

ALAMEDA COUNTY  
HEALTH CARE SERVICES

AGENCY  
DAVID J. KEARS, Agency Director



02-20-03

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

January 14, 2003

Mr. Melguides F. Antonia D. Joscon  
3110 Raleigh Ct.  
Fremont, CA 94555

**Subject: Fuel Leak Site Case Closure, Jascon Automotive Electric 17771 Meekland Ave.,  
Hayward, CA, Case No. RO0000021; Underground Storage Tank Cleanup Fund No.**

Dear Mr. Joscon:

This letter transmits the enclosed underground storage tank (UST) case closure letter in accordance with Chapter 6.75 (Article 4, Section 25299.37[h]). The State Water Resources Control Board adopted this letter on February 20, 1997. As of March 1, 1997, the Alameda County Environmental Health (ACEH) is required to use this case closure letter for all UST leak sites. We are also transmitting to you the enclosed case closure summary. These documents confirm the completion of the investigation and cleanup of the reported release at the subject site. The subject fuel leak case is closed.

**SITE INVESTIGATION AND CLEANUP SUMMARY**

Please be advised that the following conditions exist at the site:

- Residual soil pollution remains in place at this site.
- Analysis for Nickel was not performed on soil samples at the waste oil tank.

If you have any questions, please call Amir K. Gholami at (510) 567-6876. Thank you.

Sincerely,

Donna L. Drogos, P.E.  
Supervising Hazardous Materials Specialist  
Underground Storage Tank Local Oversight Program

Enclosures:

1. Case Closure Letter
2. Case Closure Summary

cc: Mr. Roger Breweer (w/enc)  
Regional Water Quality Control Board  
San Francisco Bay Region  
1515 Clay Street, Suite 1400  
Oakland, CA 94612

Mr. Hugh Murphy (w/enc)  
City of Hayward  
Hazardous Material Office  
777 B Street  
Hayward, CA 94541

Mr. Toro Okamoto (w/enc)  
Division of Clean Water Programs  
Underground Storage Tank Cleanup Fund  
State Water Resources Control Board  
P.O. Box 944212  
Sacramento, CA 94244-2120

(Amir Gholami) (w/orig enc), R. Garcia (w/enc)

ALAMEDA COUNTY  
HEALTH CARE SERVICES

AGENCY  
DAVID J. KEARS, Agency Director



2-2003

January 14, 2003

Mr. Melguides F. Antonia D. Joscon  
3110 Raleigh Ct.  
Fremont, CA 94555

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

**Subject: Fuel Leak Site Case Closure, Jascon Automotive Electric 17771 Meekland Ave.,  
Hayward, CA, Case No. RO0000021; Underground Storage Tank Cleanup Fund No.**

Dear Mr. Joscon:

This letter confirms the completion of a site investigation and remedial action for the underground storage tank(s) formerly located at the above-described location. Thank you for your cooperation throughout this investigation. Your willingness and promptness in responding to our inquiries concerning the former underground storage tank(s) are greatly appreciated.

Based on information in the above-referenced file and with the provision that the information provided to this agency was accurate and representative of site conditions, this agency finds that the site investigation and corrective action carried out at your underground storage tank(s) site is in compliance with the requirements of subdivisions (a) and (b) of Section 25299.37 of the Health and Safety Code and with corrective action regulations adopted pursuant to Section 25299.77 of the Health and Safety Code and that no further action related to the petroleum release(s) at the site is required.

This notice is issued pursuant to subdivision (h) of Section 25299.37 of the Health and Safety Code.

Please contact our office if you have any questions regarding this matter.

Sincerely,

Mee Ling Tung  
Director  
Alameda County Environmental Health

ALAMEDA COUNTY  
HEALTH CARE SERVICES

AGENCY  
DAVID J. KEARS, Agency Director



07-09-01

2021

**STID 3573**

July 6, 2001

Melquides F. and Antonia D. Joscon  
3110 Raleigh Ct.  
Fremont, CA 94555

**RE: 17771 Meekland Ave., Hayward, CA 94541**

Dear Mr. and Mrs. Joscon:

I am in receipt of your letter dated June 26, 2001 regarding the above referenced site. You have expressed concern that the above site has not been closed and that you assumed that the case was already closed.

