



Linda S. Adams
Secretary for
Environmental Protection

State Water Resources Control Board

Division of Financial Assistance

1001 I Street • Sacramento, California 95814
P.O. Box 944212 • Sacramento, California • 94244-2120
(916) 341-5757 • FAX (916) 341-5806 • www.waterboards.ca.gov/cwphome/ustcf



Arnold Schwarzenegger
Governor

RD 191

SCANNED

Xtra Oil Company
Keith Or Ted Simas
2307 Pacific Ave
Alameda, CA 94501

**REQUEST FOR PRE-APPROVAL OF CORRECTIVE ACTION COSTS,
CLAIM NO. 001068, PA # 5
SITE ADDRESS: 3495 CASTRO VALLEY BLVD, CASTRO VALLEY, CA 94546**

The Fund technical review staff has reviewed your request, received on June 29, 2007, for pre-approval of corrective action costs; these documents will be placed in your file for future reference.

Pursuant to Section 2811.4, subdivision (c), of the Cleanup Fund regulations and based upon the materials submitted, the Cleanup Fund must deny your request for pre-approval. You have failed to submit the required three bids for the tasks covered by your pre-approval request. Also, the proposal you provided for the task covered by your pre-approval request appears to be unreasonable for the scope of work. Based on the Cleanup Fund's experience with similar sites in your area, we have determined that **\$ 30,151** is reasonable for the tasks included in your pre-approval request. The breakdown of costs associated with each task is shown in Table 1 below.

There are two options available to you. You must secure the requisite bids for the tasks covered by the pre-approval request, and the Cleanup Fund will evaluate the reasonableness of the costs in light of the additional bids.

Or, you may resubmit the existing bid and request pre-approval for the amounts specified in Table 1. Since the Cleanup Fund has determined that the amount specified in Table 1 is reasonable for this scope of work, the three-bid requirement is unnecessary if you concur with the Cleanup Fund's determination. The Cleanup Fund has the authority to waive the three-bid requirement as unnecessary upon your request to do so. Therefore, if your resubmitted pre-approval request only seeks pre-approval for the amount the Cleanup Fund has determined reasonable (the amount specified in Table 1) and you request waiver of the three-bid requirement as unnecessary, the Cleanup Fund will grant your request for pre-approval and waive the three bid requirement, with respect to this scope of work, as unnecessary.

A waiver does not waive the three-bid requirement for the claim, but only for the tasks covered by the pre-approval request. Again, if you decide to seek waiver of the three-bid requirement because it is unnecessary, then you must provide a written request for waiver of the three-bid requirement and resubmit your pre-approval request seeking only the amounts specified in Table 1. In an effort to assist you in expediting the pre-approval process we have prepared the attached *Acceptance of Reasonable Cost/Request for Bid Waiver* form letter. If you concur/accept our reasonable cost determination and would like to request a bid waiver, then just sign and date the attached letter and return to us for further processing your Pre-Approval.

Table 1
REASONABLE COST BREAKDOWN

#	Task*	Reasonable Cost, \$	Comments/Changes
1	Permits	\$3,421	Copies of all permits must be submitted to the Fund at the time of reimbursement.
2	Field Equipment	\$1,705	Note: The requested cost of \$1,840 was reduced by \$135. Vehicle Charges are reimbursed at a rate of \$60 per day or \$0.50 per mile which ever is less.
3	Monitoring Well Installation	\$4,100	This cost includes all time and material for this task. Coordination and oversight hours were reduced from 48 hours to 38 hours @ \$90 per hour.
4	Monitoring Well Sampling (8 new & 6 existing wells)	\$2,100	This cost includes all time and material for this task. Coordination and oversight hours were reduced from 36 hours to 30 hours @ \$70 per hour.
5	Waste Disposal and Report	\$3,790	This cost includes all time and material for this task. Copies of all reports must be submitted to the Fund at the time of reimbursement. Note: The requested cost of \$6,510 for reporting appears to be excessive and unreasonable. \$3,510 is approved for the reporting task and \$280 for soil disposal coordination

#	Task*	Reasonable Cost, \$	Comments/Changes
6	Direct Cost - Driller, Permits, Analytical, Waste Disposal, Survey	\$15,035	This cost includes all time and material for this task. Well Bond cost \$6,000 not approved. Up-front monies, bonds, deposits, retainers, are not eligible for funding. The requested surveyor cost \$2,200 appears to be excessive. Typical cost for this task ranges from \$1,500 to \$1,700, thus \$500 is not approved for this task. Waste Disposal cost is pre-approved at a rate of \$155 per drum not \$225 per drums as requested. Copies of all sub-invoices and disposal manifests must be submitted at the time of reimbursement.
	TOTAL Reasonable Cost	\$ 30,151	

* Task descriptions are the same as those identified in P&D Environmental, Inc.'s April 12, 2007 Cost Estimate

Should you decide to obtain the additional bids for satisfying the three-bid requirement, and if you need assistance in procuring contractor and consultant services for corrective action don't hesitate to call me at (916) 341-5757.

Sincerely,

Sunil Ramdass, Water Resources Control Engineer
 Technical Review Unit
 Underground Storage Tank Cleanup Fund

Enclosure

cc: Steven Plunkett
 Alameda County EHD
 1131 Harbor Bay Pkway, 2nd Fl.
 Alameda, CA 94502-6577

**ACCEPTANCE OF/CONCUR WITH
REASONABLE COSTS DETERMINATION
CALIFORNIA UNDERGROUND STORAGE TANK CLEANUP FUND
COST PRE-APPROVAL REQUEST
(Sign, date and return)**

TO: UST Cleanup Fund
Technical Review Unit
P.O. Box 944212
Sacramento, CA 94244-2120

I. CLAIM INFORMATION

CLAIM NO.: 001068 CLAIMANT NAME: Xtra Oil Company
SITE ADDRESS: 3495 CASTRO VALLEY BLVD, CASTRO VALLEY, CA 94546

II. PRE-APPROVAL INFORMATION

PRE-APPROVAL NO. 05 PRE-APPROVAL LETTER DATE: August 7, 2007
TOTAL AMOUNT PRE-APPROVED AS REASONABLE COSTS: **\$ 30,151**
(See Table 1 of the August 7, 2007 letter for a breakdown of costs)

III. ACCEPTANCE OF REASONABLE COSTS

I hereby accept the costs contained in the Funds pre-approval letter dated August 7, 2007 as reasonable to complete the scope of corrective action work. I understand that reimbursement of costs for this scope of work will be limited to the amounts listed in Table 1 of the aforementioned pre-approval letter. If a different or expanded scope of work is conducted, I understand that these costs may no longer apply and costs for the revised scope of work will be subject to the Fund's determination of reasonable and necessary costs. **Must be signed by the claimant or person designated on the Authorized Representative Designation form.**

Signature

Print Name

Date

I hereby request a waiver of the three-bid requirement for the scope of work specified in the August 7, 2007 pre-approval letter because obtaining three bids for this scope of work is unnecessary. I understand that three bids are required for all subsequent scopes of corrective action work unless waived by the Division.

Signature

Print Name

Date

California Environmental Protection Agency



Site Review RO191 1701 Park Ave. Alameda

Site is currently an independent service station Xtra Oil

- 4 onsite monitoring wells
- Max concentrations 1st quarter 2006

MW-1	MW-2	MW-3	MW-4
TPHg 54,000 µg/l	TPHg 7,300 µg/l	TPHg ND	TPHg 20,000 µg/l
TPHd 2,900 µg/l	TPHd 14,000 µg/l	TPHd ND	TPHd 2,800 µg/l
Benzene 8,800 µg/l	Benzene 1,500 µg/l	Benzene ND	Benzene 740 µg/l
MtBE 5,400 µg/l	MtBE <250 µg/l	MtBE ND	MtBE 1,100 µg/l

- Onsite concentration trends appear to be stable
- No offsite investigation is associated with this site?
- Gradient is toward southwest.

- Nearby Exxon/Valero Station, 1725 Park Street, RO448 has 12 monitoring wells onsite and offsite and extraction and treatment system in-place. Is this system operational, if so may be causing more rapid migration of plume from RO191?

Most recent monitoring event 12/2005 nearby monitoring well at Exxon/Valero Station.

MW-11
 TPHg 28,700 µg/l
 TPHd 2670 µg/l
 Benzene 942 µg/l
 MtBE 97 µg/l

RO-191

2307 Pacific Ave. Alameda, CA 94552
Voice: 510-865-9503
Fax: 510-865-1889
e-mail: xtraoil@prodigy.net

Xtra Oil Corporation

November 27, 2002

Alameda County
DEC 04 2002
Environmental Health

Ms. Shari Knieriem, (Claims Review Unit)
State Water Resources Control Board
Underground Storage Tank Cleanup Fund
Division of Clean Waters
P.O Box 944212
Sacramento, CA 94244-2120

Re: Claim Number 008968, 1701 Park Street, Alameda
Lutis Case #: 01-1950

Dear Ms.Knieriem:

This letter serves to document the steps taken to come into compliance as requested in your letter dated October 29, 2002. Enclosed are copies of the City of Alameda building permit for the installation of the remediation system, correspondence from P. G. & E. regarding gas service, and the pre-approval for corrective action costs associated with this project.

On November 20th, we finally, received a facsimile from P. G. & E. requesting a signature in order to schedule their work to install the needed gas service for the operation of the remediation system. Many request were sent to them for quite some time prior this response.

I have notified our consultant on this project to be more diligent it keeping the LOC updated. P. G. & E. estimates 3 weeks to start in normal non-holiday periods. We will let the LOC know as soon as they notify us of their schedule.

Please let me know if this meets your needs for compliance. Thank You.

Sincerely,

Keith Simas
Operations Supervisor

Enclosures

cc: Mr. Steve Morse/without enclosures
RWQCB, Region 2
1515 Clay Street, Suite 1400
Oakland, CA 94612

Ms. Eva Chu/without enclosures
Alameda County EHD
1131 Harbor Bay Pkway, 2nd Fl.
Alameda, CA 94502

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ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



2091
2412

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

November 18, 2002

PR0501118

Keith Simas
Operations Manager
Xtra Oil Company
2307 Pacific Avenue
Alameda, California 94501

NOTICE OF VIOLATION

Re: Inspection of Xtra Oil, 1701 Park Street, Alameda, California 94501

Dear Mr. Simas:

A regulatory compliance inspection was performed at the subject Xtra Oil facility on November 13, 2002. Xtra Oil Company owns and operates the subject facility. Technicians from Central Petroleum Maintenance facilitated the inspection. The purpose of the inspection was to determine compliance with conditions of the facility underground storage tank (UST) operating permit, as well as provisions of Title 23, California Code of Regulations (CCR) and California Health and Safety Code (HSC) Chapter 6.7.

The following is a summary of non-compliant and other conditions noted at the time of the inspection:

- Tank leak detection records from the Gilbarco EMS monitoring console indicate a pattern of filling the tanks past the allowable limit of 95% of tank capacity. The high product alarm is programmed at 95% of tank capacity. An overflow event which triggered an alarm means that the tank was filled past 95%. The law prohibits filling past 95% with the installed equipment. According to the printout, Tank 1, regular gasoline, and premium gasoline Tank 2, were filled past 95% on three occasions in calendar year 2002. The potential exists for other overfilling events due to the fact that the memory for the alarm history is limited to only the last three alarms. The overfilling may have resulted in an unauthorized release.

- No documentation of overfill alarm conditions indicated by the Gilbarco EMS monitoring console existent. When the monitoring console signals an alarm that could cause an unauthorized release, a record is required to be created by the operator. Examples of alarm conditions requiring documentation include, turbine piping sump leak alarm, dispenser containment high liquid level and annular space sensor alarm. There may have been more alarms due to the fact that the console memory is limited to the last three alarms and there is no operator documentation.

Violations of provisions of the HSC and CCR have been identified, as follows:

HSC Sec. 25292.1(a) – The underground storage tanks T1 and T2 have been filled with petroleum past 95% of the tank capacity. The dates of the overfill alarms are printed out from the memory of the monitoring console. It is a violation of the HSC to overfill the tanks. An unauthorized release may have occurred as a result of this mismanagement.

HSC Sec. 25299(b) provides for civil liabilities imposed on the tank owner of up to \$5000 per tank per day per violation for:

- (4) Knowing failure to take reasonable and necessary steps to assure compliance with HSC Chapter 6.7 by the operator
- (5) Violation of any applicable requirement of the permit issued for operation of the underground tank system
- (6) Violation of any applicable requirements of HSC Chapter 6.7

HSC Sec. 25293 – The operator of the underground tank system shall maintain records in sufficient detail to enable this office to determine that the underground tank system is in compliance with the permit conditions. Records of alarms are not being kept in sufficient detail for compliance with the permit conditions.

Please be further advised that HSC Sec. 25299(b) provides for civil liabilities imposed on the tank owner of up to \$5000 per tank per day per violation for:

- (4) Knowing failure to take reasonable and necessary steps to assure compliance with HSC Chapter 6.7 by the operator
- (5) Violation of any applicable requirement of the permit issued for operation of the underground tank system
- (6) Violation of any applicable requirements of HSC Chapter 6.7

At this time, you are required to correct the tank system operation and maintenance issues identified in this inspection report, namely:

Xtra Oil Company
November 18, 2002
Page 3 of 3

- Correct the operational problems identified during the November 13, 2002 inspection. The procedures for fuel deliveries to the USTs shall be described in detail for the delivery driver and the station staff. All alarms shall be documented and corrective action shall take place to eliminate any more overfills.

Pursuant to HSC Sec. 25288(d), you are required to submit a *Plan of Correction* **within 60 days**. This plan shall indicate the tasks to be completed, or those that have been completed already, and the schedule for doing so.

You must certify, once all the necessary repairs and other tasks have been completed, that the tank system is in full compliance with HSC Chapter 6.7 and UST regulations.

Please contact me at (510) 567-6781 should you have any questions about the content this letter.

Sincerely,



Robert Weston
Senior Hazardous Materials Specialist

enclosures

Cc: Susan Hugo, Manager, ACDEH
~~Donna Dragos, LOP Manager, ACDEH~~
Susan Torrence, Assistant District Attorney, Alameda County District Attorney's
Office
Shahla Farahnak, State Water Resources Control Board, Clean Water Program
Leslie Alford, State Water Resources Control Board, Clean Water Program

T 2:PREMIUM
PRODUCT CODE : 2
THERMAL COEFF : .000700
TANK DIAMETER : 94.00
TANK PROFILE : 4 PTS
FULL VOL : 15141
70.5 INCH VOL : 12166
47.0 INCH VOL : 7571
23.5 INCH VOL : 2945

FLOAT SIZE: 4.0 IN. 8496

WATER WARNING : 1.5
HIGH WATER LIMIT: 2.0

MAX OR LABEL VOL: 15141
OVERFILL LIMIT : 90%
13627

~~HIGH PRODUCT~~ : 14384
DELIVERY LIMIT : 18%
2725

LOW PRODUCT : 550
LEAK ALARM LIMIT: 50
SUDDEN LOSS LIMIT: 50
TANK TILT : 0.00

MANIFOLDED TANKS
T#: NONE

LEAK MIN PERIODIC: 10%
1514

LEAK MIN ANNUAL : 10%
1514

PERIODIC TEST TYPE
STANDARD

ANNUAL TEST FAIL
ALARM DISABLED

PERIODIC TEST FAIL
ALARM DISABLED

GROSS TEST FAIL
ALARM DISABLED

ANN TEST AVERAGING: OFF
PER TEST AVERAGING: OFF

TANK TEST NOTIFY: OFF

TNK TST SIPHON BREAK:OFF

DELIVERY DELAY : 4 MIN

IN-TANK SETUP

T 1:REGULAR
PRODUCT CODE : 1
THERMAL COEFF : .000700
TANK DIAMETER : 94.00
TANK PROFILE : 4 PTS
FULL VOL : 15141
70.5 INCH VOL : 12166
47.0 INCH VOL : 7571
23.5 INCH VOL : 2945

FLOAT SIZE: 4.0 IN. 8496

WATER WARNING : 1.5
HIGH WATER LIMIT: 2.0

MAX OR LABEL VOL: 15141
OVERFILL LIMIT : 90%
13627

~~HIGH PRODUCT~~ : 14384
DELIVERY LIMIT : 18%
2725

LOW PRODUCT : 550
LEAK ALARM LIMIT: 50
SUDDEN LOSS LIMIT: 50
TANK TILT : 0.00

MANIFOLDED TANKS
T#: NONE

LEAK MIN PERIODIC: 10%
1514

LEAK MIN ANNUAL : 10%
1514

PERIODIC TEST TYPE
STANDARD

ANNUAL TEST FAIL
ALARM DISABLED

PERIODIC TEST FAIL
ALARM DISABLED

GROSS TEST FAIL
ALARM DISABLED

ANN TEST AVERAGING: OFF
PER TEST AVERAGING: OFF

TANK TEST NOTIFY: OFF

TNK TST SIPHON BREAK:OFF

DELIVERY DELAY : 4 MIN

SYSTEM UNITS
U.S.
SYSTEM LANGUAGE
ENGLISH
SYSTEM DATE/TIME FORMAT
MON DD YYYY HH:MM:SS XM

X-TRA OIL COMPANY
MEDA CR. 34501

SHIFT TIME 1 : DISABLED
SHIFT TIME 2 : DISABLED
SHIFT TIME 3 : DISABLED
SHIFT TIME 4 : DISABLED

TANK PERIODIC WARNINGS
DISABLED
TANK ANNUAL WARNINGS
DISABLED
LINE PERIODIC WARNINGS
DISABLED
LINE ANNUAL WARNINGS
DISABLED

PRINT TO VOLUMES
ENABLED

TEMP COMPENSATION
VALUE (DEG F) : 60.0
STICK HEIGHT OFFSET
DISABLED

H-PROTOCOL DATA FORMAT
HEIGHT
DAYLIGHT SAVING TIME
DISABLED
RE-DIRECT LOCAL PRINTOUT
DISABLED

SYSTEM SECURITY
CODE : 000000

COMMUNICATIONS SETUP

PORT SETTINGS:

COMM BOARD : 1 (RS-232)
BAUD RATE : 9600
PARITY : ODD
STOP BIT : 1 STOP
DATA LENGTH: 7 DATA

COMM BOARD : 2 (RS-232)
BAUD RATE : 9600
PARITY : ODD
STOP BIT : 1 STOP
DATA LENGTH: 7 DATA

AUTO TRANSMIT SETTINGS:

AUTO LEAK ALARM LIMIT
DISABLED
AUTO HIGH WATER LIMIT
DISABLED
AUTO OVERFILL LIMIT
DISABLED
AUTO LOW PRODUCT
DISABLED
AUTO THEFT LIMIT
DISABLED
AUTO DELIVERY START
DISABLED
AUTO DELIVERY END
DISABLED
AUTO EXTERNAL INDIC ON

SYSTEM UNITS
U.S.
SYSTEM LANGUAGE
ENGLISH
SYSTEM DATE/TIME FORMAT
MON DD YYYY HH:MM:SS XM

X-TRA OIL COMPANY
1701 PARK ST.
ALAMEDA CA.94501

SHIFT TIME 1 : DISABLED
SHIFT TIME 2 : DISABLED
SHIFT TIME 3 : DISABLED
SHIFT TIME 4 : DISABLED

TANK PERIODIC WARNINGS
DISABLED
TANK ANNUAL WARNINGS
DISABLED
LINE PERIODIC WARNINGS
DISABLED
LINE ANNUAL WARNINGS
DISABLED

PRINT TC VOLUMES
ENABLED

TEMP COMPENSATION
VALUE (DEG F) : 60.0
STICK HEIGHT OFFSET
DISABLED

H-PROTOCOL DATA FORMAT
HEIGHT
DAYLIGHT SAVING TIME
DISABLED
RE-DIRECT LOCAL PRINTOUT
DISABLED

SYSTEM SECURITY
CODE : 000000

COMMUNICATIONS SETUP

PORT SETTINGS:

COMM BOARD : 1 (RS-232)
BAUD RATE : 9600
PARITY : ODD
STOP BIT : 1 STOP
DATA LENGTH: 7 DATA

COMM BOARD : 2 (RS-232)
BAUD RATE : 9600
PARITY : ODD
STOP BIT : 1 STOP
DATA LENGTH: 7 DATA

AUTO TRANSMIT SETTINGS:

AUTO LEAK ALARM LIMIT
DISABLED
AUTO HIGH WATER LIMIT
DISABLED
AUTO OVERFILL LIMIT
DISABLED
AUTO LOW PRODUCT
DISABLED
AUTO THEFT LIMIT
DISABLED
AUTO DELIVERY START
DISABLED
AUTO DELIVERY END
DISABLED
AUTO EXTERNAL INDIC ON

T 3:DIESEL
PRODUCT CODE : 3
THERMAL COEFF : .000450
TANK DIAMETER : 94.00
TANK PROFILE : 4 PTS
FULL VOL : 12107
70.5 INCH VOL : 9741
47.0 INCH VOL : 6054
23.5 INCH VOL : 2367

FLOAT SIZE: 4.0 IN. 8496

WATER WARNING : 1.5
HIGH WATER LIMIT: 2.0

MAX OR LABEL VOL: 12107
OVERFILL LIMIT : 90%
10896

~~LOW PRODUCT~~
DELIVERY LIMIT : 11501
14%
1694

LOW PRODUCT : 550
LEAK ALARM LIMIT: 50
SUDDEN LOSS LIMIT: 50
TANK TILT : 0.00

MANIFOLDED TANKS
T#: NONE

LEAK MIN PERIODIC: 10%
1210

LEAK MIN ANNUAL : 10%
1210

PERIODIC TEST TYPE
STANDARD

ANNUAL TEST FAIL
ALARM DISABLED

PERIODIC TEST FAIL
ALARM DISABLED

GROSS TEST FAIL
ALARM DISABLED

ANN TEST AVERAGING: OFF
PER TEST AVERAGING: OFF

TANK TEST NOTIFY: OFF

TNK TST SIPHON BREAK:OFF

DELIVERY DELAY : 4 MIN

ALARM HISTORY REPORT

---- IN-TANK ALARM ----

T 1:REGULAR

OVERFILL ALARM

NOV 7, 2002 5:50 AM
OCT 27, 2002 8:33 AM
OCT 18, 2002 11:36 AM

LOW PRODUCT ALARM

JUL 28, 2001 2:42 PM
JUL 25, 2001 4:45 PM

INVALID FUEL LEVEL

JUL 22, 2002 9:07 AM
JUL 7, 2002 9:32 AM
JUN 26, 2002 12:42 PM

INVALID FUEL LEVEL

JUL 28, 2001 6:35 PM

DELIVERY NEEDED

NOV 9, 2002 6:20 PM
AUG 31, 2002 12:09 AM
JUL 3, 2002 9:33 PM

* * * * * END * * * * *

ALARM HISTORY REPORT

---- IN-TANK ALARM ----

T 2:PREMIUM

OVERFILL ALARM

OCT 27, 2002 8:33 AM
OCT 13, 2002 9:35 AM
AUG 27, 2002 6:48 AM

LOW PRODUCT ALARM

JUL 29, 2001 4:34 PM
JUL 28, 2001 6:03 PM
MAY 3, 2001 9:50 AM

INVALID FUEL LEVEL

APR 18, 2002 10:54 AM
MAR 24, 2002 10:00 PM
MAR 14, 2002 10:34 AM

DELIVERY NEEDED

SEP 27, 2002 9:29 PM
SEP 20, 2002 1:23 PM
SEP 19, 2002 7:34 PM

ALARM HISTORY REPORT

---- IN-TANK ALARM ----

T 3:DIESEL

OVERFILL ALARM

MAY 3, 2002 2:28 AM
SEP 12, 2001 6:09 AM
SEP 11, 2001 11:24 AM

LOW PRODUCT ALARM

AUG 28, 2001 3:00 PM
JUL 31, 2001 7:55 PM
JUL 30, 2001 12:21 PM

INVALID FUEL LEVEL

AUG 28, 2001 3:01 PM
JUN 20, 2001 12:11 PM

DELIVERY NEEDED

SEP 13, 2002 11:05 AM
APR 5, 2002 11:01 AM
AUG 27, 2001 8:49 PM

OK

R0191
EVA



State Water Resources Control Board



Winston H. Hickox
Secretary for
Environmental
Protection

Division of Clean Water Programs
1001 I Street • Sacramento, California 95814
P.O. Box 944212 • Sacramento, California • 94244-2120
(916) 341-5714 • FAX (916) 341-5806 • www.swrcb.ca.gov/cwphome/ustcf

Gray Davis
Governor

The energy challenge facing California is real. Every Californian needs to take immediate action to reduce energy consumption. For a list of simple ways you can reduce demand and cut your energy costs, see our website at www.swrcb.ca.gov.

OCT 29 2002
Xtra Oil Co
Ted Or Keith Simas
2307 Pacific Ave
Alameda, CA 94501

Alameda County
NOV 01 2002
Environmental Health

**UNDERGROUND STORAGE TANK CLEANUP FUND (FUND), CLAIM NUMBER 008968,
SITE ADDRESS: 1701 PARK ST, ALAMEDA**

On September 4, 2002, Alameda County Environmental Health Services (ACEHS) notified the Fund that you are not in compliance with current corrective action directives.

The Fund issued a Letter of Commitment (LOC) to you on October 27, 1997. One condition of the LOC states that the LOC may be withdrawn at any time by the State Water Resources Control Board (SWRCB) if completion of corrective action is not performed with reasonable diligence.

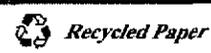
Compliance with local regulatory orders and directives is a requirement of the Fund and failure to meet the requirement could result in the removal of your claim.

On January 23, 2001, ACEHS requested an Air Sparge Test Report and Work Plan. These reports were due by February 9, 2001. On March 1, 2001, ACEHS requested a work plan detailing the air sparge and vapor extraction treatment unit planned for use at the site. The work plan was due by April 18, 2001. In addition, a work plan to delineate the extent of the contaminant plume was also past due. On September 13, 2001, ACEHS requested confirmation regarding the remedial action at the site. The requested due date was no later than September 28, 2001. On January 14, 2002, ACEHS issued you a "Notice of Violation/Non-Compliance letter. The due date to come into compliance was May 1, 2002. To date, you have failed to come into compliance.

