

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



12-16-02

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

RO0000081

December 13, 2002

Mr. William Sheehan
1236 Bay Street
Alameda, CA 94501

RE: Quarterly Groundwater Monitoring for 845 Pacific Avenue, Alameda, CA

Dear Mr. Sheehan:

I have completed review of Advanced Assessment and Remediation Services' December 2002 *Additional Site Investigation* report prepared for the above referenced site. Three groundwater monitoring wells and one temporary well were installed at the site. Groundwater from well MW-2 contained 4,490 part per billion total petroleum hydrocarbons as diesel.

At this time, please continue with quarterly groundwater monitoring at the site. Groundwater should be analyzed for TPHg, TPHd, BTEX, and MTBE. Please have the laboratory perform a silica gel cleanup preparation for TPHd analysis.

Starting in January 2003, the new case worker for LOP cases in the City of Alameda will be Mr. Amir Gholami. He can be reached at (510) 567-6876

eva chu
Hazardous Materials Specialist

email: Tridib Guha (AARS)

845Pacific-2.

ALAMEDA COUNTY
HEALTH CARE SERVICES

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RO0000081

July 23, 2002

Mr. William Sheehan
1236 Bay Street
Alameda, CA 94501

RE: Work Plan Approval for 845 Pacific Avenue, Alameda, CA

Dear Mr. Sheehan:

I have completed review of Advanced Assessment and Remediation Services' July 2002 *Work Plan for Additional Investigations* prepared for the above referenced site. The proposal to install three groundwater monitoring wells and one temporary well is acceptable with the following additions/changes:

- Soil samples from 5, 10, 15, and possibly 20 feet bgs should be submitted for laboratory analysis to delineate the vertical extent of soil contamination.
- Soil and groundwater samples should also be quantified for MtBE using Method 8020. All samples should be analyzed for TPHd, TPHg, and BTEX.
- All borings should be continuously logged.
- A "clean" soil sample from the vadose zone (about 3 to 5 feet bgs) should be collected for soil parameters bulk density, total organic carbon content, soil porosity, and water content. The site specific soil values can be used if a risk assessment is warranted.

The work plan should be implemented within 60 days of the date of the letter, **or by September 30, 2002**. Please provide 72 hours advance notice of field activities. If you have any questions, I can be reached at (510) 567-6762.

eva chu
Hazardous Materials Specialist

email: Tridib Guha (AARS)

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



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

March 1, 2000

Mr. William Sheehan
1236 Bay Street
Alameda, CA 94501
STID 6063

RE: 845 Pacific Avenue, Alameda, CA 94501

Dear Mr. Sheehan:

A letter dated December 14, 1998 was sent to you requesting a subsurface workplan to define the limits of hydrocarbon contamination. This contamination was discovered during the removal of two underground storage tanks from the property in September 1996. As of this date, this office has not received your workplan. To assist me in preparing your site for site closure, please submit this workplan for review and approval.

If you have any questions, please contact me at (510) 567-6774.

Sincerely,


Larry Seto
Sr. Hazardous Materials Specialist

Cc: Files

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



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

March 1, 2000

Mr. William Sheehan
1236 Bay Street
Alameda, CA 94501
STID 6063

RE: 845 Pacific Avenue, Alameda, CA 94501

LANDOWNER NOTIFICATION AND PARTICIPATION REQUIREMENTS

Dear Mr. Sheehan:

This letter is to inform you of new legislative requirements pertaining to cleanup and closure of sites where an unauthorized release of hazardous substance, including petroleum, has occurred from an underground storage tank (UST). Section 25297.15(a) of Ch. 6.7 of the Health & Safety Code requires the primary or active responsible party to notify all current record owners of fee title to the site of: 1) a site cleanup proposal, 2) a site closure proposal, 3) a local agency intention to make a determination that no further action is required, and 4) a local agency intention to issue a closure letter. Section 25297.15(b) requires the local agency to take all reasonable steps to accommodate responsible landowners' participation in the cleanup or site closure process and to consider their input and recommendations.