Per our meeting on June 19<sup>th</sup>, 2001, and our discussion over the phone, your site is not closed. Furthermore, this office can close this site only if and when you meet all the requirements including the analysis requested on the correspondence dated June 20<sup>th</sup>, 2001. Unfortunately, this analysis is required by law and is not optional but rather mandatory. If you recall I verified this requirement during the meeting we held at our office as well. Please accept my apology for any inconvenience this may have caused you. However, please be advised that this office can not "legally" proceed toward closure unless you meet all the requirements including the ones specified in my letter dated June 20<sup>th</sup>, 2001.

During the same meeting I also informed you of several environmental consulting firms to assist you in this regard. Please be advised that since the sampling and analysis (four quarters) of the monitoring wells did not detect any TPH, or BTEX constituents this office will proceed toward case closure pending the last analysis requested in the letter dated June 20<sup>th</sup>, 2001.

Should you have any questions, please contact me at (510)-567-6876.

Sincerely,

Amir K. Gholami, REHS  
Hazardous Materials Specialist

C: Mr. John V. Mrakovich, Tank Protect Engineering, 2821 Whipple Road, Union City,  
CA 94587-1233  
Files

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

ALAMEDA COUNTY  
HEALTH CARE SERVICES

AGENCY  
DAVID J. KEARS, Agency Director



06-21-01

2021

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

**STID 3573**

June 20, 2001

Melquides F. and Antonia D. Joscon  
3110 Raleigh Ct.  
Fremont, CA 94555

**RE: 17771 Meekland Ave., Hayward, CA 94541**

Dear Mr. and Mrs. Joscon:

Per our meeting yesterday afternoon, I would need a final analysis of the groundwater in order to wrap up the case regarding the above referenced site. As we discussed several Underground Storage Tanks (USTs) were removed in 1991. Several Quarterly Groundwater Monitoring were performed. However, the submitted chemical analysis data on the plume constituents is missing MTBE analysis as required by law prior to case closure. Therefore please the final groundwater analysis will include this constituent as well. I informed you of several environmental consulting firms to assist you in this regard. Please be informed. That since sampling and analysis (four quarters) of the monitoring wells did not detect any TPH, or BTEX constituents this office will proceed toward case closure pending the last analysis requested above.

If you have any further questions and or concern, please contact me at (510)-567-6876.

Sincerely,

Amir K. Gholami, REHS  
Hazardous Materials Specialist

C: Mr. John V. Mrakovich, Tank Protect Engineering, 2821 Whipple Road, Union City,  
CA 94587-1233  
Files

ALAMEDA COUNTY  
HEALTH CARE SERVICES

AGENCY  
DAVID J. KEARS, Agency Director



05-30-01

R021

STID 3573

May 29, 2001

Melquides F. and Antonia D. Joscon  
3110 Raleigh Ct.  
Fremont, CA 94555

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

RE: 17771 Meekland Ave., Hayward, CA 94541

Dear Mr. and Mrs. Joscon:

As you are aware, there were several Underground Storage Tanks (USTs), which were removed in 1991. However, this site has not yet received final closure. Following USTs removal in 1991, three groundwater monitoring wells were installed in 1992. This was performed due to the fact that some contaminants were detected in the groundwater from the former USTs. The contaminants included TPH, BTEX, Total Petroleum Hydrocarbon, Benzene, Toluene, Ethyl Benzene, and Xylenes respectively. However, subsequent sampling and analysis (four quarters) of the monitoring wells did not detect any TPH, or BTEX constituents. Therefore, this office may proceed toward closure. However, you need to provide some information before we could proceed further. Please provide the following:

- Information on the over-excavation activities. This includes manifests, analytical results, and chain of custody regarding disposal of the contaminated soil. This refers to the page 19 of the " Remedial Investigation Report" dated July 16, 1992.
- Tank closure report did not contain analytical result for the former waste oil tank pit.

Please provide the above necessary information so that we could proceed toward closure of the above referenced site.

If you have any questions, please do not hesitate to call me at (510)-567-6876.