Listed below are the positive, concrete steps to come into compliance:

- Demonstrate how you have complied with the January 14, 2002 letter from ACEHS, and
- Obtain three bids for the required work, and
- Sign a contract with one of the bidders, and
- Obtain pre-approval from the Fund prior to initiation of proposed work

California Environmental Protection Agency



If you do not take the necessary steps to come into compliance within 30 calendar days from the date of this letter, the SWRCB will begin the process of withdrawing your LOC.

In addition, further review of your claim indicates that on August 17, 1999, the Fund's Closure Unit notified you that you had not submitted a request for reimbursement since April 1998. On August 11, 2000, the Fund notified you that your request for reimbursement could not be completed due to the lack of supporting documentation. To date we have not received the requested supporting documentation or a request for these costs.

If you have any questions, please contact me at (916) 341-5714.

Sincerely,

ORIGINAL SIGNED BY

Shari Knieriem
Claims Review Unit
Underground Storage Tank Cleanup Fund

Enclosure

Lustis Case #: 01-1950

cc: Mr. Steve Morse/without enclosure
RWQCB, Region 2
1515 Clay Street, Ste. 1400
Oakland, CA 94612

Ms. Donna Drogos/without enclosure
Alameda County EHD
1131 Harbor Bay Pkway, 2nd Fl.
Alameda, CA 94502

Envision for Windows [] [] [] []

File Edit Applications Reports Tools Setup Window Help

Daily Review [] [] [] []

Business Owner Name & Address TED & CAROL SMAS 1701 PARK ST Alameda CA 94501 (510)955-9503 (510)581-9506	Facility Name & Address XTRA OIL CO (DBA SHELL) 1701 PARK ST Alameda CA 94501 (510)955-9503 (510)581-9506
--	---

Employee ID	EE0000055	GHJ, EVA	Activity Minutes	30	Serial #	DA0055963
Activity Date	05/06/2002		Travel Minutes		Resource Code	
Record ID	RO0000191		District Code		Billing Code	Y
Program/Element	5802	LCP SITE SPECIFIC	PWS #			
Service	701	LCP SITE SPECIFIC	Storet			
Reset Date	/ /		Invoice #			
Result	00	NOT APPLICABLE	Score	100		
Action	00	NOT APPLICABLE	Facility ID	FA0300191		
Inspection Type						

Comments

DISC NON-COMPLIANCE W/ SLNHL R. AN W/ S HNEREM. ASK SK TO ISSUE 30 DAY LTR. EMAIL NOV TO HER TOO.

Activities / Violations

Envision for Windows

File Edit Applications Reports Tools Setup Window Help

Daily Review

Business Owner Name & Address TED B. CAROL SIMAS 1701 PARK ST Alameda CA 94501 (510)855-9503 (510)581-8506		Facility Name & Address XTRA OIL CO (DBA SHELL) 1701 PARK ST Alameda CA 94501 (510)855-9503 (510)581-9506	
--	--	---	--

Employee ID	EE0000055	CHU, EVA	Activity Minutes	18	Serial #	DA0055854
Activity Date	05/03/2002		Travel Minutes		Resource Code	
Record ID	R00000191		District Code		Billing Code	Y
Program/Element	5802	LOP SITE SPECIFIC	PWS #			
Service	701	LOP SITE SPECIFIC	Storet			
Reset Date	/ /		Invoice #			
Result	00	NOT APPLICABLE	Score	100		
Action	00	NOT APPLICABLE	Facility ID	FA0300191		
Inspection Type						

Comments

ASK P BEAVER FOR PHONE DOCUMENTATION W/ PG&E, ETC FOR GAS LINE

Activities / Violations

Start | Inbo... ML... | Microsoft... | Envisio... | ENVISION | National... | 2:46 PM

Envision for Windows

File Edit Applications Reports Tools Setup Window Help

Daily Review

Business Owner Name & Address TED & CAROL SIMAS 1701 PARK ST Alameda CA 94501 (510)855-5503 (510)591-9506		Facility Name & Address XTRA OIL CO (DBA SHELL) 1701 PARK ST Alameda CA 94501 (510)855-5503 (510)591-9506	
---	--	---	--

Employee ID	EE0000055	CHU, EYA	Activity Minutes	15	Serial #	DA0042493
Activity Date	02/13/2002		Travel Minutes		Resource Code	
Record ID	RC0000191		District Code		Billing Code	Y
Program/Element	5602	LOP SITE SPECIFIC	PWS #			
Service	701	LOP SITE SPECIFIC	Start			
Reset Date	/ /		Invoice #			
Result	00	NOT APPLICABLE	Score	100		
Action	00	NOT APPLICABLE	Facility ID	FA0300191		
Inspection Type						

Comments

PETER W/ ALISTO CALLED TO SAY TRYING TO GET GE LINE TO SITE TO RUN CAT CONVERTER SYSTEM

Activities: **Violations**

Start | Inbox - Mic | Microsoft... | Envision... | ENVISION | National Z | 2:46 PM

Envision for Windows

File Edit Applications Reports Tools Setup Window Help

Daily Review

Business Owner Name & Address TED & CAROL SIMAS 1701 PARK ST Alameda CA 94501 (510)865-9503 (510)531-9508		Facility Name & Address XTRA OIL CO (DBA SHELL) 1701 PARK ST Alameda CA 94501 (510)865-9503 (510)531-9508	
--	--	--	--

Employee ID	EE0000055	CHU, EVA	Activity Minutes	120	Serial #	DA0016079
Activity Date	08/16/2001		Travel Minutes		Resource Code	
Record ID	RO0000191		District Code		Billing Code	Y
Program/Element	5602	LQP SITE SPECIFIC	PWS #			
Service	701	LQP SITE SPECIFIC	Storet			
Reset Date	/ /		Invoice #			
Result	00	NOT APPLICABLE	Score	100		
Action	00	NOT APPLICABLE	Facility ID	FA0300191		
Inspection Type						

Comments

REV GMR. REVIEW FILE. EMAIL SIMAS TO EXPEDITE REMEDIATION SYSTEM INSTALLATION. ASK NAGLE FOR 1200 GMR.

Activities / Violations

Start | In-box - Mic... | Microsoft... | Envision... | ENVISION | National Z... | 2:47 PM



ALISTO ENGINEERING GROUP

3732 Mt. Diablo Blvd. Suite 270
Lafayette, California 94549
Telephone : (925) 962-6970
Facsimile: (925) 962-6971

Fax

To: SUR CHU From: B. BEAVER

Co.: ALAMEDA COUNTY Pages: (including cover page)

Fax #: 510-337-9335 Date:

Re: CC:

- Urgent For Review Please Comment Please Reply Please Recycle

Comments: HI SUR. HERE ARE QUOTES FOR
ALL ELECTRIC UNITS FOR XTRA OIL
1701 PARK STREET, ALAMEDA

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FALMOUTH PRODUCTS, INC.

P.O. Box 541 • Falmouth, MA 02541 U.S.A. • TEL. (508) 548-6686 • FAX (508) 548-8144

Peter Beaver
Alisto Engineering Group
3732 Mount Diablo Boulevard, Suite 270
Lafayette, CA 94549

June 11, 2002

Dear Mr. Beaver,

Thank you for inviting Falmouth Products to propose equipment for your remediation project. This is Falmouth Products proposal to supply Alisto Engineering Group with a FALCO 300 Catalytic Oxidizer with 10 horsepower blower package for your remediation site in Alameda, CA.

The FALCO 300 Catalytic Oxidizer includes the following components:

- Integrated heat exchanger constructed of 316L stainless steel
- Temperature control system in a NEMA 4X enclosure
- Automatic dilution control assembly (DVC) and filters
- Flame arrestor
- Five feet of gas vent pipe, and rain hat.
- Sample ports (influent and effluent)
- Main vapor line valve
- Installation and operations manual
- Factory Mutual approval and Canadian Standards Association certification

FALCO 300 Catalytic Oxidizer (list price) \$40,000

Falmouth Products offers Alisto Engineering Group a 10% discount off list price on the purchase of a FALCO 300 catalytic oxidizer, making your price.....\$ 36,000

As an option, Falmouth Products can supply a 10-hp blower package with the FALCO 300. The blower package is factory wired and piped to the FALCO 300 to form an integrated extraction and treatment system.

The 10-hp blower package includes the following components:

- GAST R7100R-50 10 H.P. Explosion proof, three phase, regenerative blower
- Solberg inline blower filter
- Stainless steel vacuum and pressure gauges
- Vacuum relief valve
- Mounting for automatic dilution valve control assembly and filters (DVC)
- Stainless steel fork lift pockets for securing blower assembly to FALCO 300
- Mounting frames, piping and factory wiring between FALCO, blower and DVC
- Installation and operations manual
- Factory Mutual approval and Canadian Standards Association certification

10 HP Blower Package (list price) \$7,000

Falmouth Products offers Alisto Engineering Group a 10% discount off list price on the purchase of a 10-hp blower package, making your price.....\$ 6,300

FALCO 300 with 10hp blower package buy/lease (Lease contract required)

For a buy/lease arrangement on the FALCO 300 plus 10 horsepower blower package, the monthly lease payment is \$4,465. A credit toward purchase of \$3,133 accrues with each monthly payment. This lease is based on the list price of \$47,000. The minimum lease period is four months. If purchase of the equipment is not completed, the monthly payments are treated as rental.

Water Knockout

As an option, Falmouth Products can supply a Gast RMS 400 water knockout with high level switch for \$ 1,100

Crating and Shipping

The charge to crate the FALCO 300 with 10 horsepower blower package is.....\$ 450
The charge to ship (Standard Ground) the FALCO 300 with 10 hp blower package to your office in Lafayette, CA (94549) is \$ 1,190

Technical Assistance:

Falmouth Products can provide assistance with system start-up and operator training. A Falmouth Products technician would inspect the installation, start the oxidizer, and provide training for your operating personnel. The charge for technical assistance at the site in Alameda, CA is \$ 1,200. This charge would cover expenses for plane tickets, car rental, motel, and meals. On site work should be completed in 1.5 days.

Terms

Purchase 50% due prior to equipment shipment.
Balance due 45 days from shipment.

Lease The invoice for the first two lease payments, water knockout, crating, shipping, technical assistance and tax is due prior to equipment shipment. Subsequent invoices are due 30 days from invoice date. Four month minimum on lease.

The above pricing does not include applicable state/local taxes.

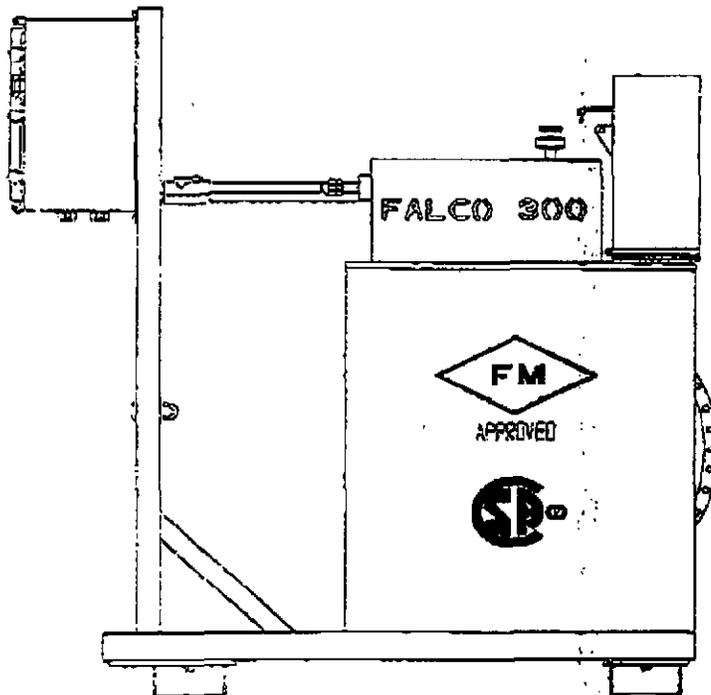
This equipment can be shipped within three weeks of receiving your purchase authorization.

Thank you again for the opportunity to quote this equipment, please contact me at 800-340-8125 with questions.

Best Regards,

Jim Lunn
Jim Lunn

FALCO 300 SPECIFICATIONS



FALCO 300 catalytic oxidizer treats air streams contaminated with volatile organic compounds. The catalyst provides VOC destruction efficiencies of up to 99%. Temperature controllers accurately regulate process temperatures in response to input loading. This lightweight, portable unit has an adjustable heat exchanger which provides efficient heat recovery for processing low concentration vapor. When processing high concentration vapor, the control system automatically adjusts dilution air flow to maintain safe maximum input vapor concentration. Automatic shutdown results if temperature limits are exceeded. The FALCO 300 is Factory Mutual Approved and Canadian Standards Association Certified for use in Hazardous Locations.

- **CAPACITY** 100-330 CFM
- **DESTRUCTION EFFICIENCY** Up to 99%
- **CATALYST INLET TEMP** 310-430°C
- **OUTLET TEMP** 330-620°C
- **CATALYST** Platinum on 1/8" ceramic beads
- **CATALYST VOLUME** Packed bed 2.5 cubic feet
- **WEIGHT** 825 lb.
- **CONSTRUCTION** 316L stainless steel and aluminum
- **DIMENSIONS (apx)** 70" high (excluding 5' stack) X 70" long X 29" wide
- **POWER REQUIREMENTS** 20.3 kW, 3 phase 208 Volt, optionally 1 phase 240 Volt

FALMOUTH PRODUCTS P.O. BOX 541 FALMOUTH, MA 02541 PHONE 508 548 6686 FAX 508 548 8144

DREWELOW ENGINEERING, Inc.

California Contractors License #729935

169 Saxony Road, Suite 108, Encinitas, California 92024

Voice 760-634-6889 Fax 760-634-7637

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1.0 SEQUENCE OF OPERATION

The VOC-laden exhaust air is drawn from the SVE and diluted to the appropriate energy level with fresh air by an automatically controlled dilution valve.

The blower discharges this mixture past a flow-measuring sensor and through a flame arrestor. It then passes through the tube side of a primary self-recuperative heat exchanger where it is preheated prior to the process pre-heater.

The pre-heater raises the VOC mixture temperature prior to entering the oxidation catalyst. As this vapor-laden air mixture passes through the catalyst, and exothermic reaction occurs which is in proportion to the VOC energy concentration.

The hot purified mixture of gases is then exposed to another thermocouple before passing through the cross flow heat exchanger where they preheat the incoming gases.

The cooler vapor-free air is then vented to the atmosphere through the exhaust stack of the oxidation unit.

2.0 PERFORMANCE GUARANTEE

When this unit is operated within the design conditions and in accordance with the written instructions furnished and as may be amended, it will achieve in excess 99% destruction efficiency as measured by Federal EPA Method 25A (hydrogen flame ionization) when operated in the recommended catalyst conversion temperature.

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3.0 SYSTEM ADVANTAGES

Minimum Electrical Consumption

The system is supplied with recuperative heat recovery technology, which provides very low electrical consumption. This is especially important at times of low hydrocarbon loading.

Air Distribution

A key component to a properly operating system is to maintain even heat distribution throughout the system. Proper introduction of the air into the reactor promotes plug flow, uniform heat/air distribution throughout the system.

Minimal Heat Radiation Loss

The reactor is manufactured as an assembly and the insulating blanket is fastened directly to the reactor body. This prevents heat from escaping the reactor housing. The primary benefit is no condensation barriers, lower electrical usage and lower external surface temperatures.

Longer Life Expectancy

Superior stainless steel construction is utilized. Stainless steel has better creep strength and resists thermal stress far better than carbon steel.

Catalyst Access

The catalyst module can be accessed via a single panel door and can be removed in less than 30 minutes.

Flexible Power Supply

The catox can be factory wired for varying voltages depending on site requirements.

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4.0 FLAMELESS CATOX PROCESS INFORMATION

The Catox system is efficient at cleaning the contaminated air up to 300 SCFM.

- Maximum Air Flow Capacity: 300 SCFM
- Minimum Air Flow: 100 SCFM
- Maximum Inlet Temperature: 180 degree F.
- Maximum Pressure Drop: 15" w.c.
- Electric Pre-Heater: 25KW
- Heat Exchanger Efficiency: Nominal 60%
- Minimum Catalyst Inlet Temperature: 600 degree F.
- Catalyst Operating Temperature: 650 degree F.
- Maximum Catalyst Operating Temperature: 1200 degree F.
- Catalyst Gas Hourly Space Velocity: 40,000 GHSV⁻¹
- Catalyst Destruction Efficiency: >99%
- Maximum Hydrocarbon Throughput: 20% LEL
- Est. Time To Reach Operating Temperature: 30-40 Minutes from cold start
- Noise level: <85 dBA at a distance of 10'

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5.0 FLAMELESS CATOX PHYSICAL INFORMATION

System Weight:	3000 lbs
System Height:	77"
System Length:	89" plus SVE
System Width:	48"
Process Inlet Connection:	2.5" NPT
Exhaust Stack Diameter:	6"
Exhaust Stack Height:	14' AGL

6.0 SITE REQUIREMENTS

Forklift for Unloading of the Oxidation System

Level Stable Area to Set Oxidizer

Main Power Disconnect : 3 Phase

Amperage Required:	460VAC Supplies:	60 AMP
	230VAC Supplies:	80 AMP
	208VAC Supplier:	100 AMP

Connect Exhaust Stack: Estimated Weight is # 75

Exhaust Stack Mounted Hardware: Provided by DE

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7.0 OXIDIZER REACTOR SPECIFICATIONS

All internal reactor wetted surfaces of the unit shall be constructed of 304L S.S.

The reactor assembly shall be insulated with multiple 2" thick layers of 1200 deg. F. 6lb density, mineral fibre-board insulation with staggered joints.

An integral self-recuperative heat exchanger shall be used to pre-heat the incoming cooler contaminated vapor stream by lowering the hot catalyst discharge air passing through the hot side of the heat exchanger.

ELECTRIC PREHEATER

The unit is equipped with a removed flanged duct heater mounted and wired to the unit.

The electric pre-heater is controlled from the catalyst entry temperature and sized to provide sufficient energy to supplement the energy from the heat exchanger.

The heater is shop tested for electrical leakage to ground at 600 VAC.

CATALYST

The catalytic oxidizer shall be furnished with an all-metal monolith catalyst, specifically designed for the destruction of petroleum hydrocarbons.

Catalyst bed design shall incorporate a minimum of two modular catalyst beds, placed in series.

The catalyst beds shall be assembled, activated and tested.

The catalyst bed configuration will have sufficient capacity to incorporate additional catalyst at a later date.

The Catalyst is removal via access door.

EXHAUST STACK

The stack for the discharge of cleaned gases is self-supporting and made of hot-Aluminized steel, or high-temperature painted steel

The stack is 14' AGL and is self-supporting.

The stack is supplied with a sampling port in accordance with UNICHIM.

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FLAME ARRESTOR

Flame arrestor shall be installed on the inlet of the catalytic oxidizer.

Construction shall be spiral crimped stainless steel ribbon matrix.

The flame arrestor is removable for inspection.

MAIN CONTROL SYSTEM

Nema 4 control panel completely assembled, wired and mounted at eye level.

Main door interlocking electrical disconnect.

Power distribution circuit for electric heater and process blower if required.

Solid state, electronic, digital-indicating, PID temperature control within the chart recorder.

Solid state control relays with DC logic input to control the electric pre-heater.

The control panel will be UL508 approved as an assembly.

All wiring consistent with standards set forth in the NEC.

OUTER HOUSING

The outer housing is constructed of 14-gauge carbon steel.

The entire unit will be clean and painted with a 2-part epoxy paint for corrosion free long life.

STRUCTURAL

The entire oxidizer assembly shall be mounted on an ASTM trussed structural steel base suitable for forklift.

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Voice 760-634-6889 Fax 760-634-7637

VACUUM EXTRACTION SYSTEM

The blower is a SUTORBUILT CAL 4L with 10hp TEFC motor with the accessories as specified.

The vapor liquid separator shall have a 50-gallon reservoir with the accessories as specified.

AUTOMATIC PURGE CONTROL

The catalytic oxidizer must be purged with fresh air prior to the introduction of contaminated vapors per NFPA 86.

To accomplish this, an automatically controlled valve is installed prior to the oxidizer process blower.

Once the purge function of the oxidizer is complete the valve is switched over to exotherm control.

EXOTHERM CONTROL

Exotherm is accomplished via PID temperature control loop with the automatically controlled valve and the main control panel temperature controller.

The controller provides independently controlled opening and closing rates to minimize high temperature overshoot and high temperature limit shutdown.

8.0 PROVIDED DOCUMENTATION

P & I Diagram

General arrangement layout

O&M Manual with detailed instructions for start-up & maintenance

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Voice 760-634-6889 Fax 760-634-7637

9.0 OPTIONAL EQUIPMENT

Air-Flow Meter

An averaging pitot tube type flow sensor shall be mounted into the blower discharge piping.

The pitot tube is connected to a magnehelic pressure gauge with a direct scale reading in SCFM.

Air-Flow Transmitter

The flow sensor is connected to a differential pressure transmitter, internally conditioned to a standard 4-20 ma output.

Air-flow measurements will be recorded on the chart recorder.

Chart Recorder (4 Pen)

A Nema 4 weather-proof panel mounted programmable, electrically-driven, circular chart recorder is mounted in the main control panel outer door for convenient viewing.

It includes upon to 30 days recording and includes the appropriate chart paper.

The recorder is similar to a laser printer and requires no ink or pens to replace.

The unit includes a 24VDC 50VA power supply and a ten (10) year battery backup memory.

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169 Saxony Road, Suite 108, Encinitas, California 92024
Voice 760-634-6889 Fax 760-634-7637

10.0 EQUIPMENT PRICING SUMMARY

300 SCFM Electric Catalytic oxidizer \$3,200.00/month
250 SCFM Electric Catalytic oxidizer (used)..... \$2,800/month
(Stealth Bobcat, Solleco, CCC used units available)

(Not including – Sales tax, AQMD/APCD permit fees and start-up.)

Estimated shipping charges \$650.00
Startup (specialist 1 onsite, air travel, car rental) \$835.00

This proposal and above pricing is valid for 90-days, at which time the pricing may be adjusted to reflect adjustments to material and labor costs.

11.0 PAYMENT TERMS

1st Months rent with PO. All other invoices mailed at the end of each month due NET30%

12.0 DELIVERY SCHEDULE

Approximately 2-4 weeks from the order date and receipt of initial payment. Actual delivery schedule will be established at time of order placement.

13.0 DELIVERY TERMS

F.O.B Factory prepaid and added to the final invoice.

DREWELow ENGINEERING, Inc.

California Contractors License #729935
169 Saxony Road, Suite 108, Encinitas, California 92024
Voice 760-634-6889 Fax 760-634-7637

14.0 2002 TECHNICAL SERVICE RATES

Upon reasonable start-up notice (minimum two weeks), DE will furnish a Specialist 1 to startup and tune the electric catalytic oxidizer. Travel time and mileage is billed from the time the specialist leaves their home base until their return home base:

Field Service Technician

Specialist 1 \$ 60/hr
Overtime \$90/hr

Engineering

Hourly Rate \$90/hr

Mileage 40¢/mile

Travel Time \$50/hr

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



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

RO000191

January 14, 2002 ✓

Mr. Keith Simas
Xtra Oil
2307 Pacific Avenue
Alameda, CA 94501

NOTICE OF VIOLATION / NON-COMPLIANCE

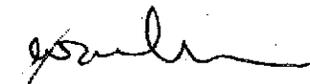
Dear Mr. Simas:

On May 9, 2001, the Alameda County Department of Environmental Health, Hazardous Materials Division, sent you letter approving a work plan for the installation of a vapor extraction and air sparging system at **1701 Park Avenue, Alameda, CA**. Based on the plan's implementation schedule, the system was to be in operation by December 2001. As of the date of this letter, however, it appears you are only in the permitting stage and at least 200 days behind schedule. Therefore, this letter constitutes a **Second Notice** that you are in violation of specific laws and that the work plan must be implemented immediately.

According to Section 25298 of the California Health and Safety Code, underground storage tank closure is incomplete until the responsible party characterizes and remediates the contamination resulting from product discharge. Therefore, you, as the responsible party, are in violation of this section of the Code, for which Section 25299 specifies civil penalties of up to \$5,000, for each day of violation.

You are required to submit monthly report of progress in installing the remediation system. The system must be in operation by **May 1, 2001** ✓ Failure to respond may result in referral of this case to the RWQCB or Alameda County District Attorney to consider for enforcement action. Non-compliance will also jeopardize your eligibility to remain in the UST Cleanup Fund.

If you have any questions, I can be reached at (510) 567-6762.


Veva chu

Hazardous Materials Specialist

email: Susan Torrence, Alameda County DA's Office
Sunil Ramdass, Cleanup Fund

xtraoilNOV

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



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

RO0000191

September 13, 2001

Mr. Keith Simas
Xtra Oil
2307 Pacific Avenue
Alameda, CA 94501

RE: Work Plan Implementation at 1701 Park St., Alameda, CA

Dear Mr. Simas:

On August 17, 2001 I requested confirmation that the engineering design and permitting phase for the installation of a remediation system was completed. To date I have not received word from you to confirm that you are on schedule in implementing remedial action at the site. Also, by now, pre-construction activities should be completed. Please confirm by **September 28, 2001** that engineering design and permitting and pre-construction activities have been completed at the site. Equipment installation should be underway.

Be advised, failure to be in compliance with corrective action directives may jeopardize your eligibility to remain in the UST Cleanup Fund. If you have any questions, I can be reached at (510) 567-6762.

eva chu
Hazardous Materials Specialist

email: Brady Nagle
Sunil Ramdass, UST Cleanup Fund

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



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

RO0000191

August 17, 2001

Mr. Keith Simas
Xtra Oil
2307 Pacific Avenue
Alameda, CA 94501

RE: Work Plan Implementation Schedule Update for 1701 Park St, Alameda, CA

Dear Mr. Simas:

In May 9, 2001, I approved Alisto Engineering Group's April 2001 *Work Plan for Remediation System Installation*, prepared for the above referenced site. Included in the workplan was an implementation schedule. Upon 90 days after the work plan was approved, the engineering design and permitting phase was to be completed. Please confirm that that phase of planning has been completed in writing within 14 days of the date of this letter, or **by August 31, 2001**. At this time, pre-construction activities should be underway.

If you have any questions, I can be reached at (510) 567-6762.