For purposes of implementing these sections, you have been identified as the primary or active responsible party. Please provide to this agency, within twenty (20) calendar days of receipt of this notice, a complete mailing list of all current record owners of fee title to the site. You may use the enclosed "list of landowners" form (sample letter 2) as a template to comply with this requirement. If the list of current record owners of fee title to the site changes, you must notify the local agency of the change within 20 calendar days from when you are notified of the change.

If you are the sole landowner, please indicate that on the landowner list form. The following notice requirements do not apply to responsible parties who are the sole landowner for the site.

LANDOWNER NOTIFICATION

Mr. William Sheehan
1236 Bay Street
Alameda, CA 94501
March 1, 2000
Page 2 of 4

In accordance with Section 25297.15(a) of Ch. 6.7 of the Health & Safety Code, you must certify to the local agency that all current record owners of fee title to the site have been informed of the proposed action before the local agency may do any of the following:

- 1) consider a cleanup proposal (corrective action plan)
- 2) consider a site closure proposal
- 3) make a determination that no further action is required
- 4) issue a closure letter

You may use the enclosed "notice of proposed action" form (sample letter 3) as a template to comply with this requirement. Before approving a cleanup proposal or site closure proposal, determining that no further action is required, or issuing a closure letter, the local agency will take all reasonable steps necessary to accommodate responsible landowner participation in the cleanup and site closure process and will consider all input and recommendations from any responsible landowner.

Please call me at (510) 567-6774 should you have any questions about the content of this letter.

Sincerely,



Larry Seto
Sr. Hazardous Materials Specialist

Attachments

cc: Chuck Headlee, RWQCB

Mr. William Sheehan
1236 Bay Street
Alameda, CA 94501
March 1, 2000
Page 3 of 4

SAMPLE LETTER (2): LIST OF LANDOWNERS FORM

Name of local agency
Street address
City

SUBJECT: CERTIFIED LIST OF RECORD FEE TITLE OWNERS FOR (*Site Name and Address*)

(Note: Fill out item 1 if there are multiple site landowners. If you are the sole site landowner, skip item 1 and fill out item 2.)

1. In accordance with section 25297.15(a) of Chapter 6.7 of the Health & Safety Code, I, (*name of primary responsible party*), certify that the following is a complete list of current record fee title owners and their mailing addresses for the above site:
2. In accordance with section 25297.15(a) of Chapter 6.7 of the Health & Safety Code, I, (*name of primary responsible party*), certify that I am the sole landowner for the above site.

Sincerely,

Signature of primary responsible party

Name of primary responsible party

Mr. William Sheehan
1236 Bay Street
Alameda, CA 94501
March 1, 2000
Page 4 of 4

SAMPLE LETTER 3: NOTICE OF PROPOSED ACTION SUBMITTED TO LOCAL AGENCY

Name of local agency
Street address
City

SUBJECT: NOTICE OF PROPOSED ACTION SUBMITTED TO LOCAL AGENCY
FOR *(Site Name and Address)*

In accordance with section 25297,15(a) of Chapter 6.7 of the Health & Safety Code, I, *(name of primary responsible party)*, certify that I have notified all responsible landowners of the enclosed proposed action. Check space for applicable proposed action(s):

- cleanup proposal (corrective action plan)
- site closure proposal
- local agency intention to make a determination that no further action is required
- local agency intention to issue a closure letter

Sincerely,

Signature of primary responsible party

Name of primary responsible party

cc: Names and addresses of all record fee title owners

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



12-03-01

RO0000081

November 30, 2001

Mr. William Sheehan
1236 Bay Street
Alameda, CA 94501

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

SECOND NOTICE OF VIOLATION

Dear Mr. Sheehan:

On December 14, 1998 and again on March 1, 2000, the Alameda County Department of Environmental Health, Hazardous Materials Division, sent you letters (see enclosures) requesting a workplan to determine the extent of soil and water contamination onsite due to the unauthorized release of fuel products at **845 Pacific Avenue, Alameda, CA**. As of the date of this letter, however, we have not received 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. 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 to this office **within 45 days** from the date of this letter, or by **January 18, 2002**. **Failure to respond may 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.**

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

A handwritten signature in black ink, appearing to read 'eva chu'.

eva chu
Hazardous Materials Specialist

enclosures

845Pacific-1

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



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

December 14, 1998

Mr. William Sheehan
1236 Bay Street
Alameda, CA

RE: 845 Pacific Avenue, Alameda, CA 94501

Dear Mr. Sheehan:

I have reviewed the Site Characterization Report dated September 1997 that was prepared by HK2, Inc./SEMCO. This report identified a 750 gallon heating oil and a 120 gallon gasoline underground tank were from the site on September 18, 1996 and September 25, 1996 respectively. The concentration of total petroleum hydrocarbons (TPH-g) and benzene, toluene, ethylbenzene, and total xylenes (BTEX) in the soil sample collected beneath the former gasoline tank was below the laboratory reporting limit. However, soil samples collected beneath the former heating oil tank contained up to 800 ppm diesel, 3.6 ppm benzene, 2.5 ppm toluene, 2.0 ppm ethylbenzene, and 13 ppm total xylenes.

On May 13 and 14, 1997, five 2-inch diameter percussion borings (B-1 through B-5) were advanced to evaluate the extent of hydrocarbons encountered beneath the heating oil underground tank. The soil samples collected during this investigation contained up to 9,200 ppm TPH(d), 12 ppm TPH(g), 0.008 ppm toluene, 0.025 ppm ethylbenzene, and 0.045 total xylenes.

The groundwater samples contained up to 430,000 ppb TPH(d), 6,100 ppb TPH(g), 35 ppb benzene, 2.0 ppb toluene, 27 ppb ethylbenzene and 160 ppb total xylenes.

This office concurs with your consultant that the lateral and vertical extent of diesel-affected soil has not been adequately assessed west, northwest, and northeast of the former heating oil tank. In addition, the lateral extent of the dissolved-phase benzene and TPH(d) has not been adequately assessed northwest and northeast of the former heating oil tank.

Before site closure can be obtained for this site, the contamination on-site must be adequately characterized. Please submit another workplan that will define the limits of the on-site subsurface contamination.

If you have any questions, please contact me at (510) 567-6774.

Sincerely,



Larry Seto
Sr. Hazardous Materials Specialist

Cc: Deno Milano, HK2, Inc./Semco, 1751 Leslie Street, San Mateo, CA 944402
Files

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



R0#81

March 27, 1997

Mr. William & Ed Sheehan
1236 Bay St.
Alameda, CA 94501

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

STID 6063

Re: Workplan for investigations at 845 Pacific Avenue, Alameda, California 94501

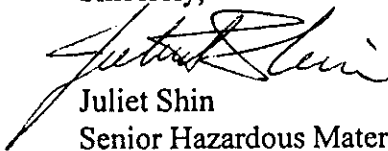
Dear William & Ed Sheehan,

This office has reviewed SEMCO/HK₂, Inc.'s (SEMCO) workplan, dated March 21, 1997, for the above site. This workplan is acceptable to this office. Please be reminded that if sampling of the proposed borings does not adequately characterize the extent of the contamination or determine whether the plume is still migrating, per the attached Regional Water Quality Control Board's interim guidelines, further characterization, possibly involving the installation of permanent monitoring wells, will be required. Any subsequent investigations may also involve a well survey for potential drinking water wells and a human health risk assessment.

Per the workplan, field work shall commence within 30 days of the date of this letter. A report documenting the work should be submitted to this office within 45 days after completion of field activities.