Sincerely,

Amir K. Gholami, REHS  
Hazardous Materials Specialist

C: Mr. John V. Mrakovich, Tank Protect Engineering, 2821 Whipple Road, Union City, CA  
94587-1233  
Files

ALAMEDA COUNTY  
HEALTH CARE SERVICES  
AGENCY



DAVID J. KEARS, Agency Director

RAFAT A. SHAHID, ASST. AGENCY DIRECTOR

RO 21

March 16, 1995

Melquides F. and Antonia D. Joscon  
3110 Raleigh Ct.  
Fremont CA 94555

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

StId 3573

Subject: 17771 Meekland Ave., Hayward, CA 94541

Dear Mr. and Ms. Joscon:

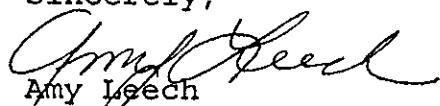
As you know, four underground storage tanks (USTs) were removed from your property on January 3, 1991. A groundwater investigation ensued after analytical results of soil samples collected from the tank excavations revealed elevated levels of Total Petroleum Hydrocarbons as gasoline and diesel (TPHg and TPHd) and benzene, ethylbenzene, toluene, and xylene (BTEX). Three monitoring wells were installed at the site in June 1992. Subsequent to this, groundwater samples collected during four quarterly groundwater monitoring events have not identified TPH or BTEX.

Based on this information, this office is reviewing this case for final closure. However, we need the following information to complete our review:

1. It was stated that all soil contamination was successfully removed during overexcavation activities on page nine of the Remedial Investigation Report, dated July 16, 1992, submitted by Augeas Corporation. Please submit information on the overexcavation activities including documentation/manifests and analytical results with chain-of-custody and documentation for the disposal of the contaminated soil.
2. The chain-of-custody documentation for the soil sample collected in the waste oil tank pit included an analysis for semi-volatile contaminants (EPA Method 8270). However, analytical results were not included in the tank closure report for these constituents. I have attached a copy of that chain-of-custody for your review. Please provide the this office with analytical results for method 8270 for the soil sample collected from the former waste oil pit.

We appreciate your prompt reply with these matters. If you need additional information or have questions, please give me a call at (510)567-6755. I will be on vacation March 20-24, 1995.

Sincerely,

  
Amy Leech  
Hazardous Materials Specialist

ATTACHMENT

cc: Gordon Coleman - Files(ALL)

ALAMEDA COUNTY  
HEALTH CARE SERVICES  
AGENCY

DAVID J. KEARS, Agency Director



R021

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

June 9, 1994

Mr. Mel Joscon  
17771 Meekland Ave.  
Hayward, CA 94541

STID 3573

Re: Required investigations at 17771 Meekland Avenue, Hayward,  
California

Dear Mr. Joscon,

On January 3, 1991, four underground storage tanks (USTs) were removed from the above site: one 5,000-gallon gasoline UST, two 3,000-gallon gasoline USTs, and one 300-gallon waste oil UST. Holes were observed in one of the gasoline USTs at the time of the removal. Soil samples collected from beneath these tanks identified up to 410 parts per million (ppm) Total Petroleum Hydrocarbons as gasoline (TPHg).

Subsequent to the identification of soil contamination at the site, this office required the installation and sampling of ground water monitoring wells to determine whether the ground water beneath the site had been impacted by the observed release.

On June 27, 1992, four exploratory borings were drilled at the site. Three of these borings were converted into ground water monitoring wells. Soil and ground water samples collected from these wells did not identify any of the contaminants of concern above detection limits. However, the Regional Water Quality Control Board requires that ground water samples and water level measurements be collected for a minimum of four quarters before this site can be considered for closure.

Therefore, you are required to resume quarterly ground water monitoring of these wells for **three additional quarters**. Subsequent to these monitoring events, the site will be considered for closure.

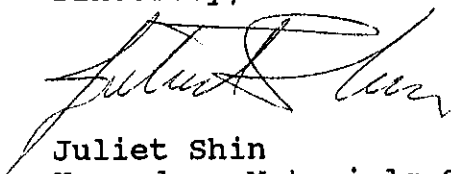
You are required to conduct the next quarterly ground water monitoring event and ground water gradient determination, and submit the corresponding quarterly report to this office **within 60 days of the date of this letter**.



Mr. Mel Joscon  
Re: 17771 Meekland  
June 9, 1994  
Page 2 of 2

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

Sincerely,

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

Juliet Shin  
Hazardous Materials Specialist

cc: Edgar Howell-File(JS)

ALAMEDA COUNTY  
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



R021

RAFAT A. SHAHID, Assistant Agency Director

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

June 18, 1992

Mel Joscon  
17771 Meekland Avenue  
Hayward, CA 94541

STID 3573

RE: Approval of work plan for the site located at 17771 Meekland Avenue, Hayward, California

Dear Mr. Joscon,

This office has received and reviewed the work plan, dated June 5, 1992, for the above site and approves of this plan. Please submit a timetable addressing when the proposed work will be conducted at the site.