A handwritten signature in black ink, appearing to read 'eva chu', written in a cursive style.

eva chu
Hazardous Materials Specialist

c: Brady Nagle, Alisto, 3732 Mt. Diablo Blvd, Suite 270, Lafayette, CA 94598
Sunil Ramdass, UST Cleanup Fund



State Water Resources Control Board

Division of Clean Water Programs

1001 I Street • Sacramento, California 95814

P.O. Box 944212 • Sacramento, California • 94244-2120

(916) 341-5742 FAX (916) 341-5806 www.swrcb.ca.gov/cwphome/ustcf



Gray Davis
Governor

Winston H. Hickox
Secretary for
Environmental
Protection

The energy challenge facing California is real. Every Californian needs to take immediate action to reduce energy consumption. For a list of simple ways you can reduce demand and cut your energy costs, see our website at www.swrcb.ca.gov.

July 11, 2001

Xtra Oil Co
Ted Or Keith Simas
2307 Pacific Ave
Alameda, CA 94501

**REQUEST FOR ADDITIONAL INFORMATION FOR PRE-APPROVAL OF
CORRECTIVE ACTION COSTS, CLAIM NO. 008968, FA # 03
SITE ADDRESS: PARK ST, ALAMEDA, CA 94501**

I have reviewed your request, received on June 21, 2001, for pre-approval of corrective action costs.

Your pre-approval request submittal is incomplete and cannot be processed at this time. The following marked items were not included in your submittal and must be submitted before Fund staff can review and determine the reasonableness and necessity of the costs. I will place these documents in your claim file for future reference.

- A minimum of three competitive bids is required for the proposed scope of work.** The proposed corrective action activity in your Pre-Approval Request requires a minimum of three competitive bids. If the prime consultant or the prime contractor identified in the Pre-Approval Request has not been selected utilizing a competitive bid process, then a minimum of three bids must be received for their services. Three bids are required for all corrective action work. However, we typically only require the project to demonstrate compliance at the soil and groundwater investigation phase and the remediation phase. At least one competitive bid process must occur at each of these two phases.
- A completed "Cost Pre-Approval Request" form; signed by the claimant or an authorized representative.** I have enclosed with this letter a copy of the "Cost Pre-Approval Request" form; please use this form in the future to request pre-approval of corrective action costs. If an authorized representative signs the pre-approval request form, then an authorized representative form must be on file for this claim or submitted with your request.
- A complete and signed copy of the proposed investigative work plan, corrective action plan, or other work plan, including copies of all work plan addenda.**
- A signed copy of the appropriate lead regulatory oversight agency approval letter for the proposed plan and all addenda.**

California Environmental Protection Agency



Recycled Paper

- A complete copy of the Request for Bids (RFB) and a list of all firms invited to bid.** It is strongly recommended that the RFB include a "fill-in-the-blanks" Bid Form identifying all major tasks of the proposed work along with the following minimum cost breakdown items for each task:
- ◆ List of all staff/worker classifications and hourly rates of each to be utilized.
 - ◆ The number of hours to be utilized by each staff/worker
 - ◆ Subcontractor costs
 - ◆ Equipment costs
 - ◆ Itemized listing of estimated ancillary/incidental costs
- Complete copies of all bids and other correspondence received in response to the RFB.** All cost proposals should include the *completed* cost proposal breakdown, with task subtotals and a grand total cost for the entire scope of work.

If you need assistance in procuring contractor and consultant services or if you have any questions, don't hesitate to call me. I can be reached at (916) 341-5742.

Sincerely,

Abdul "Karim" Yusufzai, Associate Engineering Geologist
Technical Review Unit
Underground Storage Tank Cleanup Fund

Enclosure

cc: Ms. Susan Hugo
Alameda County EHD
1131 Harbor Bay Pkway, 2nd Fl.
Alameda, CA 94502-6577



State Water Resources Control Board

Division of Clean Water Programs

1001 I Street • Sacramento, California 95814

P.O. Box 944212 • Sacramento, California • 94244-2120

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July 11, 2001

JUL 17 2001

Xtra Oil Co
Ted Or Keith Simas
2307 Pacific Ave
Alameda, CA 94501

1701 PARK ST.

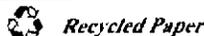
REQUEST FOR ADDITIONAL INFORMATION FOR PRE-APPROVAL OF CORRECTIVE ACTION COSTS, CLAIM NO. 008968, PA # 03 SITE ADDRESS: PARK ST, ALAMEDA, CA 94501

I have reviewed your request, received on June 21, 2001, for pre-approval of corrective action costs.

Your pre-approval request submittal is incomplete and cannot be processed at this time. The following marked items were not included in your submittal and must be submitted before Fund staff can review and determine the reasonableness and necessity of the costs. I will place these documents in your claim file for future reference.

- A minimum of three competitive bids is required for the proposed scope of work.** The proposed corrective action activity in your Pre-Approval Request requires a minimum of three competitive bids. If the prime consultant or the prime contractor identified in the Pre-Approval Request has not been selected utilizing a competitive bid process, then a minimum of three bids must be received for their services. Three bids are required for all corrective action work. However, we typically only require the project to demonstrate compliance at the soil and groundwater investigation phase and the remediation phase. At least one competitive bid process must occur at each of these two phases.
- A completed "Cost Pre-Approval Request" form; signed by the claimant or an authorized representative.** I have enclosed with this letter a copy of the "Cost Pre-Approval Request" form; please use this form in the future to request pre-approval of corrective action costs. If an authorized representative signs the pre-approval request form, then an authorized representative form must be on file for this claim or submitted with your request.
- A complete and signed copy of the proposed investigative work plan, corrective action plan, or other work plan, including copies of all work plan addenda.**
- A signed copy of the appropriate lead regulatory oversight agency approval letter for the proposed plan and all addenda.**

California Environmental Protection Agency



Chu, Eva, Env. Health

From: Chu, Eva, Env. Health
Sent: June 18, 2001 3:39 PM
To: 'Simas, Keith'
Subject: 1701 Park Street, Alameda

Hi Keith,

I just completed review of the most recent QMR for the above referenced site. This memo is just a reminder to expedite finalizing the engineering design of the proposed remediation system and its implementation. I do not want to see delays where groundwater contamination continues to move offsite, and it becomes impractical to control the contaminant plume .

It's been 7 years since the release was initially discovered, and to date the plume has not been delineated. A corrective action plan was submitted and the proposed remedial action plan selected for the site was found acceptable in Dec 1999. An air sparge pilot test was not conducted until Oct 2000. And this office approved the workplan for remediation system installation in May 9, 2001.

The fuel release at the site is significant. Failure on Xtra Oil's part to be proactive in remediating the plume can result in non-compliance and ineligibility to remain in the Cleanup Fund. Please finalize the system design as soon as possible and proceed with its permitting, installation, and implementation.

evachu

Alameda County Environmental Health
1131 Harbor Bay Parkway
Alameda, CA 94502
(510) 567-6762
(510) 337-9335 fax

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



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

RO0000191

May 9, 2001

Mr. Keith Simas
Xtra Oil
2307 Pacific Avenue
Alameda, CA 94501

RE: Workplan Approval for Additional Investigatin at 1701 Park Street, Alameda, CA

Dear Mr. Simas:

I have completed review of Alisto Engineering Group's April 2001 *Work Plan for Additional Investigation* prepared for the above referenced site. The proposal to advance three hand-auger borings to further assess the horizontal extent of petroleum hydrocarbons in groundwater is acceptable. Soil and groundwater samples should be analyzed for TPHd, as well as TPHg, BTEX, and MTBE. And select samples will also be analyzed for fuel oxygenates using EPA Method 8260. The workplan should be implemented within 60 days of the date of this letter, or by July 11, 2001.

Based on data collected from this phase of investigation, permanent groundwater monitoring well locations will be sited.

If you have any questions, I can be reached at (510) 567-6762.

eva chu
Hazardous Materials Specialist

c: Brady Nagle, Alisto, 3732 Mt. Diablo Blvd, Suite 270, Lafayette, CA 94598
Hari Patel, SWRCB-Cleanup Fund

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



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

RO0000191

May 9, 2001

Mr. Keith Simas
Xtra Oil
2307 Pacific Avenue
Alameda, CA 94501

RE: Workplan Approval for Remediation System at 1701 Park Street, Alameda, CA

Dear Mr. Simas:

I have completed review of Alisto Engineering Group's April 2001 *Work Plan for Remediation System Installation* prepared for the above referenced site. The use of the proposed vapor extraction and air sparging system to remediate petroleum hydrocarbons in groundwater is acceptable. Please make efforts to expedite implementation of the remediation system. I feel that there have already been too many delays to get to this point. The fuel release was initially identified in July 1994. In the meantime, the contaminant plume has migrated at least 120 feet off-site to impact groundwater at the Exxon site at 1725 Park Street.

If you have any questions, I can be reached at (510) 567-6762.

eva chu
Hazardous Materials Specialist

c: Brady Nagle, Alisto, 3732 Mt. Diablo Blvd, Suite 270, Lafayette, CA 94598
Hari Patel, SWRCB-Cleanup Fund

ALAMEDA COUNTY
HEALTH CARE SERVICES



AGENCY
DAVID J. KEARS, Agency Director

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

RO0000191

April 18, 2001

Mr. Keith Simas
Xtra Oil
2307 Pacific Avenue
Alameda, CA 94501

RE: QMR for 1701 Park Street, Alameda, CA

Dear Mr. Simas:

On March 27, 2001 I received a quarterly monitoring report (QMR) from you that was dated April 27, 1999. It was obvious that the wrong QMR was submitted and I requested that the report documenting groundwater monitoring which took place on or about October 2000 be sent for our review. To date I have not received the report. Please submit the fourth quarter 2000 QMR **within 10 days** of the date of this letter.

If you have any questions, I can be reached at (510) 567-6762.

eva chu
Hazardous Materials Specialist

c: Brady Nagle, Alisto, 1575 Treat Blvd., Suite 201, Walnut Creek, CA 94598
Hari Patel, SWRCB-UST Cleanup Fund

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



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

StID 3836

March 1, 2001

Mr. Ted Simas
Xtra Oil
2307 Pacific Avenue
Alameda, CA 94501

RE: Air Sparge/Vapor Extraction Workplan for 1701 Park Street, Alameda, CA

Dear Mr. Simas:

I have completed review of Alisto Engineering's February 2001 *Remedial Investigation Report* prepared for the above referenced site. A pilot air sparge and vapor extraction test was conducted at the site in October 2000. Based on the results of the test, it appears that the combination of air sparge and vapor extraction would be effective to remediate residual hydrocarbons in the subsurface.

At this time, please submit a workplan detailing the air sparge and vapor extraction treatment unit planned for use at the site. The workplan is due within 45 days of the date of this letter, or **by April 18, 2001**. In addition, a workplan to delineate the extent of the contaminant plume is past due.

Please be advised that this is a formal request for technical reports pursuant to Title 23, CCR, Section 2722(c). Any extensions of the stated deadlines, or modifications of the required tasks, must be confirmed in writing by this agency.

If you have any questions, I can be reached at (510) 567-6762.

eva chu
Hazardous Materials Specialist

c: Brady Nagle, Alisto, 1575 Treat Blvd., Suite 201, Walnut Creek, CA 94598
Hari Patel, SWRCB-UST Cleanup Fund

xtraoil15

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



ENVIRONMENTAL HEALTH SERVICES

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

StID 3836

January 23, 2001

Mr. Ted Simas
Xtra Oil
2307 Pacific Avenue
Alameda, CA 94501

RE: Air Sparge Test Report and Workplan for 1701 Park Street, Alameda, CA

Dear Mr. Simas:

On October 13, 2000, an air sparge pilot test was conducted at the above referenced site. To date, this office is not in receipt of a report documenting the results of the air sparge test. Please be advised that technical reports should be submitted in a timely manner, usually within 60 days upon completion of field activities.

Also, in June 7, 2000, I requested a workplan to delineate the extent of the MTBE plume to the northeast, east and southeast of the site. This workplan was due by August 11, 2000. As of the date of this letter, this office is not in receipt of the required workplan.

The above referenced reports are due within 15 days of the date of this letter, or by **February 9, 2001**. Failure to be in compliance with corrective action directives may jeopardize your eligibility to remain in the UST Cleanup Fund.

Please be advised that this is a formal request for technical reports pursuant to Title 23, CCR, Section 2722(c). Any extensions of the stated deadlines, or modifications of the required tasks, must be confirmed in writing by this agency.

If you have any questions, I can be reached at (510) 567-6762.

eva chu
Hazardous Materials Specialist

c: Brady Nagle, Alisto, 1575 Treat Blvd., Suite 201, Walnut Creek, CA 94598
Mark Owens, SWRCB-UST Cleanup Fund
Hari Patel

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



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

StID 3836

June 7, 2000

Mr. Ted Simas
Xtra Oil
2307 Pacific Avenue
Alameda, CA 94501

RE: CAP Implementation and Plume Delineation at 1701 Park Street, Alameda, CA

Dear Mr. Simas:

I have completed review of Alisto Engineering Group's May 2000 *Groundwater Monitoring and Sampling Report* prepared for the above referenced site. Groundwater in Well MW-2 continues to show a sheen or thin layer of floating product. Up to 26,000ppb TPHg, 200,000ppb TPHd 4,000ppb benzene and 13,000ppb MTBE was identified this last sampling quarter.

One of the purposes of this letter is to get an update from you on the status of the implementation of the Corrective Action Plan (CAP). This office approved a CAP and it was to be implemented by February 7, 2000. I have not received notification that this work has been completed. Failure to be in compliance with corrective action directives may jeopardize your eligibility to remain in the UST Cleanup Fund.

At this time, you are also required to delineate the contaminant plume to the northeast, east and southeast of the site. A workplan for this phase of investigation is due within 60 days of the date of this letter, **or by August 11, 2000.**

Lastly, groundwater from Well MW-2 should be analyzed for MTBE and other oxygenates (using Method 8260) as well as PNAs in the next sampling event,

If you have any questions, I can be reached at (510) 567-6762.

eva chu
Hazardous Materials Specialist

c: Brady Nagle, Alisto, 1575 Treat Blvd., Suite 201, Walnut Creek, CA 94598
Mark Owens, SWRCB-UST Cleanup Fund, P.O.Box 944212, Sacramento, CA
94244-2120



State Water Resources Control Board

Division of Clean Water Programs

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Gray Davis
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Winston H. Hickox
Secretary for
Environmental
Protection

January 27, 2000

CC
Mr. Keith Simas
Xtra Oil Company
2307 Pacific Avenue
Alameda, CA 94501

**PRE-APPROVAL OF CORRECTIVE ACTION COSTS, CLAIM NO. 8968,
SITE ADDRESS: 1701 PARK STREET, ALAMEDA**

I have reviewed your request, received on January 10, 2000 for pre-approval of corrective action costs; I will place these documents in your file for future reference. I have included a copy of the "Cost Pre-Approval Request" form; please use this form in the future for requesting pre-approval of corrective action costs.

With the following provisions, the **total cost pre-approved** as eligible for reimbursement for the air sparging well installation, vapor extraction testing, and air sparging testing, is **\$24,843.00**. The cost proposal for this work by Alisto is approved for eligible costs as submitted.

In an effort to expedite future reimbursement requests associated with the implementation of these pre-approved tasks, we request that the attached budget tracking form be completed/updated and submitted with the relevant supporting documentation.

*Be aware that this pre-approval does not constitute a decision on reimbursement: **all reasonable and necessary** corrective action costs for work **directed and approved by the local regulator** will be eligible for reimbursement per the terms of your Letter of Commitment at costs consistent with those pre-approved in this letter.*

***All future costs for corrective action must be approved in writing by Fund staff.
Future costs for corrective action must meet the requirements of
Article 11, Chapter 16, Underground Storage Tank Regulations.***

- The actual costs and scope of work performed must be consistent with the pre-approval for it to remain valid.
- The work products must be acceptable to Alameda County Health Care Services (ACHCS).
- If a different scope of work becomes necessary, then you must request pre-approval of costs on the new scope of work.

California Environmental Protection Agency

- Although I have referred to the Alisto proposal in my pre-approval above, please be aware that you will be entering into a private contract: the State of California cannot compel you to sign any specific contract.

I also want to remind you that the Fund's regulations require that you obtain at least three bids, or a bid waiver from Fund staff, from qualified firms for all future necessary corrective action work.

Please remember that it is still necessary to submit the actual costs of the work as explained in the Reimbursement Request Instructions to confirm that the costs are consistent with this pre-approval before you will be reimbursed. ***Please insure that your consultant prepares their invoices to include the required break down of costs on a time and materials basis, that invoiced tasks are consistent with the original proposal, and that reasonable explanations are provided for any changes made in the scope of work or increases in the costs. When the invoices are submitted you must include copies of all:***

- *subcontractor invoices (includes lab invoices)*
- *technical reports, when available, and*
- *applicable correspondence from ACHCS.*

Please call if you have any questions; I can be reached at (916) ³⁴¹⁻⁵⁷⁹⁶~~227-7883~~.

Sincerely,

Mark Owens, Water Resources Control Engineer
Technical Review Unit
Underground Storage Tank Cleanup Fund

cc: Ms. Eva Chu, *ACHCS*.



ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



ENVIRONMENTAL HEALTH SERVICES
ENVIRONMENTAL PROTECTION
1131 Harbor Bay Parkway
Alameda, CA 94502-6577
(510) 567-6700
(510) 337-9432

StID 3836

December 3, 1999

Mr. Ted Simas
Xtra Oil
2307 Pacific Avenue
Alameda, CA 94501

RE: Corrective Action Plan (CAP) Approval for 1701 Park Street, Alameda, CA

Dear Mr. Simas:

I have completed review of Alisto Engineering Group's October 1999 report titled *Corrective Action Plan* prepared for the above referenced site. The CAP evaluated alternative remedial technologies to address residual hydrocarbons in soil and groundwater beneath the site. Air sparging and vapor extraction with thermal treatment was selected as the remedial action plan of choice. A vapor extraction pilot test and an air sparging pilot test will be conducted to confirm the effectiveness of this remedial technology. Based on results of the pilot testing, additional vapor extraction/air sparging wells may be warranted for the final system design.

The proposed remedial action plan selected for the site is acceptable. The vapor extraction pilot test should be conducted within 60 days of the date of this letter, or **by February 7, 2000**. The air sparging pilot test should be conducted shortly thereafter. Please notify this office at least 72 hours prior to the start of field activities.

If you have any questions, I can be reached at (510) 567-6762.

eva chu
Hazardous Materials Specialist

c: Brady Nagle, Alisto, 1575 Treat Blvd., Suite 201, Walnut Creek, CA 94598

XTRA OIL COMPANY
2307 Pacific Avenue
Alameda, CA 94501
Phone: (510) 865-9503
Fax: (510) 865-1889
E-mail: xtraoil@prodigy.net

.....
facsimile transmittal

To: Eva Chu Fax: 510-337-9335
From: Keith Simas Date: 10/04/99
Re: 1701 Park Street, Alameda Pages: 1

CC:

- Urgent For Review Please Comment Please Reply Please Recycle

.....
Notes: I received your phone message last Friday regarding the free product removal at 1701 Park Street in Alameda. Currently in the well is a passive free product recovery device. The recovery chamber has been empty for a some time. This week I plan to clean the screen's on the device and re-adjust the level. The water may have dropped below the screening during the summer month's. I will replace the unit if the maintenance proves unsuccessful. If you have any further questions, please give me a call. Keith

.....

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



ENVIRONMENTAL HEALTH SERVICES

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

StID 3836

September 29, 1999

Mr. Ted Simas
Xtra Oil
2307 Pacific Avenue
Alameda, CA 94501

SECOND NOTICE OF VIOLATION

Dear Mr. Simas:

On June 30, 1999, the Alameda County Department of Environmental Health, Hazardous Materials Division, sent you a letter requesting a corrective action plan (CAP) for the site located at **1701 Park Street, Alameda, CA**. The CAP, at the minimum, should include: assessment of the impact of petroleum hydrocarbons at the site and adjacent vicinity, feasibility study of remedial alternatives, applicable cleanup levels, characteristics of the contaminants, hydrogeology of the site, and cost-benefit analysis evaluating remedial alternatives. As of the date of this letter, however, we have not received a CAP for the site. Therefore, this letter constitutes a **Second Notice** that you are in violation of specific laws and that the technical report is due.

According to Section 25298 of the California Health and Safety Code, underground storage tank closure is incomplete until the responsible party characterizes and remediates the contamination resulting from product discharge. Therefore, you, as the responsible party, are in violation of this section of the Code, for which Section 25299 specifies civil penalties of up to \$5,000, for each day of violation, upon conviction. Also, failure to furnish technical reports regarding documented or potential groundwater contamination violates Section 13267(b) of the California Water Code. The Regional Water Quality Control Board (RWQCB) can impose civil penalties of up to \$1,000 per day that such a violation continues.

You are required to submit the technical report for the site **within 15 days** from the date of this letter. Be advised that failure to be in compliance with corrective action directives may jeopardize your eligibility to remain in the UST Cleanup Fund.

If you have any questions, I can be reached at (510) 567-6762.

eva chu
Hazardous Materials Specialist

c: Brady Nagle, Alisto, 1575 Treat Blvd., Suite 201, Walnut Creek, CA
Mark Owens, SWRCB-UST Cleanup Fund, P.O.Box 944212, Sacramento, CA
94244-2120

xtraoil11



State Water Resources Control Board



Gray Davis
Governor

Division of Clean Water Programs

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Winston H. Hickox
Secretary for
Environmental
Protection

July 26, 1999

Mr. Ted Simas ^{CR}
Xtra Oil
2307 Pacific Avenue
Alameda, CA 94501

PRE-APPROVAL OF CORRECTIVE ACTION COSTS, CLAIM NO. 8968, SITE ADDRESS: 1701 PARK STREET, ALAMEDA

I have reviewed your request, received on July 13, 1999 for pre-approval of corrective action costs; I will place these documents in your file for future reference. I have included a copy of the "Cost Pre-Approval Request" form; please use this form in the future for requesting pre-approval of corrective actions costs.

With the following provisions, the **total cost pre-approved** as eligible for reimbursement, is up to **\$5,210.00**. The cost proposal for this work by Alisto is approved for eligible costs as submitted.

Be aware that this pre-approval does not constitute a decision on reimbursement: all reasonable and necessary corrective action costs for work directed and approved by the local regulator will be eligible for reimbursement per the terms of your Letter of Commitment at costs consistent with those pre-approved in this letter.

***All future costs for corrective action must be approved in writing by Fund staff.
Future costs for corrective action must meet the requirements of
Article 11, Chapter 16, Underground Storage Tank Regulations.***

- The actual costs and scope of work performed must be consistent with the pre-approval for it to remain valid.
- The work products must be acceptable to Alameda County Health Services Agency (ACHSA).
- If a different scope of work becomes necessary, then you must request pre-approval of costs on the new scope of work.
- Although I have referred to the Alisto proposal in my pre-approval above, please be aware that you will be entering into a private contract: the State of California cannot compel you to sign any specific contract.

California Environmental Protection Agency

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99 JUL 28 PM 4:25
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Winston H. Hickox
Secretary for
Environmental
Protection

July 26, 1999

Mr. Ted Simas ^{ce}
Xtra Oil
2307 Pacific Avenue
Alameda, CA 94501

PRE-APPROVAL OF CORRECTIVE ACTION COSTS, CLAIM NO. 8968, SITE ADDRESS: 1701 PARK STREET, ALAMEDA

I have reviewed your request, received on July 13, 1999 for pre-approval of corrective action costs; I will place these documents in your file for future reference. I have included a copy of the "Cost Pre-Approval Request" form; please use this form in the future for requesting pre-approval of corrective actions costs.

With the following provisions, the **total cost pre-approved** as eligible for reimbursement, is up to **\$5,210.00**. The cost proposal for this work by Alisto is approved for eligible costs as submitted.

Be aware that this pre-approval does not constitute a decision on reimbursement: all reasonable and necessary corrective action costs for work directed and approved by the local regulator will be eligible for reimbursement per the terms of your Letter of Commitment at costs consistent with those pre-approved in this letter.

*All future costs for corrective action must be approved in writing by Fund staff.
Future costs for corrective action must meet the requirements of
Article 11, Chapter 16, Underground Storage Tank Regulations.*

- The actual costs and scope of work performed must be consistent with the pre-approval for it to remain valid.
- The work products must be acceptable to Alameda County Health Services Agency (ACHSA).
- If a different scope of work becomes necessary, then you must request pre-approval of costs on the new scope of work.
- Although I have referred to the Alisto proposal in my pre-approval above, please be aware that you will be entering into a private contract: the State of California cannot compel you to sign any specific contract.

California Environmental Protection Agency

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PROTECTION

I also want to remind you that the Fund's regulations require that you obtain at least three bids, or a bid waiver from Fund staff, from qualified firms for all future necessary corrective action work.

Please remember that it is still necessary to submit the actual costs of the work as explained in the Reimbursement Request Instructions to confirm that the costs are consistent with this pre-approval before you will be reimbursed. *Please insure that your consultant prepares their invoices to include the required break down of costs on a time and materials basis, that invoiced tasks are consistent with the original proposal, and that reasonable explanations are provided for any changes made in the scope of work or increases in the costs. When the invoices are submitted you must include copies of all:*

- subcontractor invoices (includes lab invoices)
- technical reports, when available, and
- applicable correspondence from SMCHSA.

Please call if you have any questions; I can be reached at (916) 227-7883. ³⁴¹⁻⁵⁷⁹⁶

Sincerely,



Mark Owens, Water Resources Control Engineer
Technical Review Unit
Underground Storage Tank Cleanup Fund

cc: Ms. Eva Chu, Alameda County Health Services Agency, Alameda



ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



StID 3836

June 30, 1999

Mr. Ted Simas
Xtra Oil
2307 Pacific Avenue
Alameda, CA 94501

ENVIRONMENTAL HEALTH SERVICES

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

RE: CAP for 1701 Park Street, Alameda, CA

I have completed review of the case file for the above referenced site. When four fuel underground storage tanks were removed in April 1994, it was obvious that the tanks had contributed to soil and groundwater contamination at the site. On-site groundwater monitoring wells were installed to delineate the extent of the plume. Quarterly groundwater monitoring commenced in November 1994. Data collected to date confirm that the plume has migrated off-site. In addition, Well MW-2 has contained free product.

At this time, pursuant to provisions of Section 2720 et seq. of Article 11, *Corrective Action Requirements*, Title 23, California Code of Regulations (CCR), a corrective action plan (CAP) must be developed for this site. During the development stages of a CAP, several issues must be taken into account, including, among others, the following:

- assessment of the impacts
- feasibility study of remedial alternatives
- applicable cleanup levels
- characteristics of the contaminants
- hydrogeology of the site
- cost-benefit analysis evaluating remedial alternatives

Your attention is directed to Article 11 of 23 CCR for the specific requirements and elements of a CAP.

