

Tom Peacock  
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## DETAILED REVIEW CHECKLIST

CLAIM NO.: 0025	REGION: 2	COUNTY: Alameda	CODE: 01
PRIORITY ASSIGNED: B	LEAD AGENCY AND CONTACT PERSON: Alameda County Health Larry Seto		
CURRENT RANK: 635	PHONE NO.: (510) 271-4320		
DATE REVIEWED:	REVIEWER:		

SITE NAME: Triangle Shopping Center  
 SITE ADDRESS: 2801 MacArthur Blvd., Oakland, CA 94602

CLAIMANT INFORMATION	ACC.	REJ.	HOW INFORMATION WAS VERIFIED	
<b>I. Claimant Identification</b>				
1. Claimant is/was the owner and/or operator of the leaking UST?	✓		See 12/13/91 clmnt Htr previous owner. to Alameda. 12/13/91 clmnt. Htr to Alameda	
2. Have all applicable past and current UST owners/operators been identified?	✓			
3. All required tax ID numbers provided?	✓			
4. Date site/tanks acquired verified?	✓			
<b>II. Statement of Costs</b>				
1. Valid third party claim?	n/a			
2. Claimed corrective action costs exceed \$10,000?	n/a			
<b>III. Joint Claimant</b>				
1. Joint Claimant is an owner and/or operator?				
2. Tax ID number provided?				
3. Joint Claimant's priority class verified?				
<b>IV. Co-Payee</b>				
1. Tax ID No. provided?				
2. Mailing address/phone no. provided?	✓			
<b>V. Contamination Site/Occurrence Description*</b>				
1. Description of tank and use verified?	✓		removal permit	
2. Registered farm tank?	n/a	Yes (No)		
3. Leaking tank contained eligible substance?	✓		Alameda inspection notes	
4. Is there any evidence that the UAR was the result of a spill, overflow or gross negligence?	✓		None indicated in County file	
5. If claimant submitted more than one claim for the site, each claim is for a separate occurrence?	✓			
6. Site map provided?	✓			
<b>VII. Priority Class Worksheet</b>				
1. Claimant's priority verified?				
2. Claimant was both the owner and operator at time of leak discovery?	Yes (No)		Owner only	
3. Claimant is the current owner and operator?	Yes (No/NA)		previous owner	
4. If either question = No, other party(s) priority class was verified?	✓		B per app.	
<b>VIII. Priority Class Designation</b>				
<b>A. Priority Class A</b>				
Residential Motor Fuel Tanks				
1. UST located at the residence of a person and property zoned residential use only at time of leak discovery?			X	
2. UST located at property improved by an owner-occupied single family dwelling or duplex at time of leak discovery?				
3. UST was not used for agricultural purposes or for resale on or after 1/1/85?				
OR				
Residential Small Home Heating Oil Tanks				
4. UST located at the residence of a person at time of leak discovery?				
5. UST located at property improved by an owner-occupied single family dwelling or duplex at time of leak discovery?				
6. UST has a capacity of 1,100 gallons or less?				
7. UST is used only to store home heating oil for consumptive use on property?				
8. UST was not located on agricultural property on or after 1/1/85?				

DETAILED REVIEW CHECKLIST - CONT'D PAGE 2

CLAIM NO. 0023

LOCAL AGENCY NO. \_\_\_\_\_

CLAIMANT INFORMATION	ACC/REJ.	HOW INFORMATION WAS VERIFIED
<b>B. Priority Class B</b> Financial Review Team has determined that the claimant qualifies for Priority Class B.		
<b>C. Priority Class C</b> Financial Review Team has determined that the claimant qualifies for Priority Class C.	n/a	
<b>IX. Eligibility Requirements*</b>		
1. UAR reporting requirements satisfied and date release discovered verified?	✓	
2. If property acquired after 1/1/84, claimant exercised due diligence or previous owner was eligible?	n/a	
3. Claimant either had or applied for a permit by 1/1/90, or was able to substantiate why not obtained?	✓	tanks removed in 5/89.
4. UST is not grossly out of compliance with permit requirements?	✓	tanks removed
5. Claimant was required to initiate corrective action?	✓	see Alameda 3/8/90 ltr.
6. If claimant discovered UAR prior to 1/1/88 required corrective action was initiated on or before 6/30/88?	n/a	
7. Corrective action is in compliance with regulatory requirements?		SEE PAGE 3 OF CHECKLIST
8. Claimant is in compliance with financial responsibility requirements?	n/a	tanks removed.
<b>X-XII. Certifications/Agreements/Statements/Verification</b>		
1. Claim contains original signatures of all claimants and joint claimants?	✓	
2. Required documentation was submitted for authorized representative?	✓	

**PROBLEM AREAS AND ANY ADDITIONAL COMMENTS**

- \* One of the General partner, Nicholas Molnar, works for CaliFrench Corp w/c managed the property from 1983
- \* CaliFrench never owned the property. Does Nicholas Molnar own CaliFrench?

\* Compliance with requirements for items listed in Section V. (Contamination Site/Occurrence Description) and Section IX. (Eligibility Requirements) may require lead agency confirmation. Any items that cannot be verified through the applicant and which will require lead agency review and confirmation, should be highlighted for further review. In all cases lead agency confirmation of corrective action compliance will be required.

CORRECTIVE ACTION COMPLIANCE DOCUMENTATION

DATE	ACTION REQUIRED/RESPONSE
5-3-89	3 Tanks removed. Leak discovered
6-20-89	Alameda rec'd subsurface soil investigation report from Riedel Environmental Serv. Inc.
6-27-89	Ltr. from Riedel re permit to remove waste oil tank and proposal for additional excavation & sampling
6-28-89	Per note on 6/27/89 ltr above, proposal has been accepted by Alameda.
12-14-89	Alameda rec'd Remedial Investigation Rept. from Riedel.
3-8-90	Alameda ltr to CalFrance Corp re comments [and additional requirements] on remedial report submitted 12/14/89. Need to install monitoring wells.
5-23-90	Alameda sent "notice of violation" to CalFrance for not complying w/ above request.
6-5-90	Response rec'd from CalFrance to extend deadline to first part of August.
8-7-90	Telecon note <sup>by Alameda</sup> re additional time extension to submit wp.
8-22-90	" " " " " " " " by day after labor day.
9-24-90	Alameda telecon note re conditional approval of wp. 2 additional soil borings required. WP dated 8/31/90 by Streamborn.
10-5-90	WP modifications from APA Fund received by Alameda.
10-19-90	Alameda ltr to CalFrance conditionally accepting modifications to wp
11-11-91	Alameda ltr to CalFrance acknowledging receipt of "Add'l Soil + Groundwater Inv. Report" prepared by Streamborn dtd 8/20/91. Report shows contamination in soil + near groundwater table. Must submit another wp.
12-13-91	Ltr. from claimant explaining "financial hardship" + pending application w/ UST Cleanup Fund. Consultant to complete wp while awaiting funding from the Fund.
1-24-92	Groundwater monitoring Rept. rec'd by Alameda

CONFIRMATION OF CORRECTIVE ACTION COMPLIANCE: After reviewing the lead agency site file, the claim reviewer has determined that the claimant is in substantial compliance with corrective action requirements.

LEAD AGENCY CONCURRENCE: As of this date, the lead agency representative concurs with the determination that the claimant is in compliance with applicable corrective action requirements.

STAFF RECOMMENDATION: (X) APPROVED ( ) REFERRED TO TEAM LEADER - See Comments, Page 2.

REVIEWER'S SIGNATURE: [Signature] DATE SIGNED