Please be reminded that groundwater samples are to be collected and analyzed quarterly and water level measurements shall be taken monthly for 12 consecutive months. Groundwater gradient maps must be developed for each water level monitoring event occurring at the site.

Please be reminded that a report documenting the results from work performed is due to this office within 45 days of completion of field activities. Subsequent monitoring reports are to be submitted quarterly until this site qualifies for final RWQCB "sign-off".

If you have any questions or comments, please contact Juliet Shin at (510) 271-4320.

Sincerely,

  
Scott O. Seery, CHMM  
Senior Hazardous Materials Specialist

cc: Eddy So, RWQCB  
Jim Ferdinand, Eden Consolidated Fire Dept.

ALAMEDA COUNTY  
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



R021

RAFAT A. SHAHID, Assistant Agency Director

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

April 21, 1992

Mel Joscon  
17771 Meekland Avenue  
Hayward, CA 94541

STID 3573

RE: Requirements for soil and groundwater investigations at 17771 Meekland Avenue, Hayward, California

Dear Mr. Joscon,

On January 3, 1991, three underground fuel tanks and one waste oil tank were removed from your property. Sampling results show that petroleum constituents in the soil beneath the three former fuel tanks exceeded Regional Water Quality Control Board (RWQCB) action levels. Analysis results indicate that soil levels of total petroleum hydrocarbons as gasoline (TPHg) were as high as 410 parts per million (ppm). Concentrations of benzene, toluene, ethylbenzene, and xylenes were also detected. Whenever TPH concentrations exceed 100 ppm in undisturbed native soil, as was the case at your site, RWQCB's guidelines require a follow up groundwater investigation.

On May 7, 1991, Alameda County sent you a letter requiring that a Preliminary Site Assessment (PSA) work plan be submitted to this office by June 30, 1991 for further soil and groundwater investigations at the site. However, to this date, this office has not received the PSA or any information regarding further investigations at the site.

You are required to investigate the full depth and lateral extent of contamination affecting soil and groundwater resulting from activities at your site. Such an investigation shall be in the form of a 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. The major elements of such an investigation are summarized in the attached Appendix A.

In order to proceed with a site investigation, you should obtain professional services of a reputable environmental consultant. Your responsibility is to have the consultant submit for review a

proposal outlining planned activities pertinent to meeting the criteria broadly outlined in this letter and the attached Appendix A.

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

The PSA proposal is due to this office by **June 15, 1992**. Once the proposal is approved, field work should commence within 60 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 final RWQCB "sign off." Such quarterly reports are due the first day of the second month of each subsequent quarter.

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

- o Details and results of all work performed during the designated period of time: records of field observations and data, boring and well construction logs, water level data, chain-of-custody forms, laboratory results for all samples collected and analyzed, tabulations of free product thicknesses and dissolved fractions, etc.
- o Status of groundwater contamination characterization
- o Interpretation of results: water level contour maps showing gradients, free and dissolved product plume definition maps for each target component, geologic cross sections, etc.
- o Recommendations or plans for additional investigative work of remediation

All reports and proposals must be submitted under seal of a California-Registered Geologist, -Certified Engineering Geologist, or -Registered Civil Engineer. Please include a statement of qualifications for each lead professional involved with this project.

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

If you have any questions, please contact Juliet Shin at (510) 271-4320.

Sincerely,



Scott O. Seery, CHMM  
Senior Hazardous Materials Specialist

Attachment

cc: Richard Hiett, RWQCB  
Hugh Murphy, Hayward Fire Dept.

ALAMEDA COUNTY  
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



R021

RAFAT A. SHAHID, Assistant Agency Director

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

April 21, 1992

Mel Joscon  
17771 Meekland Avenue  
Hayward, CA 94541

STID 3573

RE: Requirements for soil and groundwater investigations at 17771 Meekland Avenue, Hayward, California

Dear Mr. Joscon,

On January 3, 1991, three underground fuel tanks and one waste oil tank were removed from your property. Sampling results show that petroleum constituents in the soil beneath the three former fuel tanks exceeded Regional Water Quality Control Board (RWQCB) action levels. Analysis results indicate that soil levels of total petroleum hydrocarbons as gasoline (TPHg) were as high as 410 parts per million (ppm). Concentrations of benzene, toluene, ethylbenzene, and xylenes were also detected. Whenever TPH concentrations exceed 100 ppm in undisturbed native soil, as was the case at your site, RWQCB's guidelines require a follow up groundwater investigation.