The requested CAP is due within 60 days of the date of this letter, or by **September 1, 1999**. If you have any questions, I can be reached at (510) 567-6762.

eva chu
Hazardous Materials Specialist

xtraoil10

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



20191

ENVIRONMENTAL HEALTH SERVICES

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

StID 3836

Certified Mailer # Z 115 363 862

June 17, 1998

Mrs. Kay Bradford
Messrs. James and Michael Bradford
1717 Park Street
Alameda, CA 94501

Re: Access to Install Environmental Boring/Monitoring Well at 1717 Park Street, Alameda CA 94501

Dear Mrs. and Messrs Bradford:

Our office has been overseeing the on-going subsurface investigation of a petroleum fuel release at **1701 Park Street, Alameda, CA**. This site is located immediately southwest of, and upgradient of (based on groundwater flow direction), your site at 1717 Park Street. During the course of the investigation at this site, it appears that groundwater contamination may be migrating onto your site. Therefore, our office has requested that Mr. Ted Simas, owner of the 1701 Park Street property, install borings and/or a groundwater monitoring well offsite (on your property) in order to determine the lateral extent and severity of the petroleum contamination in groundwater. I have been informed that Mr. Keith Simas has requested permission from you for the installation of the exploratory borings, but have not yet received word from you on this matter. Enclosed is his letter and a site plan showing the possible locations of the proposed borings. This letter is to confirm the County's position that this offsite investigation is necessary to determine the limit of the fuel release from the 1701 Park Street property.

Please be advised, that as the local implementing agency delegated by the Water Board to oversee the remediation of sites which have experienced fuel releases from underground tanks, the investigation and cleanup of said sites must be consistent with the provisions of Title 23, California Code of Regulations and the Porter-Cologne Water Quality Control Act (Water Code). Specific to the Water Code, Resolution No. 92-49, as published by the State Water Resources Control Board, is the **Policies and Procedures for the Investigation of Discharges to the Water**. Within this policy the discharger, in this instance Mr. Simas' property, is required to extend the investigation and cleanup to **any** (bold added) location affected by the discharge or threatened discharge. The Regional Water Board has the authority to require uncooperative landowners and tenants of affected property to cooperate or, if necessary, to participate in investigation, cleanup and abatement.

Our office recommends your cooperation with Mr. Simas in allowing them access to the 1717 Park Street property, specifically the rear and side yards, for the purpose of installing offsite borings or monitoring well. Should this access be denied, you may be requested to perform your investigation at your own expense. Based upon the results of the initial borings, it will be determined if a permanent well is required.

Mr. and Mrs. Bradford
re: Access to 1717 Park Street, Alameda
June 17, 1998
Page 2 of 2

Should you not be able to resolve this issue, our office will request your presence at a hearing in the presence of the Alameda County District Attorney's office.

Please contact me at (510) 567-6762 should you have any questions regarding this letter.

Sincerely,



eva chu
Hazardous Materials Specialist

enclosures

c: Robert Silverman, 2223 Santa Clara Ave, Suite B, Alameda, CA 94501 (w//)
Robert Chambers, Alameda County District Attorney's Office (w/o)
Keith Simas, 2307 Pacific Ave, Alameda, CA 94501 (w/o)

ALISTO ENGINEERING GROUP

FACSIMILE TRANSMISSION SHEET

DATE: February 20, 1998

TO: Eva Chu, Alameda County Health Agency, fax 337-9335

FROM: Brady Nagle

NUMBER OF PAGES INCLUDING THIS SHEET: 3

RE: Xtra Oil Company Service Station
1701 Park Street, Alameda

As we discussed, following is a request for extension for submittal of a work plan to evaluate downgradient health risks to downgradient properties from petroleum hydrocarbons in groundwater. We also request that you hold off on writing the letter to the offsite property owner until we have received some response.

Thanks

1717 Park St James + Michael Bradford

Ref no. 71-199-17

(before was liquor store)

Attny: Robert Silverman



ALISTO ENGINEERING GROUP

February 20, 1998

Ms. Eva Chu
Alameda County Health Care Services Agency
1131 Harbor Bay Parkway, 2nd Floor
Alameda, California 94502-6577

10-210

Subject: Xtra Oil Company Service Station
1701 Park Street
Alameda, California

Dear Ms. Chu:

On behalf of Xtra Oil Company, this letter responds to your request for a work plan to evaluate health risks to downgradient properties from petroleum hydrocarbons in groundwater at the Xtra Oil Company service station, 1701 Park Street, Alameda, California.

To date, efforts to gain access to properties between the Xtra Oil site and the Exxon service station have not been successful. Attached please find a letter from Xtra Oil Company to the neighboring property owner dated February 10, 1998, requesting access. To date, a response from the neighboring property owner has not been received. As a result, we request an extension to the February 20, 1998 due date for submittal of a work plan until a response to Xtra's request for offsite access is obtained.

too green-ended!

Please call if you have questions or comments.

How about until March 31, 1998!

Sincerely,

ALISTO ENGINEERING GROUP

Brady Nagle
Project Manager

Enclosure

cc: Mr. Keith Simas, Xtra Oil Company



Xtra Oil Company

2307 Pacific Avenue, Alameda, CA 94501
Tel (510) 865-9503. Fax (510) 865-1884

February 10, 1998

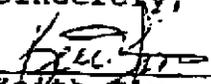
Kay Bradford et. al.
1713 Park St.
Alameda, Ca. 94501

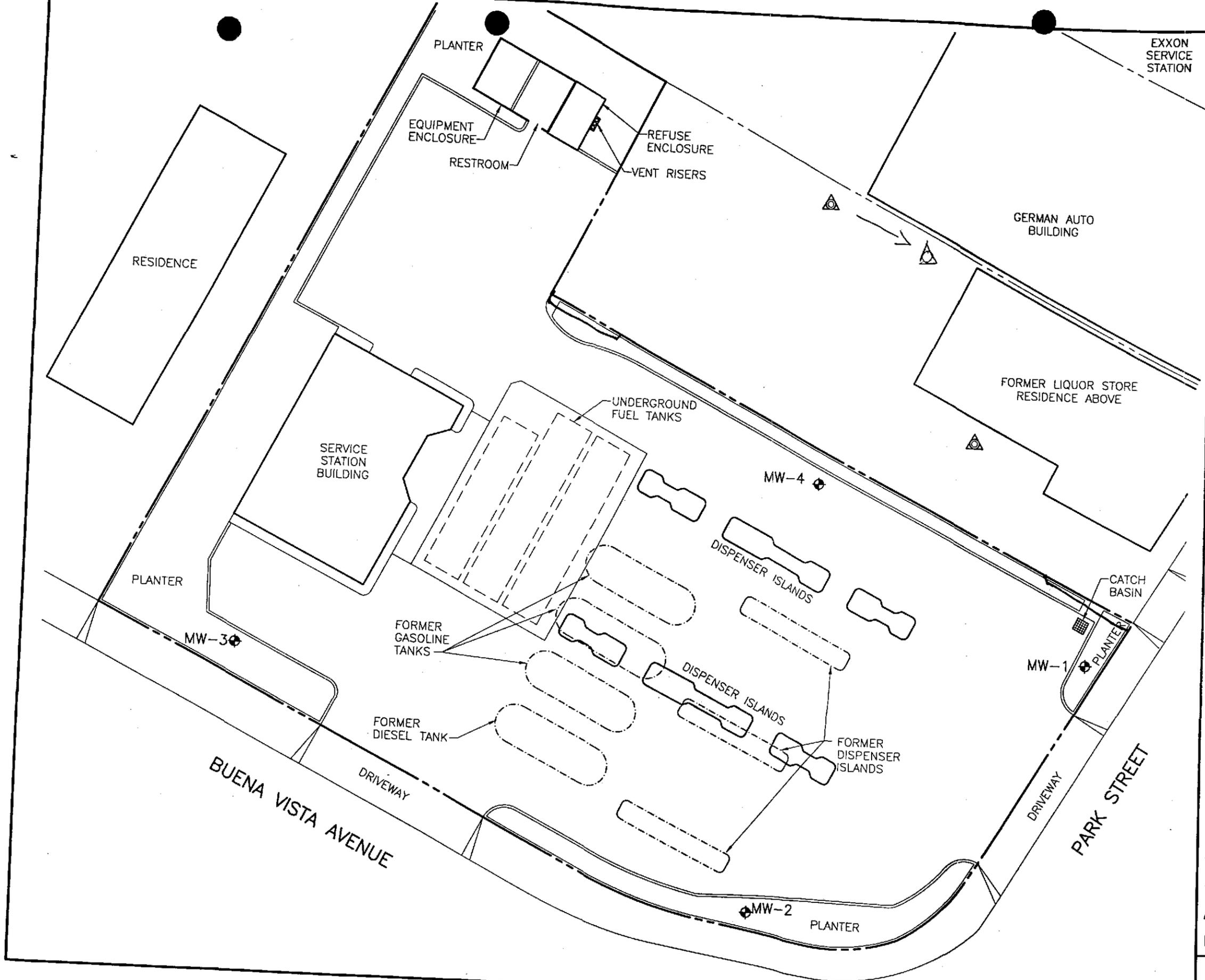
Dear Messrs./Madame Bradford,

I represent the owners of the Shell service station next door to your property. The County of Alameda is requiring further investigation of soil and groundwater conditions around the 1700 block of Park St. I am requesting permission to put a few (2-4) holes in back of your property for this reason. The holes would be very small (no more than 2" in diameter) and patched with the proper material once work is completed. A project like this normally takes half a day with only a van or pickup truck.

Please let me know if this meets with your approval so I may schedule the work. You may reach me at 510-865-9503.

Sincerely,


Keith Simas



- LEGEND**
- ◆ EXISTING GROUNDWATER MONITORING WELL
 - ▲ PROPOSED SOIL, GRAB GROUNDWATER, SOIL VAPOR SAMPLING POINT

FIGURE 2
SITE PLAN
 XTRA OIL COMPANY SERVICE STATION
 1701 PARK STREET
 ALAMEDA, CALIFORNIA
 PROJECT NO. 10-210

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



ENVIRONMENTAL HEALTH SERVICES

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

StID 3836

Certified Mailer # Z 115 363 862

June 17, 1998

Mrs. Kay Bradford
Messrs. James and Michael Bradford
1717 Park Street
Alameda, CA 94501

**Re: Access to Install Environmental Boring/Monitoring Well at 1717 Park Street, Alameda
CA 94501**

Dear Mrs. and Messrs Bradford:

Our office has been overseeing the on-going subsurface investigation of a petroleum fuel release at **1701 Park Street, Alameda, CA**. This site is located immediately southwest of, and upgradient of (based on groundwater flow direction), your site at 1717 Park Street. During the course of the investigation at this site, it appears that groundwater contamination may be migrating onto your site. Therefore, our office has requested that Mr. Ted Simas, owner of the 1701 Park Street property, install borings and/or a groundwater monitoring well offsite (on your property) in order to determine the lateral extent and severity of the petroleum contamination in groundwater. I have been informed that Mr. Keith Simas has requested permission from you for the installation of the exploratory borings, but have not yet received word from you on this matter. Enclosed is his letter and a site plan showing the possible locations of the proposed borings. This letter is to confirm the County's position that this offsite investigation is necessary to determine the limit of the fuel release from the 1701 Park Street property.

Please be advised, that as the local implementing agency delegated by the Water Board to oversee the remediation of sites which have experienced fuel releases from underground tanks, the investigation and cleanup of said sites must be consistent with the provisions of Title 23, California Code of Regulations and the Porter-Cologne Water Quality Control Act (Water Code). Specific to the Water Code, Resolution No. 92-49, as published by the State Water Resources Control Board, is the **Policies and Procedures for the Investigation of Discharges to the Water**. Within this policy the discharger, in this instance Mr. Simas' property, is required to extend the investigation and cleanup to **any** (bold added) location affected by the discharge or threatened discharge. The Regional Water Board has the authority to require uncooperative landowners and tenants of affected property to cooperate or, if necessary, to participate in investigation, cleanup and abatement.

Our office recommends your cooperation with Mr. Simas in allowing them access to the 1717 Park Street property, specifically the rear and side yards, for the purpose of installing offsite borings or monitoring well. Should this access be denied, you may be requested to perform your investigation at your own expense. Based upon the results of the initial borings, it will be determined if a permanent well is required.

Mr. and Mrs. Bradford
 re: Access to 1717 Park Street, Alameda
 June 17, 1998
 Page 2 of 2

Should you not be able to resolve this issue, our office will request your presence at a hearing in the presence of the Alameda County District Attorney's office.

Please contact me at (510) 567-6762 should you have any questions regarding this letter.

Sincerely,



eva chu
 Hazardous Materials Specialist

enclosures

- c: Robert Silverman, 2223 Santa Clara Ave, Suite B, Alameda, CA 94501 (w/ 510/865 - 2223)
- Robert Chambers, Alameda County District Attorney's Office (w/o)
- Keith Simas, 2307 Pacific Ave, Alameda, CA 94501 (w/o)

#3836
 E. Chu Z 115 363 862

Is your RETURN ADDRESS completed on the reverse side?

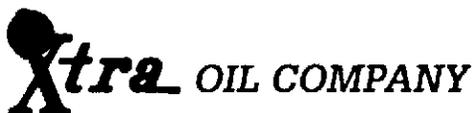
SENDER: ■ Complete items 1 and/or 2 for additional services. ■ Complete items 3, 4a, and 4b. ■ Print your name and address on the reverse of this form so that we can return this card to you. ■ Attach this form to the front of the mailpiece, or on the back if space does not permit. ■ Write "Return Receipt Requested" on the mailpiece below the article number. ■ The Return Receipt will show to whom the article was delivered and the date delivered.		I also wish to receive the following services (for an extra fee): 1. <input type="checkbox"/> Addressee's Address 2. <input type="checkbox"/> Restricted Delivery Consult postmaster for fee.	
3. Article Addressed to: #3836 E. Chu Mrs. Kay Bradford Messrs. James and Michael Bradford 1717 Park Street Alameda CA 94501		4a. Article Number Z 115 363 862	
5. Received By: (Print Name) 6. Signature: (Addressee or Agent) X 		4b. Service Type <input type="checkbox"/> Registered <input checked="" type="checkbox"/> Certified <input type="checkbox"/> Express Mail <input type="checkbox"/> Insured <input type="checkbox"/> Return Receipt for Merchandise <input type="checkbox"/> COD	
		7. Date of Delivery 6/20/98	
		8. Addressee's Address (Only if requested and fee is paid)	

US Postal Service
Receipt for Certified Mail
 No Insurance Coverage Provided.
 Do not use for International Mail (See reverse)

Sent to Mrs. Kay Bradford	
Street & Number Messrs. James & Michael Bradford	
1717 Park Street	
Post Office, State, & ZIP Code Alameda CA 94501	
Postage	\$
Certified Fee	
Special Delivery Fee	
Restricted Delivery Fee	
Return Receipt Showing to Whom & Date Delivered	
Return Receipt Showing to Whom, Date, & Addressee's Address	
TOTAL Postage & Fees	\$
Postmark or Date	

Thank you for using Return Receipt Service.

PS Form 3800, April 1995



2307 PACIFIC AVENUE
ALAMEDA, CA 94501
(510) 865-9503 FAX (510) 865-1889

ENVIRONMENTAL
PROTECTION

98 MAY -5 PM 2:28

April 30, 1998

Ms. Eva Chu
Alameda County
Environmental Health Services
1131 Harbor Bay Parkway, Suite 250
Alameda, Ca. 94502-6577

*what are you planning for the
site? want add'l SB + MW.
But I suggested doing Risk Assessment.
If there is potential problem, then can
do add'l WS + plume control.*

Re: StID 3836 1701 Park St., Alameda

Via: Facsimile #510-337-9335; original to follow in U.S. mail

Dear Ms. Chu,

I would like to follow up on a phone message left for you today in response to your letter dated April 27, 1998.

As you are aware, I have attempted to get permission to enter our neighbors property for further groundwater/soil investigation. To date there has been no response; mail has gone out and I will continue to contact their attorney. You mentioned in the past additional assistance from your office may be warranted. Maybe this is the time!?

Let me know what you think, I am sure Alisto can put the workplan together in short order once access is granted.

Sincerely,


Keith Simas

cc: Cheryl Gordon, UST Cleanup Fund

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



STID 3836

April 27, 1998

Mr. Ted Simas
Xtra Oil
2307 Pacific Ave
Alameda, CA 94501

ENVIRONMENTAL HEALTH SERVICES

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

SECOND NOTICE OF VIOLATION

Dear Mr. Simas:

On January 5, 1998, the Alameda County Department of Environmental Health, Hazardous Materials Division, sent you a letter requesting a workplan which would evaluate human health risk at the adjacent property due to the unauthorized release of fuel products at 1701 Park Street, Alameda, CA. The workplan was due by February 20, 1998. Your consultant requested an extension for the submittal of the workplan. A verbal extension of the deadline to March 31, 1998 was granted. As of the date of this letter, however, we have not received the required workplan or any communication from you on this matter. Therefore, this letter constitutes a **Second Notice** that you are in violation of specific laws and that the technical report is due.

According to Section 25298 of the California Health and Safety Code, underground storage tank closure is incomplete until the responsible party characterizes and remediates the contamination resulting from product discharge. Therefore, you, as the responsible party, are in violation of this section of the Code, for which Section 25299 specifies civil penalties of up to \$5,000, for each day of violation, upon conviction. You are required to submit the technical reports for the site to this office **within 15 days** from the date of this letter. **Failure to respond will result in referral of this case to the RWQCB or Alameda County District Attorney to consider for enforcement action. Modification of required tasks or extensions of stated deadlines must be confirmed in writing by either this agency or the RWQCB.**

Be advised that failure to be in compliance with corrective action directives may jeopardize your eligibility to remain in the UST Cleanup Fund.

If you have any questions, I can be reached at (510) 567-6762.

eva chu
Hazardous Materials Specialist

c: Cheryl Gordon, UST Cleanup Fund
xtraoil-8



ALISTO ENGINEERING GROUP

ENVIRONMENTAL
PROTECTION

98 FEB 24 AM 9 08

February 20, 1998

Ms. Eva Chu
Alameda County Health Care Services Agency
1131 Harbor Bay Parkway, 2nd Floor
Alameda, California 94502-6577

10-210

Subject: Xtra Oil Company Service Station
1701 Park Street
Alameda, California

Dear Ms. Chu:

On behalf of Xtra Oil Company, this letter responds to your request for a work plan to evaluate health risks to downgradient properties from petroleum hydrocarbons in groundwater at the Xtra Oil Company service station, 1701 Park Street, Alameda, California.

To date, efforts to gain access to properties between the Xtra Oil site and the Exxon service station have not been successful. Attached please find a letter from Xtra Oil Company to the neighboring property owner dated February 10, 1998, requesting access. To date, a response from the neighboring property owner has not been received. As a result, we request an extension to the February 20, 1998 due date for submittal of a work plan until a response to Xtra's request for offsite access is obtained.

Please call if you have questions or comments.

Sincerely,

ALISTO ENGINEERING GROUP

Brady Nagle
Project Manager

Enclosure

cc: Mr. Keith Simas, Xtra Oil Company

**Xtra Oil Company**

2307 Pacific Avenue, Alameda, CA 94501
Tel (510) 865-9503, Fax (510) 865-1889

February 10, 1998

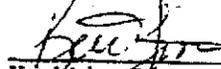
Kay Bradford et. al.
1713 Park St.
Alameda, Ca. 94501

Dear Mssrs./Madame Bradford,

I represent the owners of the Shell service station next door to your property. The County of Alameda is requiring further investigation of soil and groundwater conditions around the 1700 block of Park St. I am requesting permission to put a few (2-4) holes in back of your property for this reason. The holes would be very small (no more than 2" in diameter) and patched with the proper material once work is completed. A project like this normally takes half a day with only a van or pickup truck.

Please let me know if this meets with your approval so I may schedule the work. You may reach me at 510-865-9503.

Sincerely,



Keith Simas

ALAMEDA COUNTY
HEALTH CARE SERVICES



AGENCY
DAVID J. KEARS, Agency Director

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

STID 3836

January 5, 1998

Mr. Ted Simas
Xtra Oil
2307 Pacific Ave
Alameda, CA 94501

RE: Risk Analysis for 1701 Park Street, Alameda, CA

Dear Mr. Simas:

Since the confirmation of a fuel release due to the former underground storage tanks at the above referenced site, four groundwater monitoring wells have been installed onsite to evaluate the extent and severity of the hydrocarbon contamination in groundwater. The most recent sampling event, September 1997, identified up to 19,000ppb benzene in well MW-1 and 2,000ppb benzene in well MW-4.

At this time an evaluation must be made to determine if the adjacent downgradient properties are exposed to any health risk due to petroleum hydrocarbons in groundwater. Such an analysis may be in the form of an ASTM Risk Based Corrective Action evaluation and/or a soil gas vapor study can be performed using Summa canisters. A workplan for this next phase of investigation is due to this office within 45 days of the date of this letter or by **February 20, 1998**.

If you have any questions, I can be reached at (510) 567-6762.


eva chu
Hazardous Materials Specialist

c: Brady Nagle, Alisto, 1575 Treat Blvd, #201, Walnut Creek, CA
94598
Cheryl Gordon, UST Cleanup Fund



Ca/EPA

**State Water
Resources
Control Board**

**Division of
Clean Water
Programs**

Mailing Address:
P.O. Box 944212
Sacramento, CA
94244-2120

2014 T Street,
Suite 130
Sacramento, CA
95814
(916) 227-4307
FAX (916) 227-4530

World Wide Web
<http://www.swrcb.ca.gov/~cwphome/fundhome.htm>

3836
EC



Pete Wilson
Governor

NOV 13 1997
Ted Or Keith Simas
Xtra Oil Co
2307 Pacific Ave
Alameda, CA 94501

**UNDERGROUND STORAGE TANK CLEANUP FUND, CLAIM NO. 8968, FOR SITE
ADDRESS: 1701 PARK ST, ALAMEDA 94501**

The State Water Resources Control Board (State Board) is able to issue, pursuant to applicable regulations, the enclosed Letter of Commitment (LOC) in an amount not to exceed \$40,000. This LOC is based upon our review of the corrective action costs you reported to have incurred to date. The LOC may be modified by the State Board.

It is very important that you read the terms and conditions listed in the enclosed LOC. Claims filed with the Underground Storage Tank Cleanup Fund far exceed the funding available and it is very important that you make use of the funding that has been committed to your cleanup in a timely manner.

Consequently, if you do not submit your first reimbursement request for corrective action costs which you have incurred within ninety (90) calendar days from the date of this letter, your funds will automatically be deobligated. Once deobligated, any future funds for this site will be obligated subject to availability of funds at such time when we receive your reimbursement request.

You are reminded that you must comply with all regulatory agency time schedules and requirements and you must obtain three bids for any required corrective action. Only corrective action costs *required* by the regulatory agency to protect human health, safety and the environment can be claimed for reimbursement. **Unless waived in writing, you are required to obtain preapproval of costs for all future corrective action work (form enclosed).** If you have any questions on obtaining preapproval of your costs or the three bid requirement, please call Steve Marquez, our Technical Reviewer assigned to claims in your Region, at (916) 227-0746. Failure to obtain preapproval of your future costs may result in the costs not being reimbursed.

The following documents needed to submit your reimbursement request are enclosed:

- "Reimbursement Request Instructions" package. **Retain this package for future reimbursement requests.** These instructions must be followed when seeking reimbursement for corrective action costs incurred after January 1, 1988. Included in the instruction package are samples of completed reimbursement request forms and spreadsheets.



Recycled Paper

Our mission is to preserve and enhance the quality of California's water resources, and ensure their proper allocation and efficient use for the benefit of present and future generations.

DETAILED REVIEW CHECK LIST

Page 3

1701 Park St. Alameda

Claim No: 008968	Claimant Name: XTRA OIL
-------------------------	--------------------------------

COMPLIANCE DOCUMENTATION

DATE	ACTION/RESPONSE
4/94	Four USTs were removed. Tank showed no apparent leaks
7/1/94	County requested a report summarizing the closure of the four USTs. Also requested a PSH.
8/22/94	Approved a workplan to install three monitoring wells.
1/23/95	County rec'd a Preliminary Site Assessment Report. Installed three onsite monitoring wells and wells were sampled.
1/25/95	Based on detailed elevated levels of petroleum hydrocarbons and floating product, October O&M monitoring schedule should be implemented. Additional investigation required to delineate extent of contamination on and off site.
3/95	O&M monitoring and sampling Report.
8/95	Ataly report rec'd.
1/96	" " " " - RPs of surrounding sites have been requested by consultant to coordinate the next on-site monitoring sampling.
4/96	County requested a survey of subsurface utilities and a workplan for the next analysis.
7/96	Claimant requested an extension.
7/29/96	County rec'd a workplan for additional site characterization.

CONFIRMATION OF CORRECTIVE ACTION COMPLIANCE

- Claimant in Corrective Action Compliance
- Claimant NOT in Corrective Action Compli:
- Claimant NOT in Corrective Action Compliance - Recommend Rejection

Post-It® Fax Note 7671

Date: ¹⁰⁻²⁻⁹⁷ 9/24/97 # of pages: 2

To: Lee Chu	From: Cheryl Gordon
Company: Alameda Health	Company: Cleanly Fund
Phone: (510) 567-6762	Phone: (916) 327-4539
Fax: (510) 337-9335	Fax: (916) 327-4530

LEAD AGENCY SIGNATURE: [Signature] DATE: 10/2/97

CLAIMS REVIEWER SIGNATURE: Cheryl Gordon DATE: 9-24-97

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



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

StID 3836

March 17, 1997

Mr. Ted Simas
2307 Pacific Ave
Alameda, CA 94501

RE: Workplan Approval for 1701 Park Street, Alameda, CA

Dear Mr. Simas:

I have completed review of Alisto's March 1997 Revised Work Plan for Additional Site Characterization for the above referenced site. The proposal to install one additional groundwater monitoring well and a soil boring to collect soil for various physical parameters is acceptable. It is recommended that the monitoring well be installed in the planter area but not greater than 60' from the Park Street curb so data from this well would be more representative of contaminants which may be migrating offsite and possibly under the adjacent liquor store/residence.