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

Sincerely,



Juliet Shin
Senior Hazardous Materials Specialist

ATTACHMENT

cc: Deno G. Milano
SEMCO/HK₂, Inc.
1751 Leslie Street
San Mateo, CA 94402

Acting Chief

ALAMEDA COUNTY
HEALTH CARE SERVICES



AGENCY
DAVID J. KEARS, Agency Director

RO#81

October 1, 1996

William & Ed Sheehan
1236 Bay St.
Alameda, CA 94501

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

STID 6063

Re: Investigations at 845 Pacific Avenue, Alameda, California 94501

Dear William & Ed Sheehan,

In September 1996, two underground storage tanks (USTs) were removed from the above site: one 750-gallon heating oil UST and one 120-gallon gasoline UST. The one soil sample collected from beneath the gasoline UST was analyzed for Total Petroleum Hydrocarbons as gasoline (TPHg), total lead, and benzene, toluene, ethylbenzene, and total xylenes (BTEX). The two soil samples collected from beneath the heating oil UST were analyzed for TPH as diesel (TPHd), BTEX, and heavy metals. Analysis of the soil sample collected from beneath the gasoline UST only identified lead at 25 parts per million (ppm) which is below human health protective threshold levels. Analysis of soil samples collected from beneath the heating oil UST identified up to 800 ppm TPHd, 3.6ppm benzene, 2.5ppm toluene, 2.0ppm ethylbenzene, and 13ppm total xylenes. The metal concentrations identified in these samples were all below human health protective threshold levels.

The elevated levels of BTEX identified in the soil samples collected from the 750-gallon heating oil UST pit are generally not associated with heating oil, and raises some questions as to whether the 750-gallon UST may have been used for other purposes, such as the storage of gasoline. Additionally, the levels of benzene identified in the soil samples collected from the 750-gallon UST pit exceed the human health protective levels listed in the Tier 1 table of the American Society for Testing and Materials' Risk-Based Corrective Action guidelines (ASTM RBCA; Designation: E 1739-95).

Based on the above information, additional soil and groundwater investigations will be required at this site, per Article 11, Title 23 California Code of Regulations, and the attached Regional Water Quality Control Board (RWQCB) interim guidelines. This office is requesting that you submit a workplan addressing the delineation of the extent and severity of the observed soil contamination, and investigations to determine whether groundwater beneath the site has been impacted. Based on the results of further characterization of soil and groundwater contamination at the site, and on any potential remediation employed at the site, this office may be requesting that a risk assessment be conducted to determine whether any remaining soil or groundwater contaminant concentrations may pose a risk to human health. The workplan should

William & Ed Sheehan
Re: 845 Pacific Ave.
October 1, 1996
Page 2 of 3

be submitted to this office **within 60 days of the date of this letter (i.e., by November 27, 1996).**

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 ground water.

In order to properly conduct a site investigation, you are required to obtain professional services of a reputable environmental consultant. All reports and proposals must be submitted under seal of a California-Registered Geologist, -Certified Engineering Geologist, or -Registered Civil Engineer.

Per our earlier conversations, the State Water Resources Control Board has a Petroleum Underground Storage Tank Cleanup Fund available to sites to assist in investigations and cleanup. This office encourages you to look into applying to this fund. The address and phone number of the trust fund is:

State Water Resources Control Board
Division of Clean Water Programs
UST Cleanup Fund Program
2014 T Street, Ste 130
P.O. Box 944212
Sacramento, CA 94244-2120
(916) 227-4307

Any questions regarding the State Trust Fund should be directed to Cheryl Gordon at (916) 227-4539. You can contact me with any other questions at (510) 567-6763.

William & Ed Sheehan
Re: 845 Pacific Ave.
October 1, 1996
Page 3 of 3

Sincerely,



Juliet Shin
Senior Hazardous Materials Specialist

ATTACHMENT

cc: Mark Dysert
HK2, Inc./SEMCO
1751 Leslie St.
San Mateo, CA 94402

Acting Chief