On May 7, 1991, Alameda County sent you a letter requiring that a Preliminary Site Assessment (PSA) work plan be submitted to this office by June 30, 1991 for further soil and groundwater investigations at the site. However, to this date, this office has not received the PSA or any information regarding further investigations at the site.

You are required to investigate the full depth and lateral extent of contamination affecting soil and groundwater resulting from activities at your site. Such an investigation shall be in the form of a 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. The major elements of such an investigation are summarized in the attached Appendix A.

In order to proceed with a site investigation, you should obtain professional services of a reputable environmental consultant. Your responsibility is to have the consultant submit for review a

proposal outlining planned activities pertinent to meeting the criteria broadly outlined in this letter and the attached Appendix A.

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

The PSA proposal is due to this office by June 15, 1992. Once the proposal is approved, field work should commence within 60 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 final RWQCB "sign off." Such quarterly reports are due the first day of the second month of each subsequent quarter.

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

- o Details and results of all work performed during the designated period of time: records of field observations and data, boring and well construction logs, water level data, chain-of-custody forms, laboratory results for all samples collected and analyzed, tabulations of free product thicknesses and dissolved fractions, etc.
- o Status of groundwater contamination characterization
- o Interpretation of results: water level contour maps showing gradients, free and dissolved product plume definition maps for each target component, geologic cross sections, etc.
- o Recommendations or plans for additional investigative work of remediation

All reports and proposals must be submitted under seal of a California-Registered Geologist, -Certified Engineering Geologist, or -Registered Civil Engineer. Please include a statement of qualifications for each lead professional involved with this project.

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

If you have any questions, please contact Juliet Shin at (510) 271-4320.

Sincerely,



Scott O. Seery, CHMM  
Senior Hazardous Materials Specialist

Attachment

cc: Richard Hiett, RWQCB  
Hugh Murphy, Hayward Fire Dept.





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

July 26, 1991

Mel Jocson  
17771 Meekland Av  
Hayward CA 94541

RE: Contamination from Former Underground Fuel Storage Tanks

**NOTICE OF VIOLATION**

Dear Mr. Jocson:

On January 3, 1991 underground fuel tanks were removed from your property. Petroleum constituents in the soil beneath the former tanks exceed Regional Water Quality Control Board (RWQCB) action levels. Whenever TPH concentrations exceed 100 ppm in undisturbed native soil, as was the case at your site, the Regional Board guidelines require a follow up groundwater investigation.

You were instructed in writing by this office to submit a workplan for investigation and remediation of this contamination by June 30, 1991. You were also supplied with a detailed description of the minimum requirements for your site investigation, including installation of at least three groundwater monitoring wells. To date, no workplan for monitoring well installation has been received by this office.

**California Health and Safety Code Section 25298(c)** requires that you demonstrate to this agency that any releases from your underground tank have been investigated and that corrective or remedial action has been taken. You are required to investigate the full depth and lateral extent of petroleum contamination affecting soil and groundwater at and beyond your site. We require that you submit a work plan that outlines the manner in which subsurface contamination will be investigated and that includes a timetable for completion. **You must submit this work plan no later than August 26, 1991.**

All work must be performed according to the Regional Water Quality Control Board guidelines, which can be found in the **Regional Board Staff Recommendations for Initial Evaluation and Investigation of Underground Tanks, August 1990.** Copies of this document can be obtained from RWQCB.

All reports and proposals must be signed by a California-Certified Engineering Geologist, California-Registered Geologist, or a California-Registered Civil Engineer. All proposals,

Mel Jocson  
July 26, 1991  
Page 2 of 2

reports, and analytical results pertaining to this investigation and site remediation must be sent to this office and to:

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

You were also instructed by this office to complete and return an Underground Storage Tank Contamination Site Report by May 20, 1991. As you have not submitted this report, I have completed one and submitted it to the Regional Board. (Copy enclosed)

Apparently, the soil that was excavated at the time of the tank removal has not been tested for contamination. Before a decision can be made as to the disposition of this soil, contamination levels must be determined. You must arrange to have the soil sampled and analyzed. The sampling information, as well as a proposal for disposition must be included in your investigation workplan.