Field work should commence within 30 days of the date of this letter, or by April 17, 1997. Please provide at least 72 hours notice in advance of field activities so that I may be present to observe the work.

If you have any questions, I can be reached at (510) 567-6762.

eva chu
Hazardous Materials Specialist

c: Brady Nagle, Alisto, 1575 Treat Blvd, Suite 201, Walnut Creek,
CA 94598

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



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

StID 3836

March 10, 1997

Mr. Ted Simas
Xtra Oil Co
2307 Pacific Ave
Alameda, CA 94501

RE: Additional Monitoring Well for 1701 Park St, Alameda, CA

Dear Mr. Simas:

In November 1996 I met with Mr. Keith Simas at the above referenced site to determine possible locations of additional groundwater monitoring wells. To date I am not in receipt of a revised site plan detailing the location and installation of the proposed well(s). The workplan is due to this office **by March 21, 1997**. The workplan should also include the collection of a soil sample from the capillary fringe of a "clean" boring and tested for the following parameters: a) total organic carbon content, b) bulk density, c) water content, and d) porosity. Once the workplan is approved you have 30 days to install the monitoring well(s).

I have completed review of Alisto's February 1997 Groundwater Monitoring and Sampling Report. Analysis of groundwater from well MW-2 identified low levels of PNAs. To delineate the extent of PNAs, groundwater from well MW-1 should also be analyzed for PNAs in future sampling events.

If you have any questions, I can be reached at (510) 567-6762.

eva chu
Hazardous Materials Specialist

c: Brady Nagle, Alisto, 1575 Treat Blvd, Suite 201, Walnut Creek
CA 94598

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



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

StID 3836

November 13, 1996

Mr. Ted Simas
Xtra Oil Co
2307 Pacific Ave
Alameda, CA 94501

RE: PNAs Analysis for 1701 Park Street, Alameda, CA 94501

Dear Mr. Simas:

I have completed review of Alisto Engineering Group's October 1996 Groundwater Monitoring and Sampling Report for the above referenced site. This report summarized the results of groundwater sampling which took place on September 23, 1996. Well MW-2 still contained approximately 0.01 feet of floating product. And well MW-1 contained elevated levels of TPHg, BTEX, and TPHd.

During the next sampling event, groundwater from well MW-2 should also be analyzed polynuclear aromatic hydrocarbons (PNAs), using Method 8270.

If you have any questions, I can be reached at (510) 567-6762.

eva chu
Hazardous Materials Specialist

c: Brady Nagle
Alisto Engineering
1575 Treat Blvd, Suite 201
Walnut Creek, CA 94598



ALISTO ENGINEERING GROUP

STD 836

August 26, 1996

Ms. Eva Chu
Alameda County Health Care Services Agency
1131 Harbor Bay Parkway, 2nd Floor
Alameda, California 94502-6577

10-210-06-001

Subject: Revised Proposed Monitoring Well Location
Additional Site Characterization
Xtra Oil Company Service Station
1701 Park Street, Alameda, California

Dear Ms. Chu:

On behalf of Xtra Oil Company, attached is a revised site plan showing the revised proposed location of the monitoring well. The proposed location was changed due to abundant subsurface interferences including product lines, vent lines, and electrical wiring. Upon your approval of the revised well location, you will be advised of the date of well installation.

Please call if you have question or comments.

Sincerely,

ALISTO ENGINEERING GROUP

Brady Nagle
Project Manager

Enclosure

cc: Mr. Keith Simas, Xtra Oil Company

① Need add'l MW's near
vacant bldg/apts & land
near German Auto service

② Possible HP's in North direction
to determine if other MW's are
required

sticker spoke with Brady about 2 more wells
to well location in agreement to
at least to be done in a week

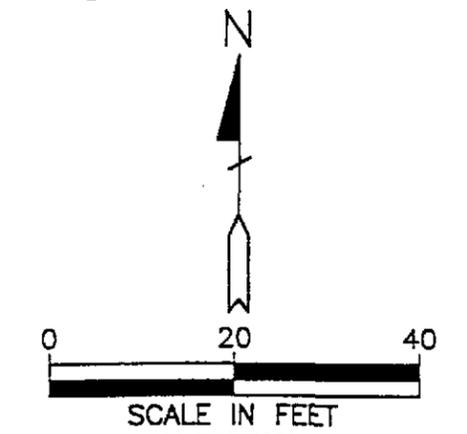
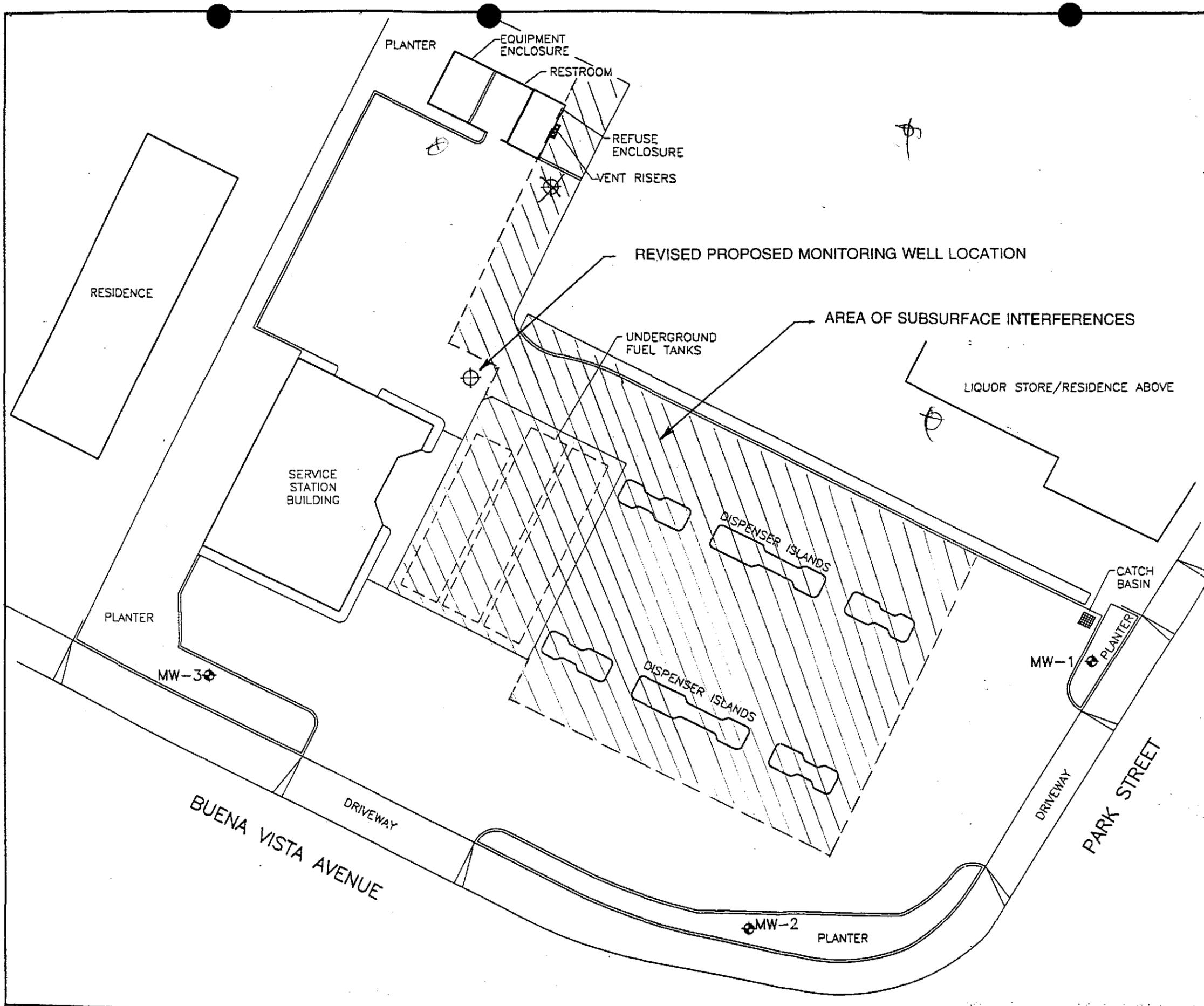
1717 Park

P.O. James + Michael Bradford
1717 Park St. Alameda

1719

P.O. German Auto Service Inc.
1719 Park St. Alameda

E:\0\10-210\WP-FIG2.REV

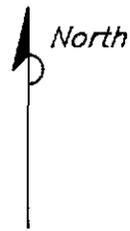
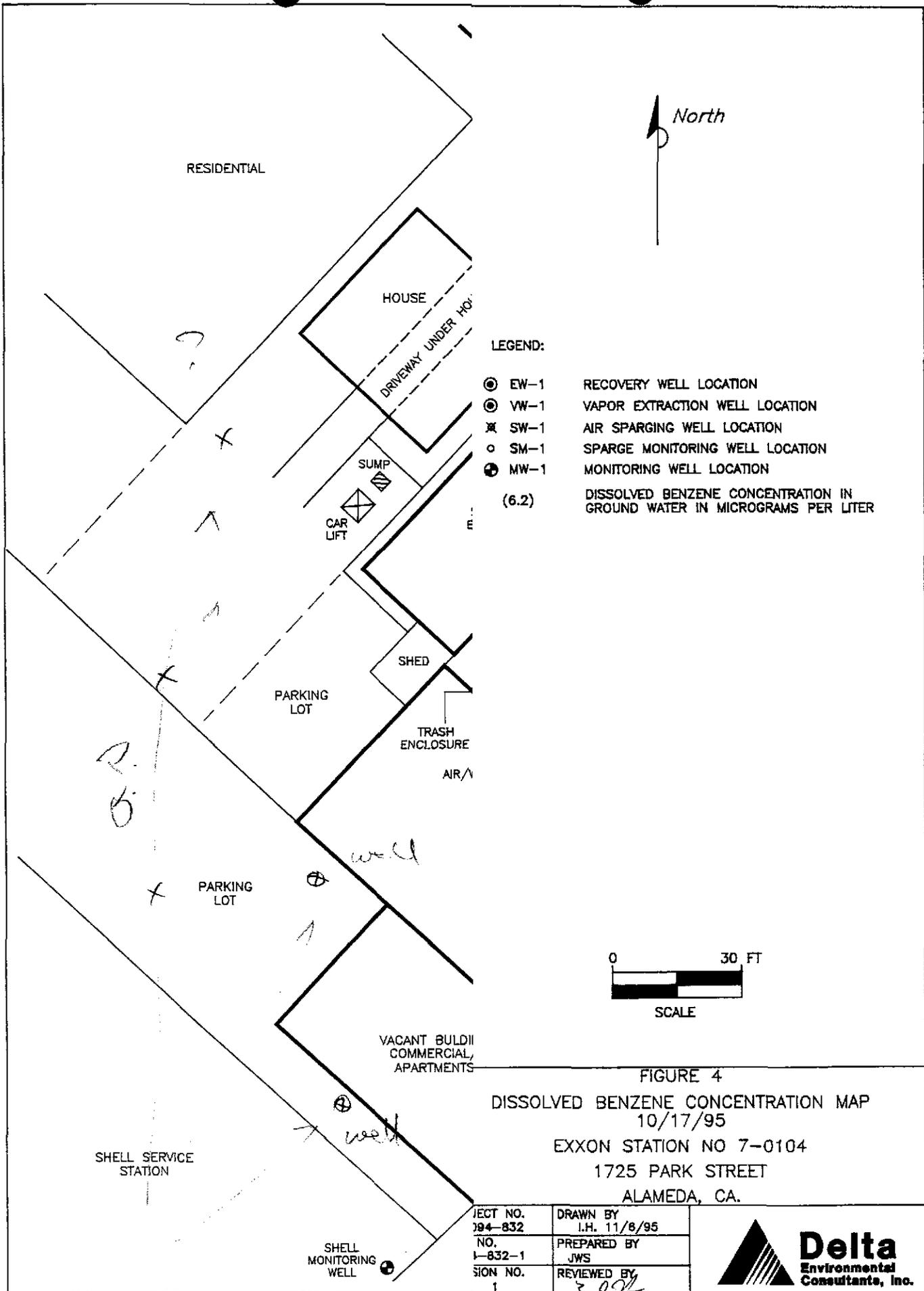


LEGEND

- ⊕ GROUNDWATER MONITORING WELL
- ⊕ PROPOSED MONITORING WELL

FIGURE 2
SITE PLAN
 XTRA OIL COMPANY SERVICE STATION
 1701 PARK STREET
 ALAMEDA, CALIFORNIA
 PROJECT NO. 10-210

10/10/08 DWG 12-13-04 RW 1-20



LEGEND:

- ⊙ EW-1 RECOVERY WELL LOCATION
- ⊙ VW-1 VAPOR EXTRACTION WELL LOCATION
- ⊗ SW-1 AIR SPARGING WELL LOCATION
- SM-1 SPARGE MONITORING WELL LOCATION
- ⊕ MW-1 MONITORING WELL LOCATION
- (6.2) DISSOLVED BENZENE CONCENTRATION IN GROUND WATER IN MICROGRAMS PER LITER

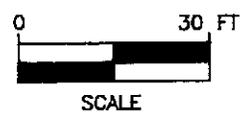


FIGURE 4
DISSOLVED BENZENE CONCENTRATION MAP
10/17/95
EXXON STATION NO 7-0104
1725 PARK STREET
ALAMEDA, CA.

PROJECT NO. 394-832	DRAWN BY I.H. 11/8/95
NO. 1-832-1	PREPARED BY JWS
VERSION NO. 1	REVIEWED BY <i>[Signature]</i>



R.B.

well

well

TABLE 1-SUMMARY OF RESULTS OF GROUNDWATER SAMPLING
XTRA OIL COMPANY SERVICE STATION
1701 PARK STREET, ALAMEDA, CALIFORNIA

ALISTO PROJECT NO. 10-210

WELL ID	DATE OF MONITORING/SAMPLING	CASING ELEVATION (a) (Feet)	DEPTH TO WATER (Feet)	PRODUCT THICKNESS (Feet)	GROUNDWATER ELEVATION (b) (Feet)	TPH-G (ug/l)	TPH-D (ug/l)	B (ug/l)	T (ug/l)	E (ug/l)	X (ug/l)	DO (ppm)	LAB
MW-1	11/04/94	19.49	8.64	---	10.85	60000	6400	13000	4900	1300	5500	---	MC
QC-1 (c)	11/04/94	---	---	---	---	54000	---	12000	4500	1200	5200	---	MC
MW-1	01/11/95	19.49	6.10	---	13.39	---	---	---	---	---	---	---	---
MW-1	02/24/95	19.49	6.57	---	12.92	56000	4400	13000	7000	1400	6100	---	MC
QC-1 (c)	02/24/95	---	---	---	---	43000	---	8900	4600	970	3300	---	MC
MW-1	05/25/95	19.49	6.54	---	12.95	53000	4700	11000	5700	1200	4000	4.3	MC
QC-1 (c)	05/25/95	---	---	---	---	48000	---	11000	5300	1200	3800	---	MC
MW-1	08/30/95	19.49	8.15	---	11.34	14000	3700	5000	1100	3900	103	2.8	MC
QC-1 (c)	08/30/95	---	---	---	---	67000	---	17000	7000	1500	5200	---	MC
MW-1	11/16/95	19.49	8.79	---	10.70	100000	5900	22000	17000	2100	8500	---	MC
QC-1 (c)	11/16/95	---	---	---	---	85000	---	20000	15000	1800	7800	---	MC
MW-1	03/20/96	19.49	6.45	---	13.04	46000	3300	10000	6200	1100	3200	---	MC
QC-1 (c)	03/20/96	---	---	---	---	42000	---	8800	5800	970	3000	---	MC
MW-2	11/04/94	20.29	9.12	0.18	11.29	---	---	---	---	---	---	---	---
MW-2	01/11/95	20.29	6.75	---	13.54	---	---	---	---	---	---	---	---
MW-2	02/24/95	20.29	7.11	0.18	13.32	---	---	---	---	---	---	---	---
MW-2	05/25/95	20.29	7.01	0.01	13.29	---	---	---	---	---	---	---	---
MW-2	08/30/95	20.29	8.58	0.12	11.80	---	---	---	---	---	---	---	---
MW-2	11/16/95	20.29	9.07	0.01	11.23	---	---	---	---	---	---	---	---
MW-2	11/16/95	20.29	9.07	0.01	11.23	---	---	---	---	---	---	---	---
MW-2	03/20/96	20.29	6.79	0.01	13.51	---	---	---	---	---	---	---	---
MW-3	11/04/94	20.58	8.92	---	11.66	ND<50	ND<50	ND<0.5	ND<0.5	ND<0.5	ND<0.5	---	MC
MW-3	01/11/95	20.58	5.67	---	14.91	---	---	---	---	---	---	---	---
MW-3	02/24/95	20.58	6.11	---	14.47	ND<50	ND<50	ND<0.5	ND<0.5	ND<0.5	ND<0.5	---	MC
MW-3	05/25/95	20.58	6.24	---	14.34	91	ND<50	28	12	2.1	6.5	---	MC
MW-3	08/30/95	20.58	8.27	---	12.31	ND<50	ND<50	ND<0.5	ND<0.5	ND<0.5	ND<0.5	4.6	MC
MW-3	11/16/95	20.58	8.82	---	11.76	ND<50	ND<50	ND<0.5	ND<0.5	ND<0.5	ND<0.5	---	MC
MW-3	11/16/95	20.58	8.82	---	11.76	ND<50	ND<50	ND<0.5	ND<0.5	ND<0.5	ND<0.5	---	MC
MW-3	03/20/96	20.58	5.44	---	15.14	ND<50	ND<50	ND<0.5	ND<0.5	ND<0.5	ND<0.5	---	MC
QC-2 (d)	11/04/94	---	---	---	---	ND<50	---	ND<0.5	ND<0.5	ND<0.5	ND<0.5	---	MC
QC-2 (d)	02/24/95	---	---	---	---	ND<50	---	ND<0.5	ND<0.5	ND<0.5	ND<0.5	---	MC
QC-2 (d)	05/25/95	---	---	---	---	ND<50	---	ND<0.5	ND<0.5	ND<0.5	ND<0.5	---	MC
QC-2 (d)	08/30/95	---	---	---	---	ND<50	---	ND<0.5	ND<0.5	ND<0.5	ND<0.5	---	MC
QC-2 (d)	11/16/95	---	---	---	---	ND<50	---	ND<0.5	ND<0.5	ND<0.5	ND<0.5	---	MC
QC-2 (d)	11/16/95	---	---	---	---	ND<50	---	ND<0.5	ND<0.5	ND<0.5	ND<0.5	---	MC
QC-2 (d)	03/20/96	---	---	---	---	ND<50	---	ND<0.5	ND<0.5	ND<0.5	ND<0.5	---	MC

ABBREVIATIONS:

TPH-G Total petroleum hydrocarbons as gasoline
 TPH-D Total petroleum hydrocarbons as diesel
 B Benzene
 T Toluene
 E Ethylbenzene
 X Total xylenes
 DO Dissolved oxygen
 ug/l Micrograms per liter
 ppm Parts per million
 ND Not detected above reported detection limit
 MCC McCampbell Analytical, Inc.

NOTES:

(a) Top of casing surveyed relative to mean sea level.
 (b) Groundwater elevations expressed in feet above mean sea level, and adjusted assuming a specific gravity of 0.75 for free product.
 (c) Blind duplicate.
 (d) Travel blank.



Xtra Oil Company

2307 Pacific Avenue, Alameda, CA 94501
Tel (510) 865-9503, Fax (510) 865-1889

July 11, 1996

Ms. Eva Chu
Alameda County Health Care Services Agency
1131 Harbor Bay Parkway, Room 250
Alameda, California 94502-6577

10-210

Subject: Xtra Oil Company Service station (dba Shell)
1701 Park Street
Alameda, California

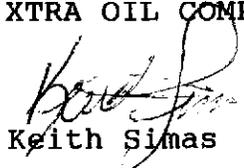
Dear Ms. Chu:

In accordance with your letter dated June 10, 1996, Xtra Oil Company hereby requests an extension for submittal of the work plan for additional investigation at Xtra Oil Company service station (dba Shell), 1701 Park Street, Alameda, California from July 11, 1996 to July 26, 1996.

We appreciate your consideration of our request. Please call if you have any questions.

Sincerely,

XTRA OIL COMPANY


Keith Simas

ALAMEDA COUNTY
HEALTH CARE SERVICES



AGENCY
DAVID J. KEARS, Agency Director

ENVIRONMENTAL HEALTH SERVICES
1131 Harbor Bay Parkway
Alameda, CA 94502-6577
(510)

StID 3836

June 10, 1996

Mr. Ted Simas
Xtra Oil Co
2307 Pacific Ave
Alameda, CA 94501

Re: Additional Investigations at 1701 Park Street, Alameda, CA

Dear Mr. Simas:

Since January 27, 1995 this Agency, requested a workplan to further delineate the extent of soil and groundwater contamination resulting from the fuel release at the above referenced site. In February 1996 Mr. Keith Simas reviewed files at our office of neighboring sites which had also experienced fuel releases to the subsurface. Still, as of the date of this letter, we are not in receipt of a workplan to further characterize the contaminant plume.

For your information, I have also reviewed the files of adjacent sites to determine groundwater flow direction and potential offsite impacts resulting from the fuel release at Xtra Oil. The following was determined:

1. Groundwater flow direction at:
 - a. 1630 Park St - north, northwest;
 - b. 1700 Park St - northwest to northeast;
 - c. 1726 Park St - north/northeast to east; and,
 - d. 1801 Park St - northeast to northwest.
2. Benzene concentrations from offsite wells at:
 - a. 1725 Park St - well MW-11 with 2,900 to 3,800 ppb; and,
 - b. 1700 Park St - wells MW-3 and MW-4 were ND.

It does not appear the fuel release from your site has impacted 1700 Park Street. However, it cannot be ruled out that utility trenches could act/pose as preferential pathways for migration of contaminants. Therefore, a survey of subsurface utilities should be completed and a summary of your findings submitted to this office within 30 days of the date of this letter, **or by July 11, 1996.**

In addition, it appears contamination noted in Exxon's well MW-11 is a result of Xtra Oil's fuel release. The benzene levels are significantly elevated where a risk analysis must be performed to determine if a significant health risk exists from groundwater

Ted Simas
re: 1701 Park St, Alameda
June 10, 1996

Page 2

vapor intrusion to buildings. A workplan for the risk analysis is also due by July 11, 1996. Be advised, that additional offsite groundwater monitoring wells may be necessary to fully characterize the plume.

In the meantime, continue quarterly monitoring/sampling of all wells. Analysis for MTBE should be included for the next two sampling quarters.

Please be advised that this is a formal request for technical reports pursuant to Title 23, CCR, Section 2722(c). Any extensions of the stated deadlines, or modifications of the required tasks, must be confirmed in writing by this agency.

Should you have any questions about the content of this letter, please contact me at (510) 567-6762.



eva chu
Hazardous Materials Specialist

c: Steve McKinley, Alameda Fire Department
Brady Nagle, Alisto, 1575 Treat Blvd, #201, Walnut Creek, CA
94598
files



3164 Gold Camp Drive, Suite 200
Rancho Cordova, California 95670
Phone: (916) 638-2085
Fax: (916) 638-8385

FAX TRANSMITTAL FORM

DATE: 10 JUNE '96
 RECIPIENT: EVA CHU
 COMPANY: ALAMEDA COUNTY
 RECIPIENT FAX NO: (510) 337-9335
 SENDER: _____
 NO. OF PAGES TO FOLLOW: (1)
 SUBJECT: _____
 DELTA PROJECT NO: _____
 MESSAGE: _____

RESULTS FOR MW-11,
EXXON PARK ST. ALAMEDA
#7-0109

TABLE 2-Continued

GROUND WATER SAMPLE RESULTS
Concentrations in micrograms per liter ($\mu\text{g/L}$)

Exxon Service

Station No. 7-0104

1725 Park Street
Alameda, California

Monitoring Well	Date	Benzene	Toluene	Ethyl-benzene	Total Xylenes	TPH ^a as gasoline	MTBE ^b
MW-9	09/12/94	<0.5	<0.5	<0.5	<0.5	<50 ^c	NA
	10/01/94	<0.5	<0.5	<0.5	<0.5	<50 ^c	NA
	01/13/95	<0.5	<0.5	<0.5	<0.5	<50 ^c	NA
	04/27/95	<0.5	<0.5	<0.5	<0.5	<50	NA
	08/03/95	<0.5	<0.5	<0.5	<0.5	<50	<2.5
	10/17/95	<0.5	<0.5	<0.5	<0.5	<50	<5.0
	01/24/96	<0.5	<0.5	<0.5	<0.5	<50	<5.0
	04/24/96	<0.5	<0.5	<0.5	<0.5	<50	<5.0
MW-10	09/12/94	<0.5	<0.5	1.6	<0.5	71 ^c	NA
	10/01/94	1.1	<0.5	2.8	0.73	330 ^c	NA
	01/13/95	<0.5	<0.5	<0.5	<0.5	90 ^c	NA
	04/27/95	<0.5	<0.5	5.4	1.3	140	NA
	08/03/95	<0.5	<0.5	<0.5	<0.5	150	<2.5
	10/17/95	<0.5	<0.5	<0.5	<0.5	<50	95
	01/24/96	1.6	0.52	62	28	760	24
	04/24/96	<0.5	<0.5	7.1	<0.5	110	6.8
MW-11	10/17/95	3,800	150	950	4,500	34,000	890
	01/24/96	3,800	1,200	2,100	9,800	44,000	<500
	04/24/96	2,900	1,400	1,700	8,300	34,000	720
MW-12	10/17/95	<0.5	<0.5	<0.5	<0.5	<50	<5.0
	01/24/96	<0.5	<0.5	<0.5	<0.5	<50	<5.0
	04/24/96	<0.5	0.68	<0.5	0.72	<50	<5.0
EW-1	09/12/94	40	<0.5	10	5.4	400 ^c	NA
	10/01/94	<0.5	4.4	30	11	3,400 ^c	NA
	01/13/95	40	<0.5	12	16	680 ^c	NA
	04/27/95	NS	NS	NS	NS	NS	NA
	08/03/95	2.7	<1.2	<1.2	<1.2	<125	590
	10/17/95	220	<0.5	160	36	3,600	400
	01/24/96	4.3	<0.5	1.3	0.53	64	260
	04/24/96	130	2.3	35	2.1	740	3,000
EW-2	09/12/94	2,000	79	180	290	8,800 ^c	NA
	10/01/94	1,400	6.7	700	310	9,500 ^c	NA
	01/13/95	930	270	21	280	5,700 ^c	NA
	04/27/95	NS	NS	NS	NS	NS	NA
	08/03/95	170	27	36	64	830	1,600
	10/17/95	<0.5	<0.5	<0.5	5.1	180	3,600
	01/24/96	290	82	14	170	1,700	6,400
	04/24/96	670	200	110	190	3,500	7,300



Xtra Oil Company

2307 Pacific Avenue, Alameda, CA 94501
Tel (510) 865-9503, Fax (510) 865-1889

ENVIRONMENTAL
PROTECTION
96 APR 22 PM 2:27

April 22, 1996

Ms. Eva Chu
Alameda County Health Care Services Agency
1131 Harbor Bay Parkway, Room 250
Alameda, California 94502-6577

Subject: Xtra Oil Company Service Station (dba Shell)
1701 Park Street
Alameda, California

Dear Ms. Chu:

This letter is to notify your agency of our intention to coordinate groundwater sampling with other ongoing environmental assessments at sites in the vicinity of Xtra Oil Company service station (dba Shell), 1701 Park Street, Alameda, California.

