE SAFETY PLAN

A plan outlining protective equipment and additional specialized personnel in the event that significant amount of hazardous materials are found. The plan should consider the availability of respirators, respirator cartridges, self-contained breathing apparatus (SCBA) and industrial hygienists.

19. ATTACH COPY OF WORKMAN'S COMPENSATION

20. PLOT PLAN

The plan should consists of a scaled view of the facility at which the tank(s) are located and should include the following information:

- a) Scale
- b) North Arrow
- c) Property Line
- d) Location of all Structures
- e) Location of all relevant existing equipment including tanks and piping to be removed
- f) Streets
- g) Underground conduits, sewers, water lines, utilities
- h) Existing wells (drinking, monitoring, etc.)
- i) Depth to ground water
- j) All existing tanks in addition to the ones being pulled

1/88

ACCEPTED

DEPARTMENT OF ENVIRONMENTAL HEALTH
476 - 27th Street, Third Floor
Oakland, CA 94612
Telephone: (415) 874-7237

These plans have been reviewed and found to be acceptable and comply with 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 for construction.

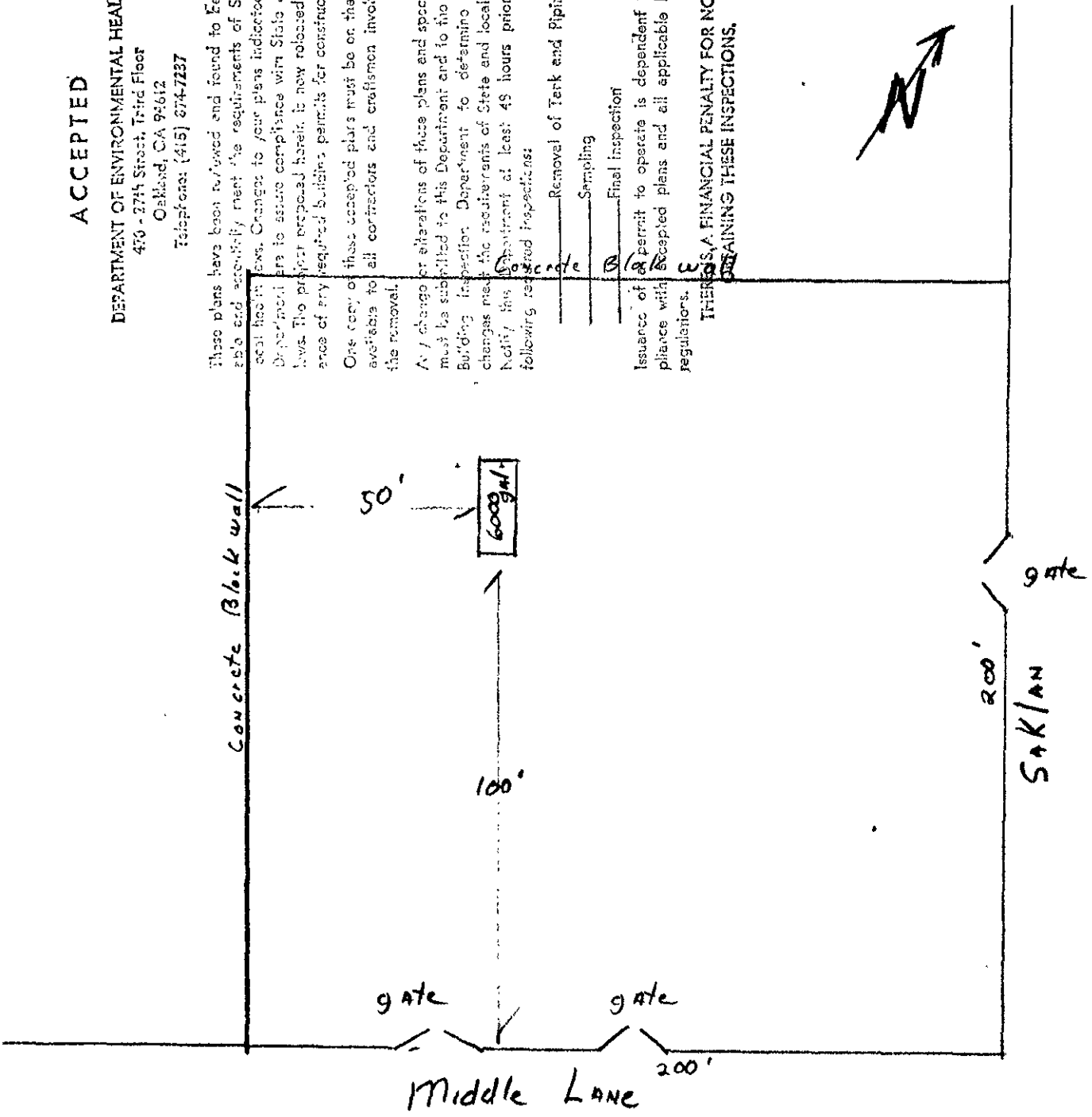
One copy of these accepted plans must be on the job and available to all contractors and craftsmen involved with the removal.

Any change 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. Notify this Department at least 48 hours prior to the following required inspections:

- _____ Removal of Tank and Piping
- _____ Sampling
- _____ Final Inspection

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

IT IS A FINANCIAL PENALTY FOR NOT OBTAINING THESE INSPECTIONS.



Plot Plan
23555 SAKLAN
Berkeley Land Co