Be aware that that failure to furnish reports as required by Section 13267(b) of the State Water Code is a misdemeanor and may result in imposition of civil penalties.

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

Sincerely,



Pamela J. Evans  
Hazardous Materials Specialist

Enclosure

c: Richard Hiett, RWQCB  
Gil Jensen, Alameda County District Attorney's Office

ALAMEDA COUNTY  
HEALTH CARE SERVICES

AGENCY  
DAVID J. KEARS, Agency Director



R021

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

May 7, 1991

Mel Jocson  
17771 Meekland Av  
Hayward CA 94541

RE: Contamination from Former Underground Fuel Storage Tanks

Dear Mr. Jocson:

On January 3, 1991 underground fuel tanks were removed from your property. Sampling results show that petroleum constituents in the soil beneath the former tanks exceed Regional Water Quality Control Board (RWQCB) action levels. Analysis results indicate that soil levels of total petroleum hydrocarbons as gasoline (TPHg) were as high as 410 parts per million (ppm). Benzene, toluene, ethyl benzene and xylene (BTEX), which are gasoline constituents, were also found at high levels. Whenever TPH concentrations exceed 100 ppm in undisturbed native soil, as was the case at your site, the Regional Board guidelines require a follow up groundwater investigation.

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

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

A groundwater gradient map must be developed for the site. A technical report must be submitted within three months of the time that the first sampling results are available. This report must present and interpret the information generated during the initial subsurface investigation. All reports and proposals must be signed by a qualified person as described in RWQCB guidelines.

Mel Jocson  
May 7, 1991  
Page 2 of 2

All proposals, reports, and analytical results pertaining to this investigation and site remediation must be sent to this office and to:

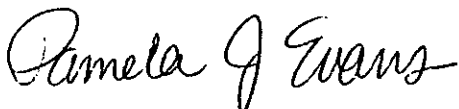
Richard Hiett  
RWQCB  
2101 Webster St., 4th Floor  
Oakland CA 94612

Apparently, the soil that was excavated at the time of the tank removal has not been tested for contamination. Before a decision can be made as to the disposition of this soil, contamination levels must be determined. You must arrange to have the soil sampled and analyzed. The sampling information, as well as a proposal for disposition must be included in your investigation workplan.

Enclosed is an Underground Storage Tank Contamination Site Report form. You must complete and return the form to this office by **May 20, 1991**.

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

Sincerely,



Pamela J. Evans  
Hazardous Materials Specialist

Enclosures

c: Richard Hiett, RWQCB  
Gil Jensen, Alameda County District Attorney's Office

ALAMEDA COUNTY  
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



R021

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

October 15, 1990

F. Melquiades & Antonia D. Jocson  
Jocson Auto Electric  
17771 Meekland Ave.  
Hayward CA 94541

RE: Underground Tanks at Jocson Auto Electric, 17771 Meekland Ave.,  
Hayward

**FINAL NOTICE OF VIOLATION**

Dear Mr. & Mrs. Jocson:

On August 29, 1990, I inspected your premises at the above noted address and spoke with Mel Jocson. Mr. Jocson stated that there were four underground tanks onsite which are all empty and which have not been used since 1985. On that date I explained the necessity for either removing or monitoring these tanks. Mr. Jocson stated on that date, and since then in correspondence to this office dated September 19, 1990, that he intends to remove the tanks once litigation concerning the above property is settled.

You were instructed in writing as part of the August 29 inspection report to inform this office of your projected tank removal date by September 15, 1990. Mr. Jocson requested a short extension, and I gave him until September 20, 1990, to supply the requested information. On September 21, 1990, I received a letter from Mel Jocson stating that he had been trying to obtain bids for tank removal and that "complete details" could be obtained from his attorney, Paul Sorenstein.

The correspondence of September 19, 1990 does not address the concerns of this office regarding the four underground tanks at your site. It did not include a projected removal date. Two previous Notices of Violation sent by this office have instructed you to either submit a tank closure plan or apply for underground tank permits. In each case you were instructed to take action within 10 days. In neither case did you submit any information or documents to this office.