By copy of this letter, the responsible parties listed in the attachment have been requested to coordinate the next groundwater monitoring well sampling event with the other sites to assess the groundwater gradient.

After the sampling event, we request that the following data be exchanged among the responsible parties:

- * Depth to groundwater
- * Top of casing elevation and datum
- * A site plan showing monitoring well locations

We would appreciate your assistance in implementation of coordinated groundwater sampling. I can be reached at (510)865-9503 to schedule the sampling or respond to any questions.

Sincerely,

XTRA OIL COMPANY

Keith Simas

cc: Ms. JoAnn Stewart, Good Chevrolet
Ms. Michelle Nokes, Winner Ford
Mr. Dave Cavanaugh, Cavanaugh Motors
Mr. Michael Brown, Mendelson and Brown
Mr. Marvin Katz, Texaco
Ms. Marla Guensler, Exxon
Mr. Mark Miller, Chevron U.S.A.

ATTACHMENT

SITE CONTACT/RESPONSIBLE PARTY	SITE LOCATION
Mr. Joann Stewart 1630 Park Street Alameda, California Phone: (510)527-9221	Good Chevrolet 1630 Park Street Alameda, California
Ms. Michelle Nokes 1650 Park Street Alameda, California	Winner Ford 1650 Park Street Alameda, California
Mr. Dave Cavanaugh 1700 Park Street Alameda, California	Cavanaugh Motors 1700 Park Street Alameda, California
Mr. Michael Brown Mendelson and Brown P.O.Box 2426 Alameda, California 94501 Mr. Marvin Katz Texaco 100 Cutting Boulevard Richmond, California 94804	1726 Park Street Alameda, California
Ms. Marla D. Guensler Exxon Company 2300 Clayton Road, Suite 640 Concord, California 94524 Phone: (510)246-8776	Exxon Service Station 1725 Park Street Alameda, California
Mr. Mark Miller Chevron U.S.A. 6001 Bolinger Canyon Road Building L San Ramon, California 94583-0804 Phone: (510)842-8134	Former Chevron Service Station 1801 Park Street Alameda, California
Mr. Keith Simas Xtra Oil Company 2307 Pacific Avenue Alameda, California Phone: (510)865-9503	Xtra Oil Company Service Station (dba Shell) 1701 Park Street Alameda, California



Xtra Oil Company

2307 Pacific Avenue, Alameda, CA 94501

Tel. (510) 865-9503, Fax (510) 865-1889

12/10

Must make apt to review files as soon
as possible.

KSimas on vacation until after Xmas

December 11, 1995

ALAMEDA COUNTY
DEPT. OF ENVIRONMENTAL HEALTH
HAZARDOUS MATERIALS DIVISION
1131 HARBOR BAY PKWY Rm. 250
ALAMEDA, CA. 94502

ATTENTION: EVA CHU

REGARDING: 1701 PARK ST.
ALAMEDA, CA.

DEAR MS. CHU,

PLEASE FIND ENCLOSED A LETTER FROM ALISTO ENGINEERING GROUP DESCRIBING THE COURSE OF ACTION PLANNED FOR THE ABOVE REFERENCED FACILITY. THIS LETTER SERVES TO ADDRESS CONCERNS IN YOUR CORRESPONDENCE DATED NOVEMBER 13, 1995. AFTER YOUR REVIEW, WE WILL ACTIVELY PURSUE WITH THE RECOMMENDATIONS SET FORTH.

AFTER YOUR APPROVAL, MAY WE HAVE SOME ASSISTANCE IN REACHING NEIGHBORING SITE OWNERS AND REVIEWING FILES AT YOUR OFFICE? IF YOU HAVE ANY QUESTIONS FEEL FREE TO CONTACT ME.

SINCERELY,


KEITH SIMAS

ENCLOSURE



ALISTO ENGINEERING GROUP

December 8, 1995

Mr. Keith Simas
Xtra Oil Company
2307 Pacific Avenue
Alameda, California 94501

10-210

Subject: Xtra Oil Company Service Station (dba Shell)
1701 Park Street
Alameda, California

Dear Mr. Simas:

This letter is to address the concerns of the Alameda County Health Care Services Agency regarding Xtra Oil Company service station (dba Shell), 1701 Park Street, Alameda, California.

A letter from the Alameda County Health Care Services Agency dated November 13, 1995, requests submittal of a work plan to perform additional assessment of the extent of petroleum hydrocarbons in the soil and groundwater on- and offsite. Prior to performing additional soil or groundwater sampling, however, Alisto Engineering recommends the following:

- Conducted coordinated groundwater sampling with monitoring wells at the neighboring sites.
- Perform a survey of subsurface utilities in the area to assess the possibility of preferential pathways. The utility search should include a review of records of the City of Alameda Public Works Department, Pacific Gas and Electric Company, sanitary sewers, and storm drains.

This information would be useful in evaluating the specific location of any additional monitoring wells, if warranted.

Please call if you have questions or comments.

Sincerely,

ALISTO ENGINEERING GROUP

Brady Nagle
Project Manager

E:\0\10-210\REC.LET

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



RAFAT A. SHAHID, Assistant Agency Director

StID 3836

November 13, 1995

Mr. Ted Simas
Xtra Oil Co
2307 Pacific Ave
Alameda, CA 94501

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

SECOND NOTICE OF VIOLATION

Dear Mr. Simas:

On January 27, 1995, the Alameda County Department of Environmental Health, Hazardous Materials Division, sent you a letter requesting technical reports detailing the work to be performed to determine the extent of soil and water contamination on- and offsite due to the unauthorized release of fuel products at 1701 Park Street, Alameda, CA. As of the date of this letter, however, we have not received a workplan from you for this phase of the investigation. Therefore, this letter constitutes a Second Notice that you are in violation of specific laws and that the technical report is due.

According to Section 25298 of the California Health and Safety Code, underground storage tank closure is incomplete until the responsible party characterizes and remediates the contamination resulting from product discharge. Therefore, you, as the responsible party are in violation of this section of the Code, for which Section 25299 specifies civil penalties of up to \$5,000, for each day of violation, upon conviction. Also, failure to furnish technical reports regarding documented or potential groundwater contamination violates Section 13267(b) of the California Water Code. The Regional Water Quality Control Board (RWQCB) can impose civil penalties of up to \$1,000 per day that such a violation continues.

You are required to submit the technical reports for the site to this office within 30 days from the date of this letter, or by **December 13, 1995**. If you have any questions, I can be reached at (510) 567-6762.

eva chu
Hazardous Materials Specialist

cc: files (xtraoil.2)



ALISTO ENGINEERING GROUP

March 24, 1995

Ms. Eva Chu
Alameda County Environmental Health Department
Environmental Protection Division
1131 Harbor Bay Parkway, Suite 250
Alameda, California 94502-6577

Subject: Xtra Oil Company Service Station (dba Shell)
1701 Park Street, Alameda, California 94501

10-210

Dear Ms. Chu:

On behalf of Xtra Oil Company, Alisto Engineering Group is responding to your attached letter dated January 27, 1995, regarding continued investigation at the Xtra Oil Company service station (dba Shell), 1701 Park Street, Alameda, California.

Your letter requests quarterly sampling of the groundwater monitoring wells at the site. The sampling has been scheduled, and the wells were sampled on February 24, 1995.

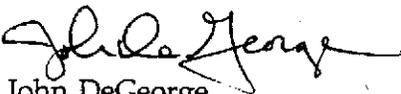
Additionally, your letter requests a work plan to delineate the extent of soil and groundwater contamination on- and offsite. **Before installing additional wells, Alisto proposes a file review of soil and groundwater investigations of confirmed releases in the immediate vicinity of the site, including a survey of nearby utility trenches that may affect groundwater migration.** Also, Alisto proposes coordinating groundwater sampling with the other sites in the area. Your assistance may be helpful in initiating sampling at these other sites and exchanging groundwater elevation data.

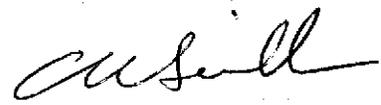
The proposed activities will provide a better understanding of potential hydrocarbon migration in the area. Moreover, the file review will prevent duplication of past investigations near the site.

As a result, this letter is intended to fulfill the request of the Alameda County Health Care Services Agency for continued investigation, and to meet the March 31, 1995 deadline for an investigative work plan. Please call if you have questions or comments.

Sincerely,

ALISTO ENGINEERING GROUP


John DeGeorge
Project Manager


Al Sevilla, P.E.
Principal

Attachment

cc: Mr. Keith Simas, Xtra Oil Company

20191

93620012
 IN CASE OF EMERGENCY OR SPILL, CALL THE NATIONAL RESPONSE CENTER 1-800-424-8802. WITHIN CALIFORNIA, CALL 1-800-852-7550
 GENERATOR

UNIFORM HAZARDOUS WASTE MANIFEST		Generator's US EPA ID No. CA 1 0 0 0 1 1 5 4 5 0	Manifest Document No. 2 0 0 1 2	2. Page 1 of 1	Information in the shaded areas is not required by Federal law.
3. Generator's Name and Mailing Address XTRA OIL COMPANY 2307 Pacific Avenue, Alameda, CA. 94501			State Manifest Document Number 93620012		
4. Generator's Phone (510) 865-9503		6. US EPA ID Number		Generator's Phone (415) 543-4835	
5. Transporter 1 Company Name H & H SHIP SERVICE COMPANY		8. US EPA ID Number		Transporter's Phone (800) 874-4444	
7. Transporter 2 Company Name		10. US EPA ID Number		Facility's Phone (800) 874-4444	
9. Designated Facility Name and Site Address PRC PATTERSON, INC. 13331 N. Highway 33 Patterson, CA. 95363			Facility's ID CA 0 8 3 1 6 6 7 2 8		
11. US DOT Description (including Proper Shipping Name, Hazard Class, and ID Number) OIL AND WATER NON-RCRA HAZARDOUS WASTE LIQUID			12. Containers No. Type 0 0 1 T T	13. Total Quantity 00060	14. Unit Wt/Vol G
Petroleum Recycling Corporation certifies that the above mentioned waste(s) more specifically identified by reference to the waste manifest and the above was/were recycled in accordance with the provisions of 40CFR261.6 and 23.4 pursuant to 40CFR261.3(c) and that the waste generated from the recycling efforts was also recycled in accordance with the provision of 40CFR266 Subpart D. PETROLEUM RECYCLING CORPORATION			1. Waste Number		
			State		
			EPA/Other		
			State		
			EPA/Other		
15. Special Handling Instructions and Additional Information JOB #15443 24 Hr. Emergency Contact: H&H #(415) 543-4835 APPROPRIATE PROTECTIVE CLOTHING AND RESPIRATOR.			JOB SITE: XTRA OIL STATION 1701 Park Street Alameda, California		
16. GENERATOR'S CERTIFICATION: I hereby declare that the contents of this consignment are fully and accurately described above by proper shipping name and are classified, packed, marked, and labeled, and are in all respects in proper condition for transport by highway according to applicable international and national government regulations. If I am a large quantity generator, I certify that I have a program in place to reduce the volume and toxicity of waste generated to the degree I have determined to be economically practicable and that I have selected the practicable method of treatment, storage, or disposal currently available to me which minimizes the present and future threat to human health and the environment; OR, if I am a small quantity generator, I have made a good faith effort to minimize my waste generation and select the best waste management method that is available to me and that I can afford.					
Printed/Typed Name Beth Simas		Signature <i>Beth Simas</i>		0 Month 2 Day 1 Day 5 Year 5	
17. Transporter 1 Acknowledgement of Receipt of Materials Printed/Typed Name H. REESE		Signature <i>H. Reese</i>		0 Month 1 Day 5 Year 5	
18. Transporter 2 Acknowledgement of Receipt of Materials Printed/Typed Name		Signature		Month Day Year	
19. Discrepancy Indication Space					
20. Facility Owner or Operator Certification of receipt of hazardous materials covered by this manifest except as noted in Item 19. Printed/Typed Name Dax Avardando					
Signature <i>Dax Avardando</i>				Month Day Year 02 17 95	

DO NOT WRITE BELOW THIS LINE.

State of California
Contractors State License Board

Pursuant to Chapter 9 of Division 3 of the Business and Professions Code
and the Rules and Regulations of the Contractors State License Board,
the Registrar of Contractors does hereby issue this license to:

ALLPRO ENVIRONMENTAL CORPORATION



to engage in the business or act in the capacity of a contractor
in the following classification(s):

A - GENERAL ENGINEERING CONTRACTOR
HAZ - HAZARDOUS SUBSTANCES REMOVAL



Witness my hand and seal this day,
October 7, 1993

Issued October 6, 1993

William J. Fox

Signature of Licensee

James J. Fox

Signature of License Qualifier

David R. Phillips

Registrar of Contractors

678469

License Number

This license is the property of the Registrar of Contractors, is not
transferrable, and shall be returned to the Registrar upon demand
when suspended, revoked, or invalidated for any reason. It becomes
void if not renewed.

STATE OF CALIFORNIA
STATE AND CONSUMER SERVICES AGENCY CONTRACTORS STATE LICENSE BOARD



Building Quality



HAZARDOUS SUBSTANCES REMOVAL AND REMEDIAL ACTIONS CERTIFICATION

Pursuant to the provisions of Section 7058.7 of the Business and Professions Code, the Registrar of Contractors does hereby certify that the following qualifying person has successfully completed the hazardous substances removal and remedial actions examination.



Qualifier: THOMAS JAY JOWDY

License No.: 678469

Business Name: ALLPRO ENVIRONMENTAL CORPORATION

WITNESS my hand and official seal this

6th day of OCTOBER 1993

David R. Peltier
Registrar of Contractors

13L-36 (12/91)

This certification is the property of the Registrar of Contractors, is not transferable, and shall be returned to the Registrar upon demand when suspended, revoked, or invalidated for any reason.

A 5902

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



RAFAT A. SHAHID, Assistant Agency Director

StID 3836

January 27, 1995

Mr. Ted Simas
Xtra Oil Co
2307 Pacific Ave
Alameda, CA 94501

ALAMEDA COUNTY-ENV. HEALTH DEPT.
ENVIRONMENTAL PROTECTION DIV.
1131 HARBOR BAY PKWY., #250
ALAMEDA CA 94502-6577
(510)567-6700

RE: Continued Investigation at 1701 Park St, Alameda 94501

Dear Mr. Simas:

I have completed review of Alisto Engineering Group's January 1995 Preliminary Site Assessment Report for the above referenced site. This report documents the completion of three onsite monitoring wells and groundwater sampling. It appears the cross and downgradient wells detected elevated levels of petroleum hydrocarbons and floating product. At this time, a quarterly groundwater monitoring schedule should be implemented for this site. The next sampling event should be in February 1995.

Also, additional investigations are required to delineate the extent of soil and groundwater contamination on- and off-site, resulting from the unauthorized release of fuel products from the former underground storage tanks. A workplan for this investigation is due to this office within 60 days of the date of this letter, or **by March 31, 1995**. Be advised, that an offsite investigation should include a search of utility trenches which may act as preferential pathways for the migration of contaminants.

And, please provide documentation of free product disposal when available. If you have any questions, I can be reached at (510) 567-6762.

A handwritten signature in black ink, appearing to read 'eva chu', written in a cursive style.

eva chu
Hazardous Materials Specialist

cc: files



ALISTO ENGINEERING GROUP

ALCO
HAZMAT

SH OCT 19 PM 4:49

October 12, 1994

Ms. Eva Chu
Alameda County Health Care Services Agency
80 Swan Way, Room 200
Oakland, California 94621

10-210-03-001

Subject: Revised Proposed Monitoring Well Location
Xtra Oil Company Site
1701 Park Street, Alameda, California

Dear Ms. Chu:

On behalf of Xtra Oil Company, attached is a revised site plan showing the revised proposed location of Monitoring Well MW-1. The proposed location was changed due to difficulty in accessing that location and abundant subsurface interferences. Upon your approval of the revised well location, you will be advised of the date of well installation. Drilling is tentatively scheduled for the week of October 17, 1994.

Please call if you have question or comments.

Sincerely,

ALISTO ENGINEERING GROUP


Brady Nagle
Project Manager

Enclosure

cc: Mr. Keith Simas, Xtra Oil Company

E:\0\10-210\WP-FIG.REV



ALISTO ENGINEERING GROUP

Post-it* Fax Note	7671	Date	10/12	# of Pages	2
To	Eva Chu	From	Brady Nagle		
Co./Dept.	ACHSA	Co.	Alisto	✓	
Phone #		Phone #			
Fax #	3379335	Fax #			

October 12, 1994

Ms. Eva Chu
 Alameda County Health Care Services Agency
 80 Swan Way, Room 200
 Oakland, California 94621

10-210-03-001

Subject: Revised Proposed Monitoring Well Location
 Xtra Oil Company Site
 1701 Park Street, Alameda, California

Dear Ms. Chu:

On behalf of Xtra Oil Company, attached is a revised site plan showing the revised proposed location of Monitoring Well MW-1. The proposed location was changed due to difficulty in accessing that location and abundant subsurface interferences. Upon your approval of the revised well location, you will be advised of the date of well installation. Drilling is tentatively scheduled for the week of October 17, 1994.

Please call if you have question or comments.

Sincerely,

Has work (mws) been done?

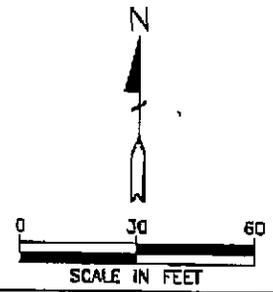
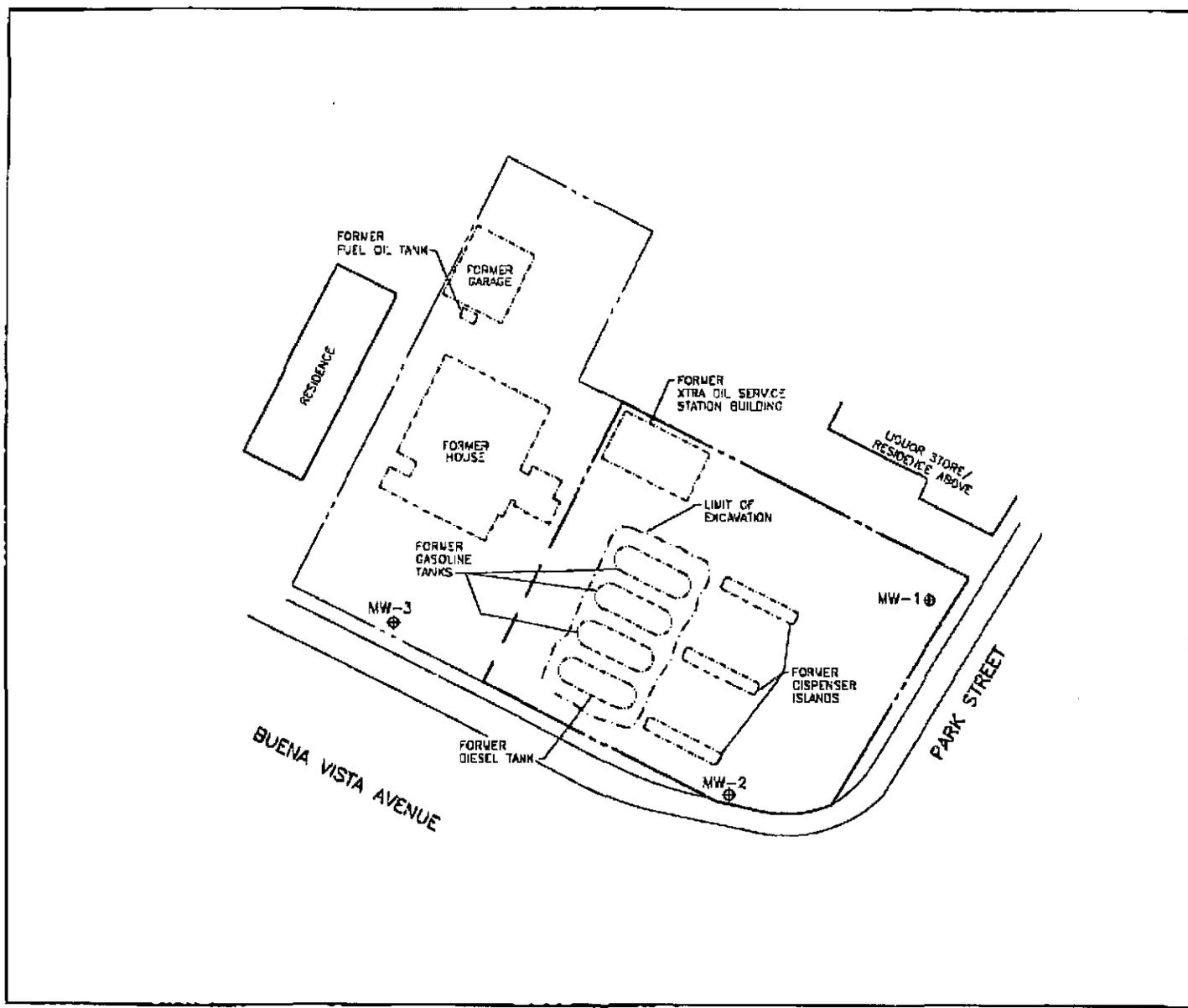
ALISTO ENGINEERING GROUP

Brady Nagle
 Brady Nagle
 Project Manager

Enclosure

cc: Mr. Keith Simas, Xtra Oil Company

E:\0\10-210\WP-FIG.REV



LEGEND

⊕ PROPOSED GROUNDWATER MONITORING WELL

FIGURE 2
REVISED SITE PLAN
 XTRA OIL COMPANY SERVICE STATION
 1701 PARK STREET
 ALAMEDA, CALIFORNIA
 PROJECT NO. 10-210



ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



RAFAT A. SHAHID, Assistant Agency Director

August 22, 1994

Mr. Edward Simas
Xtra Oil Co.
2307 Pacific Ave.
Alameda, CA 94501

Alameda County CC 4580
Health Care Services Agency
Dept. Of Environmental Health
1131 Harbor Bay Pkwy 2nd Flr.
Alameda, CA 94502-6577

STID 3836

Re: Work plan for investigations at 1701 Park St., Alameda, CA

Dear Mr. Simas,

This office has reviewed Alisto Engineering Group's (Alisto) work plan, dated August¹⁵, 1994, addressing the installation and sampling of three monitoring wells at the above site. This work plan is acceptable to this office with the following additional requirements/reminders:

- o Wells must be screened adequately above the water table to account for seasonal fluctuations;
- o Wells must be surveyed to Mean Sea Level; and
- o Per Article 5 Title 23 California Code of Regulations, you are required to continue quarterly ground water monitoring and reporting until this site qualifies for case closure. Additionally, monthly water level measurements and corresponding gradient determinations will be required for the first three months, and then quarterly thereafter.

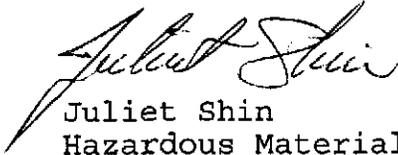
Additionally, elevated levels of soil contamination have been left in place at the site. It is the understanding of this office that the proposed monitoring wells will also be used to assist in delineating the extent of the observed soil contamination. Please be reminded that remediation of this insitu soil contamination will eventually need to be addressed in conjunction with the delineation, containment, and remediation of the ground water contaminant plume.

Lastly, this office has no information on the sampling results for or fate of the excavated soil resulting from the tank removals. You are required to submit this information to this office **within 30 days of the date of this letter.**

If you have any questions or comments, please contact me at (510) 567-6763.

Mr. Edward Simas
Re: 1701 Park St.
August 22, 1994
Page 2 of 2

Sincerely,

A handwritten signature in cursive script, appearing to read "Juliet Shin".

Juliet Shin
Hazardous Materials Specialist

cc: Brady Nagle
Alisto Engineering Group
1777 Oakland Blvd., Ste 200
Walnut Creek, CA 94596

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

StID 3836

July 1, 1994

Mr. Edward Simas
Xtra Oil Co
2307 Pacific Ave
Alameda, CA 94501

Subject: PSA for Xtra Oil, 1701 Park St, Alameda, 94501

Dear Mr. Simas:

When four fuel underground storage tanks (UST) were removed from the above referenced site, floating product was noted on groundwater in the pit. The backfilled material was obviously stained with and smelled of fuel product. Clearly an unauthorized release of fuel products has occurred at this site.

To date, this office is not in receipt of laboratory analysis results of soil and groundwater samples collected at the time of the UST removal. Please submitted a report summarizing the closure of the four UST to this office by July 17, 1994. Our new address is at 1131 Harbor Bay Parkway, 2nd Floor, Alameda, CA 94501. Future reports should be sent to that address.

Additional investigations are also require, at this time, to delineate the extent and severity of soil and groundwater contamination at this site. Such an investigation shall be in the form of a **Preliminary Site Assessment**, or PSA. The information gathered by the PSA will be used to determine an appropriate course of action to remediate the site, if deemed necessary. The PSA must be conducted in accordance with the RWQCB Staff Recommendations for the Initial Evaluation and Investigation of Underground Tanks, and Article 11 of Title 23, California Code of Regulations. The major elements of such an investigation are summarized in the attached Appendix A.

