

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



RO# 1072
RAFAT A. SHAHID, DIRECTOR

DEPARTMENT OF ENVIRONMENTAL HEALTH
1131 Harbor Bay Parkway
Alameda, CA 94502-6577
(510) 567-6700

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
Hazardous Materials Specialist

c: files

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



R01072

RAFAT A. SHAHID, Assistant Agency Director

October 26, 1994

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

ALAMEDA COUNTY CC4580
DEPT. OF ENVIRONMENTAL HEALTH
ENVIRONMENTAL PROTECTION DIVISION
1131 HARBOR BAY PKWY., #250
ALAMEDA CA 94502-6577

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,


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



R01072

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,

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)

John Subuttec
UGT Unauthorized Release (Leak)/
Contamination Site Report
June 13, 1988
Page 2 of 2

5. Proposed method of repair or replacement of the primary and secondary containers.
6. Facility operator's name and telephone number.

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

Soils contaminated at hazardous waste concentrations shall be transported by a licensed hazardous hauler and disposed of or treated at a California Department of Health Services approved facility. Soils contaminated below hazardous waste concentrations may be managed as non-hazardous but are subject to waste discharge requirements of the Regional Board.

Enclosed is an "Underground Storage Tank Unauthorized Release (Leak)/Contamination Site Report" forms which should be completed and returned within five (5) working days. Should you have any questions regarding this letter, please contact Tom Peacock, Hazardous Materials Specialist at 271-4320.

Sincerely,

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

RAS:mam

cc: RWQCB
Hayward Fire Dept.

Enclosure

ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY

DAVID J. KEARS, Agency Director



R01072

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



R01072

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.

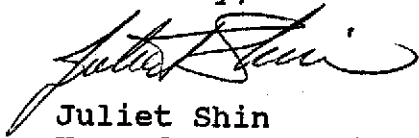
Having not received the work plan by April 1, 1993, this office contacted you on April 9, 1993 to inquire as to the status of the work plan. During our conversation, you stated that your consultants, Paradiso, had already prepared a work plan and that you were in the process of reviewing this plan before 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
HEALTH CARE SERVICES
AGENCY

DAVID J. KEARS, Agency Director



R01072

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.

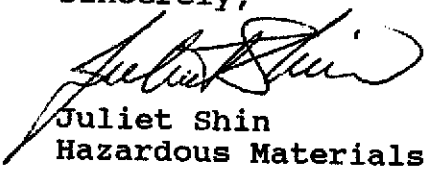
You are required to submit the above work plan to this office within 30 days of the date of this letter. This is a formal request pursuant to Section 2722(c), Article 11, Title 23 California Code of Regulations. Any extensions of the stated due date must be requested in writing and approved by this office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

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



R01072

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.

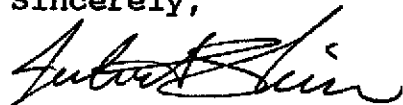
Additionally, per the meeting between the County and Berkeley Farms in October 1992, and the conversations between Mr. Blaney and Ed Howell and Juliet Shin, Alameda County, at the site reconnaissance on November 5, 1992, Berkeley Farms is required to conduct additional soil and ground water investigations 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)

ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY

DAVID J. KEARS, Agency Director



R01072

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 Hiatt, 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



R01072

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



R01072

January 10, 1991

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

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

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

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



R01072

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,

A handwritten signature in cursive script that reads "Edgar B. Howell III".

Edgar B. Howell III, Chief
Hazardous Materials Division

EBH:PJE

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

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



R01072

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
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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

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:
 - identify number, location (mapped), and depth of the proposed borings;
 - describe the soil classification system, soil sampling method, and rationale;
 - 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
DAVID J. KEARS, Director



R01072

Telephone Number: (415)

271-4320

June 13, 1988

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).