In accordance with the California Code of Regulations, Title 23, Section 2670, and consistent with your stated intentions regarding the underground tanks, you must submit a specific timetable for tank removal and a closure plan to this office. The written timetable for tank removal activities must be received by this office by **October 31, 1990**. You were provided a copy of the tank closure form on

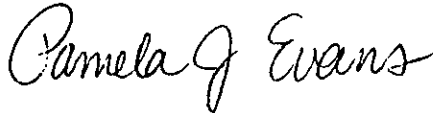
Jocson Auto Electric  
October 15, 1990  
Page 2 of 2

August 29, 1990. I am enclosing an updated form for your use. The completed closure plan form is to be submitted to this office by **November 15, 1990.**

Please note that Section 25299 of the California Health and Safety Code states that any operator or owner of an underground storage tank is liable for a civil penalty of not less than \$500 per day for failing to properly close an underground storage tank, as required by Section 25298.

You may contact me with any questions at 271-4320.

Sincerely,



Pamela J. Evans  
Hazardous Materials Specialist

Enclosure

c: Gil Jensen, Alameda County District Attorney's Office  
Richard Hiett, Regional Water Quality Control Board  
Paul Sorenstein

ALAMEDA COUNTY  
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



Department of Environmental Health  
Hazardous Materials Division  
80 Swan Way, Room 200  
Oakland, CA 94621

R021

December 5, 1988

DEPARTMENT OF ENVIRONMENTAL HEALTH  
~~470 X 274 X 260 X 258 X 258~~  
~~6000 X 200 X 900 12~~  
(415) 271-4320

F. Melquiades & Antonia D. Jocson  
17771 Meekland Ave.  
Hayward CA 94541

Dear Melquiades & Jocson:

On November 18, 1988, this Department noted that there were underground tanks located on your property at 17771 Meekland Ave. in Hayward. This property has been operated as High Tech Tune Ups recently. In accordance with the California Code of Regulations, Title 23, Chapter 3, Subchapter 16 (Underground Tank Regulations) you must perform one of the following actions:

1. Submit a tank closure plan to this Department as required by Article 7, 2670 (instructions available from this office) or
2. Apply for a permit as required by Article 10, 2710 (applications available from this office).

Notify this Department within 10 days of your intentions.

Please note that 25299(a) of the California Health and Safety Code states that any operator of an underground storage tank is liable for a civil penalty of not less than five hundred dollars or more than five thousand dollars per day for (5) failing to properly close an underground storage tank, as required by section 25298. Also, (b) has the same penalty for abandonment or improper closure of any underground storage tank.

If you have any questions concerning this matter, please contact Thomas Peacock, Sr. Hazardous Material Specialist, at (415)271-4320.

Sincerely,

Rafat A. Shahid, Chief,  
Hazardous Materials Division

RAS:tfp

ALAMEDA COUNTY  
HEALTH CARE SERVICES

DAVID J. KEARS AGENCY  
~~XXXXXXXXXXXX~~ Agency Director



R1021

470-27th Street, Third Floor  
Oakland, California 94612  
(415) 874-7237

January 25, 1988

ERM West  
Ms. Melita Elmore  
1777 Botelho Drive  
Walnut Creek, CA 94596-5022

RE: FILE SEARCH

Dear Ms. Elmore:

As per your request dated December 30, 1987, a search of our files was conducted for information of World Airways, 1100 Airport Drive, Oakland, CA 94614. In summary, this address was inspected as a hazardous waste generator site with the following findings:

1. An accumulation of unlabeled hazardous waste drums were noted
2. Chemical manifests including several extremely hazardous materials were noted
3. A minimum of four underground tanks holding hazardous waste or product were noted

Our file search did not, however, find permit applications for the existing underground tanks or information concerning tank closures at this site.

In the event of a change in ownership, the responsibility for meeting the requirements of Title 23, California Administrative Code, for underground tanks, may become the new owners.

Please be aware, this information was gathered during the course of a generator inspection. As such, no representation is made, or position taken regarding this site's condition or the level of residual contamination that currently exists.

If you have any questions concerning the contents of this letter, please contact, Ariu Levi, Hazardous Materials Specialist, at, 874-7237.

Sincerely,

Rafat A. Shahid, Chief,  
Hazardous Materials Division

RAS:AL:mnc