The PSA proposal is due within 45 days of the date of this letter, or by **August 17, 1994**. Once the proposal is approved, field work should commence within 45 days. A report must be submitted within 45 days after the completion of this phase of work at the site. Subsequent reports are to be submitted quarterly until this site qualifies for RWQCB "sign off." All reports and proposals must be submitted under seal of a California Registered Geologist, Certified Engineering Geologist, or Registered Civil Engineer.

Please be advised that this is a formal request for technical reports pursuant to Title 23, CCR, Section 2722(c). Any extensions of the stated deadlines, or modifications of the required tasks, must be confirmed in writing by this agency.

Mr. Edward Simas
re: PSA for 1701 Park St, Alameda
July 1, 1994

Page 2

Should you have any questions about the content of this letter,
please contact me at (510) 271-4330. Eventually we will have new
phone numbers at our new office.

Sincerely,



eva chu
Hazardous Materials Specialist

cc: Elias t

xtraoill.1

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 Xtra Oil Today's Date 5/6/94
 Site Address 1701 Park EPA ID# _____
 City Alameda Zip 94 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 Sampling beneath dispensers

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 |
| <hr/> | | |
| ___ | 6. Records | 66492 |
| ___ | 7. Correct | 66484 |
| ___ | 8. Copy sent | 66492 |
| ___ | 9. Exception | 66484 |
| ___ | 10. Copies Rec'd | 66492 |
| <hr/> | | |
| ___ | 11. Treatment | 66371 |
| ___ | 12. On-site Disp. (H.S.&C.) | 26189.5 |
| ___ | 13. Ex Haz. Waste | 66570 |
| <hr/> | | |
| ___ | 14. Communications | 67121 |
| ___ | 15. Aisle Space | 67124 |
| ___ | 16. Local Authority | 67126 |
| ___ | 17. Maintenance | 67120 |
| ___ | 18. Training | 67105 |
| <hr/> | | |
| ___ | 19. Prepared | 67140 |
| ___ | 20. Name List | 67141 |
| ___ | 21. Copies | 67141 |
| ___ | 22. Emg. Coord. Trng. | 67144 |
| <hr/> | | |
| ___ | 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 |

Comments:

Park

S-2 sand, stained, sl odor.

S-3 sand, sl stained, sl odor.

S-1 sand, stained, sl odor

Analyze for TPH B and BTEX and total lead

I.B. TRANSPORTER (Title 22)

- | | | |
|-------|---------------------------|-------|
| ___ | 32. Applic./Insurance | 66428 |
| ___ | 33. Comp. Cert./CHP Insp. | 66448 |
| ___ | 34. Containers | 66465 |
| <hr/> | | |
| ___ | 35. Vehicles | 66465 |
| ___ | 36. EPA ID #s | 66531 |
| ___ | 37. Correct | 66541 |
| ___ | 38. HW Delivery | 66543 |
| ___ | 39. Records | 66544 |
| <hr/> | | |
| ___ | 40. Name/ Covers | 66545 |
| ___ | 41. Recyclables | 66800 |

Contact: _____

Title: _____

Signature: [Signature]

Inspector: _____

Signature: [Signature]

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 Xtra Oil Today's Date 4/27/94
 Site Address 1701 Park Blvd (2329 Buena Vista) EPA ID# _____
 City Alameda Zip 94501 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 Home Heating Fuel

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	
<hr/>			
Manifest	___	6. Records	66492
	___	7. Correct	66484
	___	8. Copy sent	66492
	___	9. Exception	66484
___	10. Copies Rec'd	66492	
<hr/>			
Misc.	___	11. Treatment	66371
	___	12. On-site Disp. (H.S.&C.)	26189.5
	___	13. Ex Haz. Waste	66570
<hr/>			
Prevention	___	14. Communications	67121
	___	15. Aisle Space	67124
	___	16. Local Authority	67126
	___	17. Maintenance	67120
	___	18. Training	67105
<hr/>			
Contin. gency	___	19. Prepared	67140
	___	20. Name List	67141
	___	21. Copies	67141
	___	22. Emg. Coord. Trng.	67144
<hr/>			
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
	<hr/>		
I.B. TRANSPORTER (Title 22)			
___	32. Applic./Insurance	66428	
___	33. Comp. Cert./CHP Insp.	66448	
___	34. Containers	66465	
<hr/>			
Manifest	___	35. Vehicles	66465
	___	36. EPA ID #s	66531
	___	37. Correct	66541
	___	38. HW Delivery	66543
	___	39. Records	66544
<hr/>			
Cont'rs	___	40. Name/ Covers	66545
	___	41. Recyclables	66800

Comments: S. McKinley AFD
 Handed by H&H
 110 gallon home heating fuel tanks
 O₂ - 8% VCL 3%
 Tank w/ mod corrosion and several holes (small) on bottom
 set in nature sand.
 Soil Sample taken at 6' depth - brown sand soil w/ some clay - No odor
 Analyze for TPH-D and BTEX
 Soil beneath product lines not yet sampled
 Will sample w/ stockpiled soil is removed.
 Maybe next week.

Contact: Keith Simos
 Title: Op. Sec
 Signature: [Signature]
 Inspector: [Signature]
 Signature: [Signature]

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845-1000

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XTRA OIL CO.
2307 PACIFIC AVE.
ALAMEDA, CA 94501
(510) 865-9503
FAX (510)0865-1889

APRIL 19, 1994

ALAMEDA COUNTY HEALTH CARE SERVICES AGENCY
DEPARTMENT OF ENVIRONMENTAL HEALTH
80 SWAN WAY, RM 200
OAKLAND, CA 94621

ATTENTION: JULIET M. SHIN
HAZARDOUS MATERIAL SPECIALIST

REGARDING: 1701 PARK STREET
ALAMEDA, CA 94501

DEAR MS. SHIN,

REGARDING THE ENCLOSED LETTER, "NOTICE OF REQUIREMENT TO REIMBURSE",
PLEASE BE ADVISED THAT KEITH SIMAS' NAME AS RESPONSIBLE PARTY IS IN
ERROR. KEITH SIMAS REPRESENTS XTRA OIL COMPANY, BUT IS NOT THE
PROPERTY OWNER OF RECORD. PLEASE CORRECT YOUR RECORDS ACCORDINGLY.

VERY TRULY YOURS,


CAROL SIMAS

ENCLOSURE

ALCO
HAZMAT
94 APR 20 PM 12:40

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

EMERGENCY <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO		HAS STATE PRICE 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 HAVE DISTRIBUTED THIS INFORMATION ACCORDING TO THE DISTRIBUTION SHOWN ON THE INSTRUCTION SHEET ON THE BACK PAGE OF THIS FORM.		
REPORT DATE 04/11/94		CASE #		SIGNED: <i>[Signature]</i> DATE: 4/12/94		
REPORTED BY	NAME OF INDIVIDUAL FILING REPORT KEITH SIMAS		PHONE (510) 865-9503		SIGNATURE <i>[Signature]</i>	
	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 XTRA OIL CO.			
	ADDRESS 2307 PACIFIC AVE STREET CITY ALAMEDA STATE CA ZIP 94501					
RESPONSIBLE PARTY	NAME XTRA OIL CO <input type="checkbox"/> UNKNOWN		CONTACT PERSON KEITH SIMAS		PHONE (510) 865-9503	
	ADDRESS 2307 PACIFIC AVE STREET CITY ALAMEDA STATE CA ZIP 94501					
SITE LOCATION	FACILITY NAME (IF APPLICABLE) XTRA OIL DBA SHELL		OPERATOR TED SIMAS		PHONE (510) 865-9503	
	ADDRESS 1701 PARK ST STREET CITY ALAMEDA COUNTY CA ZIP 94501					
	CROSS STREET BUENA VISTA					
IMPLEMENTING AGENCIES	LOCAL AGENCY ALAMEDA COUNTY - ENVIR. HEALTH		CONTACT PERSON JULIETTE SHIN		PHONE (510) 271-4320	
	REGIONAL BOARD SAN FRANCISCO BAY REGION		CONTACT PERSON RICHARD HIETT		PHONE ()	
SUBSTANCES INVOLVED	(1) NAME GASOLINE				QUANTITY LOST (GALLONS) <input checked="" type="checkbox"/> UNKNOWN	
	(2) NAME DIESEL				<input checked="" type="checkbox"/> UNKNOWN	
DISCOVERY/ABATEMENT	DATE DISCOVERED 04/11/94		HOW DISCOVERED <input type="checkbox"/> INVENTORY CONTROL <input type="checkbox"/> SUBSURFACE MONITORING <input type="checkbox"/> TANK TEST <input checked="" type="checkbox"/> TANK REMOVAL <input type="checkbox"/> NUISANCE CONDITIONS <input type="checkbox"/> OTHER			
	DATE DISCHARGE BEGAN UNKNOWN		METHOD USED TO STOP DISCHARGE (CHECK ALL THAT APPLY) <input checked="" type="checkbox"/> REMOVE CONTENTS <input checked="" type="checkbox"/> CLOSE TANK & REMOVE <input type="checkbox"/> REPAIR PIPING <input type="checkbox"/> REPAIR TANK <input type="checkbox"/> CLOSE TANK & FILL IN PLACE <input type="checkbox"/> CHANGE PROCEDURE <input type="checkbox"/> REPLACE TANK <input type="checkbox"/> OTHER			
	HAS DISCHARGE BEEN STOPPED? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO IF YES, DATE 04/11/94					
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 checked="" 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 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) (SEE BACK FOR DETAILS) <input type="checkbox"/> EXCAVATE & DISPOSE (ED) <input type="checkbox"/> REMOVE FREE PRODUCT (FP) <input type="checkbox"/> ENHANCED BIO DEGRADATION (IT) <input type="checkbox"/> CAP SITE (CD) <input type="checkbox"/> EXCAVATE & TREAT (ET) <input type="checkbox"/> PUMP & TREAT GROUNDWATER (GT) <input type="checkbox"/> REPLACE SUPPLY (RS) <input type="checkbox"/> CONTAINMENT BARRIER (CB) <input type="checkbox"/> NO ACTION REQUIRED (NA) <input type="checkbox"/> TREATMENT AT HOOKUP (HU) <input type="checkbox"/> VENT SOIL (VS) <input type="checkbox"/> VACUUM EXTRACT (VE) <input type="checkbox"/> OTHER (OT)					
	COMMENTS VISIBLE SOIL CONTAMINATION AT TANK REMOVALS. SOIL/WATER SAMPLES FORTHCOMING.					

INSTRUCTIONS

EMERGENCY

Indicate whether emergency response personnel and equipment were involved at any time. If so, a Hazardous Material Incident Report should be filed with the State Office of Emergency Services (OES) at 2800 Meadowview Road, Sacramento, CA 95832. Copies of the OES report form may be obtained at your local underground storage tank permitting agency. Indicate whether the OES report has been filed as of the date of this report.

LOCAL AGENCY ONLY

To avoid duplicate notification pursuant to Health and Safety code Section 25180.5, a government employee should sign and date the form in this block. A signature here does not mean that the leak has been determined to pose a significant threat to human health or safety, only that notification procedures have been followed if required.

REPORTED BY

Enter your name, telephone number, and address. Indicate which party you represent and provide company or agency name.

RESPONSIBLE PARTY

Enter name, telephone number, contact person, and address of the party responsible for the leak. The responsible party would normally be the tank owner.

SITE LOCATION

Enter information regarding the tank facility. At a minimum, you must provide the facility name and full address.

IMPLEMENTING AGENCIES

Enter names of the local agency and Regional Water Quality Control Board involved.

SUBSTANCES INVOLVED

Enter the name and quantity lost of the hazardous substance involved. Room is provided for information on two substances if appropriate. If more than two substances leaked, list the two of most concern for cleanup.

DISCOVERY/ABATEMENT

Provide information regarding the discovery and abatement of the leak.

SOURCE/CAUSE

Indicate source(s) of leak. Check box(es) indicating cause of leak.

CASE TYPE

Indicate the case type category for this leak. Check one box only. Case type is based on the most sensitive resource affected. For example, if both soil and ground water have been affected, case type will be "Ground Water". Indicate "Drinking Water" only if one or more municipal or domestic water wells have actually been affected. A "Ground Water" designation does not imply that the affected water cannot be, or is not, used for drinking water, but only that water wells have not yet been affected. It is understood that case type may change upon further investigation.

CURRENT STATUS

Indicate the category which best describes the current status of the case. Check one box only. The response should be relative to the case type. For example, if case type is "Ground Water", then "Current Status" should refer to the status of the ground water investigation or cleanup, as opposed to that of soil. Descriptions of options follow:

No Action Taken - No action has been taken by responsible party beyond initial report of leak.

Leak Being Confirmed - Leak suspected at site, but has not been confirmed.
Preliminary Site Assessment Workplan Submitted - workplan/proposal requested of/submitted by responsible party to determine whether ground water has been, or will be, impacted as a result of the release.
Preliminary Site Assessment Underway - implementation of workplan.
Pollution Characterization - responsible party is in the process of fully defining the extent of contamination in soil and ground water and assessing impacts on surface and/or ground water.
Remediation Plan - remediation plan submitted evaluating long term remediation options. Proposal and implementation schedule for appropriate remediation options also submitted.
Cleanup Underway - implementation of remediation plan.
Post Cleanup Monitoring in Progress - periodic ground water or other monitoring at site, as necessary, to verify and/or evaluate effectiveness of remedial activities.
Case Closed - regional board and local agency in concurrence that no further work is necessary at the site.

IMPORTANT: THE INFORMATION PROVIDED ON THIS FORM IS INTENDED FOR GENERAL STATISTICAL PURPOSES ONLY AND IS NOT TO BE CONSTRUED AS REPRESENTING THE OFFICIAL POSITION OF ANY GOVERNMENTAL AGENCY

REMEDIAL ACTION

Indicate which action have been used to cleanup or remediate the leak. Descriptions of options follow:

Cap Site - install horizontal impermeable layer to reduce rainfall infiltration.
Containment Barrier - install vertical dike to block horizontal movement of contaminant.
Excavate and Dispose - remove contaminated soil and dispose in approved site.
Excavate and Treat - remove contaminated soil and treat (includes spreading or land farming).
Remove Free Product - remove floating product from water table.
Pump and Treat Groundwater - generally employed to remove dissolved contaminants.
Enhanced Biodegradation - use of any available technology to promote bacterial decomposition of contaminants.
Replace Supply - provide alternative water supply to affected parties.
Treatment at Hookup - install water treatment devices at each dwelling or other place of use.
Vacuum Extract - use pumps or blowers to draw air through soil.
Vent Soil - bore holes in soil to allow volatilization of contaminants.
No Action Required - incident is minor, requiring no remedial action.

COMMENTS - Use this space to elaborate on any aspects of the incident.

SIGNATURE - Sign the form in the space provided.

DISTRIBUTION

If the form is completed by the tank owner or his agent, retain the last copy and forward the remaining copies intact to your local tank permitting agency for distribution.

1. Original - Local Tank Permitting Agency
2. State Water Resources Control Board, Division of Clean Water Programs, Underground Storage Tank Program, P.O. Box 944212, Sacramento, CA 94244-2120
3. Regional Water Quality Control Board
4. Local Health Officer and County Board of Supervisors or their designee to receive Proposition 65 notifications.
5. Owner/responsible party.

DEPARTMENT OF ENVIRONMENTAL HEALTH
 HAZARDOUS MATERIALS DIVISION
 80 SWAN WAY, ROOM 200
 OAKLAND, CA 94621
 PHONE NO. 510/271-4320

office copy

*4/12/94
 note changes/additions in RED!*

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.

UNDERGROUND TANK CLOSURE PLAN

***** Complete according to attached instructions *****

1. Business Name XTRA OIL Co.
 Business Owner Edward T. Simas
2. Site Address (2329 Buena Vista Ave) now call 1701 Park St.
 city Alameda zip 94501 Phone 865-9503
3. Mailing Address 2307 Pacific Ave
 city Alameda zip 94501 Phone 865-9503
4. ^{Current} Land Owner Edward T. Simas & Carol L. Simas
 Address 2307 Pacific Ave city, state Alameda, Ca zip 94501
5. Generator name under which tank will be manifested _____
XTRA Oil Co. Property recently purchased on 3/1/94 from John + Edna Ho, not until April 4th 1994 we learned of the existence of a home heating oil tank.
 EPA I.D. No. under which tank will be manifested CAC 000 920 744

6. Contractor All Pro Environmental Corporation
Address 1125-B Arndt Dr. #284
City Martinez Phone (510) 933-6133
License Type* A/HAZ ID# 678469

*Effective January 1, 1992, Business and Professional Code Section 7058.7 requires prime contractors to also hold Hazardous Waste Certification issued by the State Contractors License Board. Indicate that the certificate has been received, in addition, to holding the appropriate contractors license type.

7. Consultant P-D Environmental
Address 4020 Parama Ct
City Oakland Phone (510) 658-6916

8. Contact Person for Investigation
Name Keith Simas Title Operations Supervisor
Phone 865-9503

9. Number of tanks being closed under this plan 1
Length of piping being removed under this plan Unknown
Total number of tanks at facility 1

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

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

a) Product/Residual Sludge/Rinsate Transporter
Name Erickson Inc. EPA I.D. No. CAD 009466392
Hauler License No. 0019 License Exp. Date May 1994
Address 255 Parr Blvd
City Richmond State Ca Zip 94801

b) Product/Residual Sludge/Rinsate Disposal Site
Name Gibson Oil EPA I.D. No. CAD 043260702
Address 475 Sea Port Blvd
City Redwood City State Ca Zip 94604

c) Tank and Piping Transporter

Name Erickson, Inc. EPA I.D. No. CAD009466392
Hauler License No. 0019 License Exp. Date May 1994
Address 255 Parr Blvd
city Richmond state Ca zip 94801

d) Tank and Piping Disposal Site

Name Erickson, Inc. EPA I.D. No. CAD009466392
Address 255 Parr Blvd
city Richmond state Ca zip 94801

11. Experienced Sample Collector

Name Paul King
Company P+D Environmental
Address 4020 Panama Ct.
city Oakland state Ca zip 94611 Phone 658-6916

12. Laboratory

Name McC Campbell Analytical
Address 110 2nd Avenue South
city Pacheco state Ca zip 94553
State Certification No. 1644

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

If yes, describe. _____

Unknown

14. Describe methods to be used for rendering tank inert

Add 15 pounds of dry ni pn 1,000 gallons tank
Capacity; tank is currently empty.

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

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

15. Tank History and Sampling Information

Tank		Material to be sampled (tank contents, soil, ground-water, etc.)	Location and Depth of Samples
Capacity	Use History (see instructions)		
Unknown -assumed 250-500g.	Assumed to be a home heating oil tank.	Soil	1 sample 2 feet below the bottom of the tank.

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

AGORD. CERTIFICATE OF INSURANCE

ISSUE DATE (MM/DD/YY)

03/24/94

PRODUCER

Morgan Insurance Agency
1977 O'Toole Avenue, Suite B102
San Jose, Ca 95131
(408) 435-5422

INSURED

Mike Falk
ALLPRO ENVIRONMENTAL CORP.
3233 Deerhill Road
Lafayette CA 94549
(510) 933-6133

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW.

COMPANIES AFFORDING COVERAGE

- COMPANY LETTER **A** TRUCK INSURANCE EXCHANGE
- COMPANY LETTER **B** FARMERS INSURANCE EXCHANGE
- COMPANY LETTER **C** CENTURY SURETY INS. CO.
- COMPANY LETTER **D**
- COMPANY LETTER **E**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

CO LTR	TYPE OF INSURANCE	POLICY NUMBER	POLICY EFFECTIVE DATE (MM/DD/YY)	POLICY EXPIRATION DATE (MM/DD/YY)	LIMITS
C	GENERAL LIABILITY	CCP-114100	02/12/94	02/12/95	GENERAL AGGREGATE \$1,000,000
	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY				PRODUCTS-COMP/OP AGG. \$1,000,000
	<input type="checkbox"/> CLAIMS MADE <input checked="" type="checkbox"/> OCCUR.				PERSONAL & ADV. INJURY \$1,000,000
	<input checked="" type="checkbox"/> OWNERS & CONTRACTORS PROT.				EACH OCCURRENCE \$1,000,000
					FIRE DAMAGE (Any one fire) \$ 50,000
B	AUTOMOBILE LIABILITY	12690-93-17	12/14/93	12/14/94	MED. EXPENSE (Any one person) \$ 5,000
	<input checked="" type="checkbox"/> ANY AUTO				COMBINED SINGLE LIMIT \$1,000,000
	<input checked="" type="checkbox"/> ALL OWNED AUTOS				BODILY INJURY (Per person) \$
	<input type="checkbox"/> SCHEDULED AUTOS				BODILY INJURY (Per accident) \$
	<input checked="" type="checkbox"/> HIRED AUTOS				PROPERTY DAMAGE \$
	<input checked="" type="checkbox"/> NON-OWNED AUTOS				EACH OCCURRENCE \$
	EXCESS LIABILITY		/ /	/ /	AGGREGATE \$
	<input type="checkbox"/> UMBRELLA FORM				
A	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY	N1909-71-14	12/14/93	12/14/94	STATUTORY LIMITS
					EACH ACCIDENT \$100,000
					DISEASE-POLICY LIMIT \$500,000
	OTHER		/ /	/ /	DISEASE-EACH EMPLOYEE \$100,000

DESCRIPTION OF OPERATIONS/LOCATIONS/VEHICLES/SPECIAL ITEMS

ADDITIONAL INSURED:

Xtra Oil
2307 Pacific Avenue
Alameda, CA 94501
Attn: Ted Simas

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, THE ISSUING COMPANY WILL ENDEAVOR TO MAIL 30 DAYS WRITTEN NOTICE TO THE CERTIFICATE HOLDER NAMED TO THE LEFT, BUT FAILURE TO MAIL SUCH NOTICE SHALL IMPOSE NO OBLIGATION OR LIABILITY OF ANY KIND UPON THE COMPANY, ITS AGENTS OR REPRESENTATIVES.

AUTHORIZED REPRESENTATIVE



Rain 1/24

ALAMEDA COUNTY, DEPARTMENT OF ENVIRONMENTAL HEALTH

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

Hazardous Materials Division Inspection Form

Site ID# 3836 Site Name Xtra Oil Co. Today's Date 4/8/99

Site Address 1701 Park St. EPA ID#

City Alameda Zip 94501 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 6. Records 66492 7. Correct 66484 8. Copy sent 66492 9. Exception 66484 10. Copies Rec'd 66492 11. Treatment 66371 12. On-site Disp. (H.S.&C.) 26189.5 13. Ex Haz. Waste 66570 14. Communications 67121 15. Aisle Space 67124 16. Local Authority 67126 17. Maintenance 67120 18. Training 67105 19. Prepared 67140 20. Name List 67141 21. Copies 67141 22. Eng. Coord. Tmg. 67144 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

Comments: Weather: Raining on and off. Came out to site at 10:00AM to oversee removal of four 10,000-gallon USTs (one diesel and 3 gasoline USTs). Manifest # 92220195 for one diesel and one gas UST. Diesel UST was removed. No tar wrapping - steel. No apparent holes. Groundwater in pit w/ some product on it. Stained backfill throughout pit. First gas UST removed. No apparent holes or rusting. This gas UST was the southern most gas UST. The diesel UST was south of this gas UST. Manifest # 92220198 for other 2 gas USTs. The 2nd gas UST was removed. No apparent holes or corrosion. Tanks were removed in order of south to north. Manifest # 92220197 for last gas UST. Fourth gas UST removed. No apparent holes. A little pitting. Piping was hauled w/ fourth gas (gas UST). Dispensers were located 18 to 20 feet east of the USTs. (20 to 25 feet of piping). Fill end was on the west side. Pump end on east side. Three soil samples will be collected from the east wall, and three from the west wall, at the soil/water interface.

I.B TRANSPORTER (Title 22)

- 32. Applic./Insurance 66428 33. Comp. Cert./CHP Insp. 66448 34. Containers 66465 35. Vehicles 66465 36. EPA ID #s 66531 37. Correct 66541 38. HW Delivery 66543 39. Records 66544 40. Name/ Covers 66545 41. Recyclables 66800

Rev 6/88

Contact: Ted Moise, Alisto

Title: Ted Moise

Signature: Ted Moise

Inspector: Juliet Shin

Signature: Juliet Shin

Pg 2 of 4

ALAMEDA COUNTY, DEPARTMENT OF ENVIRONMENTAL HEALTH

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

Hazardous Materials Division Inspection Form

Site ID# 3836 Site Name Xtra Oil Co. Today's Date 4, 8, 94
 Site Address 1701 Park St. EPA ID# _____
 City Alameda Zip 94501 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

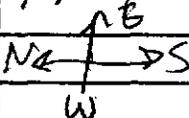
The marked items represent violations of the Calif. Administration Code (CAC) or the Health & Safety Code (HS&C)

I.A GENERATOR (Title 22)

- | | | |
|-------------------|--|---------|
| Manifest | <input type="checkbox"/> 1. Waste ID | * 66471 |
| | <input type="checkbox"/> 2. EPA ID | 66472 |
| | <input type="checkbox"/> 3. > 90 days | 66508 |
| | <input type="checkbox"/> 4. Label dates | 66508 |
| | <input type="checkbox"/> 5. Biennial | 66493 |
| Manifest | <input type="checkbox"/> 6. Records | 66492 |
| | <input type="checkbox"/> 7. Correct | 66484 |
| | <input type="checkbox"/> 8. Copy sent | 66492 |
| | <input type="checkbox"/> 9. Exception | 66484 |
| | <input type="checkbox"/> 10. Copies Rec'd | 66492 |
| Misc. | <input type="checkbox"/> 11. Treatment | 66371 |
| | <input type="checkbox"/> 12. On-site Disp. (H.S.&C.) | 26189.5 |
| | <input type="checkbox"/> 13. Ex Haz. Waste | 66570 |
| Prevention | <input type="checkbox"/> 14. Communications | 67121 |
| | <input type="checkbox"/> 15. Aisle Space | 67124 |
| | <input type="checkbox"/> 16. Local Authority | 67126 |
| | <input type="checkbox"/> 17. Maintenance | 67120 |
| | <input type="checkbox"/> 18. Training | 67105 |
| Contin. gency | <input type="checkbox"/> 19. Prepared | 67140 |
| | <input type="checkbox"/> 20. Name List | 67141 |
| | <input type="checkbox"/> 21. Copies | 67141 |
| | <input type="checkbox"/> 22. Eng. Coord. Trng. | 67144 |
| Containers, Tanks | <input type="checkbox"/> 23. Condition | 67241 |
| | <input type="checkbox"/> 24. Compatibility | 67242 |
| | <input type="checkbox"/> 25. Maintenance | 67243 |
| | <input type="checkbox"/> 26. Inspection | 67244 |
| | <input type="checkbox"/> 27. Buffer Zone | 67246 |
| | <input type="checkbox"/> 28. Tank Inspection | 67259 |
| | <input type="checkbox"/> 29. Containment | 67245 |
| | <input type="checkbox"/> 30. Safe Storage | 67261 |
| | <input type="checkbox"/> 31. Freeboard | 67257 |

Comments:

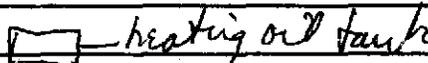
One soil sample will be collected from the north wall, and one from the south wall at 10' / water interface. One groundwater sample will be collected after pumping out some water & letting it recharge. Samples will be analyzed for TPH, BTEX, ^{TPH d} and Lead. Alisto will come back out here on another day, w/ County supervision, and collect samples from beneath former piping.



Stockpiled soil will be sampled after excavation is complete. Stockpiled soil will be covered.

I.B TRANSPORTER (Title 22)

- | | | |
|----------|--|-------|
| Manifest | <input type="checkbox"/> 32. Applic./Insurance | 66428 |
| | <input type="checkbox"/> 33. Comp. Cert./CHP Insp. | 66448 |
| | <input type="checkbox"/> 34. Containers | 66465 |
| Manifest | <input type="checkbox"/> 35. Vehicles | 66465 |
| | <input type="checkbox"/> 36. EPA ID #s | 66531 |
| | <input type="checkbox"/> 37. Correct | 66541 |
| | <input type="checkbox"/> 38. HW Delivery | 66543 |
| | <input type="checkbox"/> 39. Records | 66544 |
| Cont'is | <input type="checkbox"/> 40. Name/ Covers | 66545 |
| | <input type="checkbox"/> 41. Recyclables | 66800 |



Rev 6/88

Contact: Ted Moise, Alisto
 Title: _____
 Signature: Ted Moise

Inspector: Juliet Shui
 Signature: Juliet Shui

Pg 3 of 4

ALAMEDA COUNTY, DEPARTMENT OF ENVIRONMENTAL HEALTH

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

Hazardous Materials Division Inspection Form

Site ID# 3836 Site Name Xtra Oil Co Today's Date 4.18.94
Site Address 1701 Park St. EPA ID#
City Alameda Zip 94501 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)

Table with 4 columns: Category (LA GENERATOR, I.B TRANSPORTER), Item #, Description, and Code. Includes sections for Manifest, Misc., Prevention, Contingency, Containers/Tanks, and Manifest/Cont's.

Comments: Soil sample collected from north well had staining and slight odor. Sandy soil collected from ~9' bgs. Soil sample collected from center of east well. Staining and odor (soil/bacter interface). Soil sample from east wall at south end was sandy, stained, w/ odor. Sample was collected from ~20' from south end of tank pit. Sample before that was collected ~8 to 9' north of this sample. A pump truck came out & began pumping pit water. List of sidewall samples were collected. Odor emanating from pit. Although groundwater will be allowed to recharge, concentrations may be diluted due to rain. Groundwater sample was collected and, luckily, it appears that no rain diluted this area of recharged groundwater before sampling. The site will begin overexcavating pit to clean it up and to get a sense as to the extent of sidewall contamination. If soil still looks dirty after excavating several feet off the sidewalls, they will address contamination through other means. If soil looks clean, they will collect confirmatory samples.

Contact: Ted Moise, Alisto
Inspector: Juliet Shyn
Signature: Ted Moise, Juliet Shyn

Pg 4 of 4

ALAMEDA COUNTY, DEPARTMENT OF ENVIRONMENTAL HEALTH

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

Hazardous Materials Division Inspection Form

Site ID# 3836 Site Name Xtra Oil Co Today's Date 4/8/99
 Site Address 1701 Park St EPA ID# _____
 City Alameda Zip 94501 Phone _____

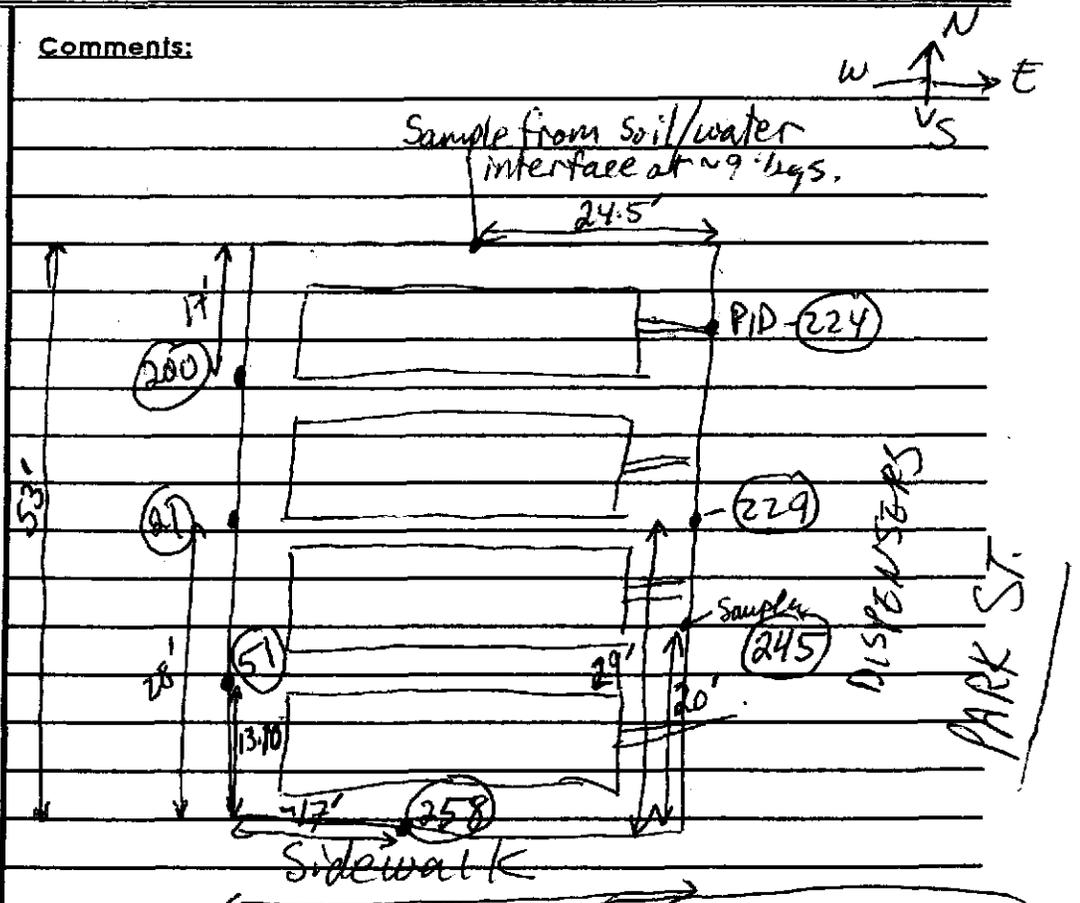
MAX Amt. Stored > 500lbs/55g/200cf? Y N
 Hazardous Waste generated per month? _____

- 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
-
- Contin. gency**
- 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

Comments:



- 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
-
- Cont's**
- 40. Name/ Covers 66545
 - 41. Recyclables 66800

Excavated a little 45' more, found continuing soil contamination & back-filled pit w/ drain rocks to impit odor. (229) - PID readings collected from ~9' bgs

All sidewalk samples were sandy, stained, &

Rev 6/88

Contact: Ted Morse, Asst
 Title: _____
 Signature: Ted Morse

Inspector: Juliet Shin
 Signature: Juliet Shin



ALISTO ENGINEERING GROUP

TED MOISE
GEOLOGIST

1777 OAKLAND BOULEVARD, SUITE 200
WALNUT CREEK, CA 94596
(510) 295-1650
(510) 295-1823 FAX
CONTRACTORS LICENSE NO. A-652544

XTRA OIL COMPANY
2307 PACIFIC AVE.
ALAMEDA, CA 94501
(510) 865-9503
FAX (510) 865-1889

ALCO
HAZMAT
94 FEB -7 PM 12:39

FEBRUARY 4, 1994

ALAMEDA COUNTY HEALTH CARE SERVICES
DEPARTMENT OF ENVIRONMENTAL HEALTH
HAZARDOUS MATERIALS DIVISION
80 SWAN WAY, ROOM 200
OAKLAND, CA 94621

ATTENTION: LARRY SETO
SR. HAZMAT SPECIALIST

REGARDING: FIVE-YEAR PERMITS FOR OPERATION OF UST's
1701 PARK ST., ALAMEDA, CA 94501

DEAR MR. SETO,

REGARDING OUR CONVERSATION OF LATE THIS AFTERNOON, WE WILL BE REMODELLING AT 1701 PARK STREET IN THE NEXT TWO MONTHS. ALL NECESSARY PERMITS HAVE BEEN OBTAINED, WITH THE EXCEPTION OF B.A.A.Q.M.D.'s AUTHORITY TO CONSTRUCT. WE EXPECT THIS PERMIT TO BE ISSUED WITHIN THE NEXT TWO WEEKS.

ONCE CONSTRUCTION HAS BEEN COMPLETED, INCLUDING THE INSTALLATION OF NEW UNDERGROUND STORAGE TANKS, WE SHALL SUBMIT ALL FORMS NECESSARY TO COMPLETE THE APPLICATION OF FIVE YEAR PERMITS FOR THE UST's.

VERY TRULY YOURS


CAROL SIMAS

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



LARITA SHAHID, Assistant Agency Director

December 28, 1993

CERTIFIED MAILER #: P 386 338 249

Xtra Oil Co. Dba Shell Oil
1701 Park St.
Alameda, 94501
UGTID:3836

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

**Re: FIVE-YEAR PERMITS FOR OPERATION OF UNDERGROUND STORAGE TANK(S)
1701 Park St. Alameda, 94501**

Dear Owner/Operator:

According to our records your facility referenced above has not received a five-year permit to operate UST's. In order to obtain a permit you must complete the following items marked below and return them within 30 DAYS. The necessary forms are enclosed. You may complete a "Consolidated Underground Tank Management Plan" which will assist you in preparing a monitoring plan, site plot plan and spill response plan for your tank(s). If supplemental information or forms are required, please submit it to this office with the completed questionnaire and application forms:

1. An accurate and complete plot plan.
2. A written spill response plan. (enclosed)
3. A written tank monitoring plan. (enclosed)
4. Results of precision tank test(s), (initial and annual).
5. Results of precision pipeline leak detector tests (initial and annual).
6. Complete UST PERMIT FORM A-one per facility. (enclosed)
7. Complete UST PERMIT FORM B-one per tank. (enclosed)
8. Complete UST PERMIT FORM C-one per tank if information is available. (enclosed)
9. Letter stating how the tank is to be maintained during one year closure.

Be advised that Title 23 of the California Code of Regulation prohibits the operation of "ANY" UST without a permit. If our records are in error, you must contact this office immediately TO AVOID POSSIBLE ENFORCEMENT ACTION. Please feel free to contact this office at (510) 271-4320; to answer any questions which may arise in completing the mandatory five-year permit process. Be prepared to provide your zip code to speak with the Hazmat Specialist handling your case.

Sincerely,

Cynthia Manji for LARRY SETO.

LARRY SETO
Sr HazMat Specialist

c: Edgar Howell, Chief, Hazardous Materials Div. (files)

XTRA OIL CO.
2307 Pacific Ave.
Alameda, Ca. 94501
Attn. Keith Simous

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 XTRA OIL CORP SHELL Today's Date 12/2/93
Site Address 1701 Park St. EPA ID# _____
City Alameda Zip 94501 Phone _____

MAX Amt. Stored > 500lbs/55g/200cr? 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)

LA 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
Conf. 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
LB 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're	
___	40. Name/ Covers 66545
___	41. Recyclables 66800

Comments:

Reviewed file for possible permit issuance.

L.O.P. Juliette Shin told me an application to remove the fuel tanks has been approve. Thus far no work has started. Mt. Simous states he is having difficulty getting other construction permits.

"A" "B" and "C" forms for the tanks present were submitted in 1992 April 24. Missing confirmation of cathodic protection Monitoring plan, Spill plan, passing test results for the mechanical flow restrictors and overfill prevention procedures. Operator has not submitted certification letter that 1992 inventory reconciliation data is within allowable limits.

A 5-year permit for the four tanks on site can not be issued until the above problems are resolved.

Rev 6/88

Contact: file
Title: _____
Signature: _____

Inspector: Kevin Tinsley
Signature: kt

REF./ A/C NO. R

COUNTY OF ALAMEDA
OFFICE OF THE AUDITOR-CONTROLLER

DATE: 9 21 1993

MISCELLANEOUS RECEIPT

№ 704513

\$ 1,137.00
DOLLARS

RECEIVED FROM:	<u>Xtra Oil Co.; 2307 Pacific Ave. Alameda 94501</u>	
FOR:	<u>Extra Oil Co.</u>	
	<u>1701 Park St.; Alameda CA 94501</u>	
RECEIVED BY:	<u>Norma Obregon</u>	DEPT. NO.: <u>430-4530</u>

CASH PERSONAL/CASHIER'S CHECK/M. O. # 2238 OTHER: _____

110-1 (Rev 10/85) [0134E (08)] 3-Part Distribution: White - Payor Yellow & Pink - Depart.

Park St Tank Closes

XTRA OIL COMPANY
2307 PACIFIC AVENUE (510) 865-9503
ALAMEDA, CA 94501

11-35/1210
2238

PAY One thousand one hundred thirty seven only Sept 21 1993 DOLLARS CHECK AMOUNT

Alameda County Health Care Agency \$ 1,137.00

TO THE ORDER OF

BANK OF AMERICA
ALAMEDA MAIN OFFICE, ALAMEDA, CA 94501

⑈002238⑈ ⑆121000358⑆ 01478⑈01411⑈

ALAMEDA COUNTY HEALTH CARE SERVICES AGENCY
 DEPARTMENT OF ENVIRONMENTAL HEALTH
 HAZARDOUS MATERIALS DIVISION
 80 SWAN WAY, ROOM 200
 OAKLAND, CA 94621
 PHONE NO. 510/271-4320

ACCEPTED

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

These plans have been reviewed and found to be acceptable and essentially meet the requirements of State and local health laws. Changes to your plans indicated by this department are to ensure compliance with State and local laws. The project proposed hereby is now referred 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 starting required inspectors:

- _____ 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.

THIS IS A FINANCIAL REMEDY NOT FOR OBTAINING THESE REGULATIONS.

UNDERGROUND TANK CLOSURE PLAN

*** Complete according to attached instructions ***

1. Business Name XTRA OIL Co
 Business Owner Edward T. Simas
 2. Site Address 1701 Park St.
 city Alameda zip 94501 Phone 521-1665
 3. Mailing Address 2307 Pacific Ave
 city Alameda zip 94501 Phone 865-9503
 4. Land Owner Edward T. Simas
 Address 2307 Pacific Ave City, State Alameda, Ca zip 94501
 5. Generator name under which tank will be manifested _____
XTRA OIL Co.
- EPA I.D. No. under which tank will be manifested CAC001017712

Robert Steen 10/15/93
Please comply w/ any regulations in Ord. book.

6. Contractor TANK Excavators
Address 230 Mt. Hermon Rd. #206
City Scotts Valley, Ca 05060 Phone (408) 438-1622
License Type A ID# A-648035

*Effective January 1, 1992, Business and Professional Code Section 7058.7 requires prime contractors to also hold Hazardous Waste Certification issued by the State Contractors License Board. Indicate that the certificate has been received, in addition, to holding the appropriate contractors license type.

7. Consultant P&D Environmental (Contact: Paul King)
Address 300 Monte Vista Ave #101
City Oakland, Ca Phone 658-6916

8. Contact Person for Investigation
Name Keith Simas Title Operations Supervisor
Phone 865-9503

9. Number of tanks being closed under this plan 4
Length of piping being removed under this plan 120'
Total number of tanks at facility 4

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

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

a) Product/Residual Sludge/Rinsate Transporter
Name Erickson, Inc EPA I.D. No. CAD009466392
Hauler License No. 0019 License Exp. Date May 1994
Address 255 Parr Blvd
City Richmond State Ca Zip 94801

b) Product/Residual Sludge/Rinsate Disposal Site
Name Gibson Oil EPA I.D. No. CAD043260702
Address 475 Sea Port Blvd
City Redwood City State Ca Zip 94604

c) Tank and Piping Transporter

Name Erickson, Inc. EPA I.D. No. CAD089466392
Hauler License No. 0019 License Exp. Date May 1994
Address 255 Parr Blvd.
city Richmond state Ca zip 94801

d) Tank and Piping Disposal Site

Name Erickson, Inc. EPA I.D. No. CAD009466392
Address 255 Parr Blvd.
city Richmond state Ca zip 94801

11. Experienced Sample Collector

Name Paul King
Company P+D Environmental
Address 300 Monte Vista Ave #101
city Oakland state Ca zip 94611 Phone 658-6916

12. Laboratory

Name McC Campbell Analytical
Address 110 2nd Avenue South
city Pacheco state Ca zip 94553
State Certification No. 1644

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

If yes, describe. _____

14. Describe methods to be used for rendering tank inert

Add 15 pounds of dry ice per 1,000 gallons tank capacity after removing all flammable liquid from each tank

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

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

15. Tank History and Sampling Information

Tank		Material to be sampled (tank contents, soil, groundwater, etc.)	Location and Depth of Samples
Capacity	Use History (see instructions)		
10,000 gal.	Installed: 1961 Contents: Diesel Still in use	Soil + groundwater (except high water table)	Side wall at high water mark + exposed groundwater If no groundwater, three or more soil samples required at ends and middle of tank. If groundwater present, soil samples required from tank ends + one groundwater sample
10,000 gal.	Installed: 1961 Contents: Gasoline Still in use		
10,000 gal.	↓		
10,000 gal.	↓		

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

Excavated/Stockpiled Soil	
Stockpiled Soil Volume (Estimated) 500 cubic yards	Sampling Plan Excavated soils will be stored on-site. One composite sample, consisting of four individual brass tubes, will be analyzed for every 100 cubic yards of soil. Samples will be analyzed for TPH as gasoline + diesel, and BTEX.

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

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

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

Contaminant Sought	EPA, DHS, or Other Sample Preparation Method Number	EPA, DHS, or Other Analysis Method Number	Method Detection Limit
TPH-gas	GCFID (5030)	Modified EPA 8015	1.0 mg/kg (soil) 50 ug/l (water)
B,T,X.+E	GCFID (5030)	EPA 8020 or 602 (water)	.005 mg/kg (soil) .5 ug/l (water)
TPH-diesel	GCFID (3570)-water " (3550)-soil	Modified EPA 8015 or GCFID (3570)-water GCFID (3550)-soil	1 mg/kg (soil) 50 ug/l (water)

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

18. Submit Worker Compensation Certificate copy

Name of Insurer R.L. Milsner Inc

19. Submit Plot Plan (See Instructions)

20. Enclose Deposit (See Instructions)

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

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

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

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

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

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

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

Signature of Contractor

Name (please type) ROBERT E. SMITH

Signature Robert E Smith

Date 7/21/93

Signature of Site Owner or Operator

Name (please type) Ted S/mas

Signature Ted S/mas

Date 9-20-93

ALAMEDA COUNTY HAZARDOUS MATERIALS DIVISION
Acknowledgement of Refund Recipient for Site Account

DEPOSITOR FILLS OUT PER SITE

-- REQUIRED --

The depositor will use this form to acknowledge that the property owner or his or her designee will receive any refund due at the completion of all deposit/refund projects at the site listed below.

SITE NUMBER/ADDRESS:

REFUND RECIPIENT-PROPERTY OWNER

Site Number

XTRA OIL CO.

Company Name

Edward T. Simas

Owner's Name

1701 Park St.

Street Address

2307 Pacific Ave

Owner's Address

Alameda

94501

City

Zip Code

Alameda

Ca. 94501

Owner's City

State

Zip

I have read the description of the project Deposit/Refund Procedure, and have had an opportunity to ask questions about it. I understand that regardless of who deposits money into the site account, any deposit money remaining at the completion of all projects being conducted at this site will be refunded solely to the property owner or his or her designee.

Signature of Depositor

Date

Edward T. Simas

Depositor Name

XTRA OIL CO.

Company Name

2307 Pacific Ave.

Street Address

Alameda, Ca 94501

City / Zip

STATE OF CALIFORNIA
STATE AND CONSUMER SERVICES AGENCY CONTRACTORS STATE LICENSE BOARD



Building Quality



HAZARDOUS SUBSTANCES REMOVAL AND REMEDIAL ACTIONS CERTIFICATION

Pursuant to the provisions of Section 7058.7 of the Business and Professions Code, the Registrar of Contractors does hereby certify that the following qualifying person has successfully completed the hazardous substances removal and remedial actions examination.

Qualifier: Robert Elwood Smith

License No.: 648035

Business Name: Tank Excavators Inc

WITNESS my hand and official seal this
20th day of July, 1992

David R. Miller
Registrar of Contractors

13L-96 (12/91)

This certification is the property of the Registrar of Contractors. It is loaned to the licensee and shall be returned to the Registrar upon demand unless otherwise provided or invalidated for any reason.

P. 01/01
Tank Excavators
07-20-1993 23:45 408 438 6981

ACORD. CERTIFICATE OF INSURANCE

ISSUE DATE (MM/DD/YY)

7/22/93

PRODUCER

R.L. Milsner, Inc.
1676 N. California Blvd.
Suite 375
Walnut Creek, CA 94596

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW.

COMPANIES AFFORDING COVERAGE

- COMPANY LETTER **A** Illinois Union Insurance Company
- COMPANY LETTER **B** Royal (American & Foreign Ins. Co.)
- COMPANY LETTER **C** Republic Indemnity
- COMPANY LETTER **D** MOAC
- COMPANY LETTER **E**

INSURED

Tank Excavators
230 Mt. Hermon Road, #206
Scotts Valley, CA 05060

COVERAGES

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED, NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

CD LTR	TYPE OF INSURANCE	POLICY NUMBER	POLICY EFFECTIVE DATE (MM/DD/YY)	POLICY EXPIRATION DATE (MM/DD/YY)	LIMITS
	GENERAL LIABILITY				
X	COMMERCIAL GENERAL LIABILITY				GENERAL AGGREGATE \$ 2,000,000
	CLAIMS MADE X OCCUR				PRODUCTS-COMP/OP AGG. \$ 2,000,000
A	OWNER'S & CONTRACTOR'S PROT.	EP07000	11/1/92	11/1/93	PERSONAL & ADV. INJURY \$ 1,000,000
					EACH OCCURRENCE \$ 1,000,000
					FIRE DAMAGE (Any one fire) \$
					MED. EXPENSE (Any one person) \$
	AUTOMOBILE LIABILITY				
	ANY AUTO				COMBINED SINGLE LIMIT \$ 1,000,000
B	X ALL OWNED AUTOS				BODILY INJURY (Per person) \$
	SCHEDULED AUTOS				BODILY INJURY (Per accident) \$
	X HIRED AUTOS	AST243873	11/1/92	11/1/93	PROPERTY DAMAGE \$
	X NON-OWNED AUTOS				
	GARAGE LIABILITY				
	EXCESS LIABILITY				
	UMBRELLA FORM				EACH OCCURRENCE \$
	OTHER THAN UMBRELLA FORM				AGGREGATE \$
	WORKER'S COMPENSATION AND EMPLOYERS' LIABILITY				STATUTORY LIMITS
C		PC946164	1/1/93	1/1/94	EACH ACCIDENT \$ 1,000,000
					DISEASE-POLICY LIMIT \$ 1,000,000
					DISEASE-EACH EMPLOYEE \$ 1,000,000
	OTHER				
D	Contractors Equip. Rented & Leased	IMC813156 IMC813156	11/1/92 11/1/92	11/1/93 11/1/93	365,000 150,000

DESCRIPTION OF OPERATIONS/LOCATIONS/VEHICLES/SPECIAL ITEMS

CERTIFICATE HOLDER

Xtra Oil Company
2307 Pacific Avenue
Alameda, CA 94501

Attn: Ted Simas

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, THE ISSUING COMPANY WILL ENDEAVOR TO MAIL 30 DAYS WRITTEN NOTICE TO THE CERTIFICATE HOLDER NAMED TO THE LEFT, BUT FAILURE TO MAIL SUCH NOTICE SHALL IMPOSE NO OBLIGATION OR LIABILITY OF ANY KIND UPON THE COMPANY, ITS AGENTS OR REPRESENTATIVES.

AUTHORIZED REPRESENTATIVE

Robert C. Sommer

Alameda County CC4580
 Environmental Health Services
 1131 Harbor Bay Pkwy., #250
 Alameda CA 94502-6577

MAIL



NAME _____
 1st Notice 0/30
 2nd Notice 0/30
 Return 7/12

JUL 20 1998
 REGISTERED MAIL
 MAIL ROOM

Is your RETURN ADDRESS completed on the reverse side?

SENDER: ■ Complete items 1 and/or 2 for additional services. ■ Complete items 3, 4a, and 4b. ■ Print your name and address on the reverse of this form so that we can return this card to you. ■ Attach this form to the front of the mailpiece, or on the back if space does not permit. ■ Write "Return Receipt Requested" on the mailpiece below the article number. ■ The Return Receipt will show to whom the article was delivered and the date delivered.		I also wish to receive the following services (for an extra fee): 1. <input type="checkbox"/> Addressee's Address 2. <input type="checkbox"/> Restricted Delivery Consult postmaster for fee.	
3. Article Addressed to: Barney Chan Eva Chu Alameda County Health Care 1131 Harbor Bay Parkway Suite 250 Alameda, CA 94502-6577		4a. Article Number 4b. Service Type <input type="checkbox"/> Registered <input type="checkbox"/> Certified <input type="checkbox"/> Express Mail <input type="checkbox"/> Insured <input type="checkbox"/> Return Receipt for Merchandise <input type="checkbox"/> COD	
5. Received By: (Print Name) 6. Signature (Addressee or Agent) X <i>[Signature]</i>		7. Date of Delivery 8. Addressee's Address (Only if requested and fee is paid)	

Thank you for using Return Receipt Service.

Mrs. Kay Bradford
 Messrs. James and Michael Bradford
 1717 Park Street
 Alameda CA 94501

NZ
 6-23-98