

Chu, Eva, Public Health, EHS

From: Chu, Eva, Public Health, EHS
Sent: July 28, 2000 8:46 AM
To: 'kepetryna@equiva.com'
Subject: Southshore Shopping Center

Karen,

I got a call from Alan Gibbs today to discuss well decommission at the Southshore Shopping Center in Alameda, CA.

I understand you did not get a copy of the well decomm letter. Sorry about that. This memo is a reminder that Texaco, now Equiva, is still named as a responsible party for this complex. And Equiva will receive a final Remedial Action Completion Certification letter once all the wells are decommissioned, which I anticipate is in the near future.

If you have any questions, give me a call.

ALAMEDA COUNTY
HEALTH CARE SERVICES



AGENCY
DAVID J. KEARS, Agency Director

ENVIRONMENTAL HEALTH SERVICES
ENVIRONMENTAL PROTECTION
1131 Harbor Bay Parkway, Suite 250
Alameda, CA 94502-8577
(510) 567-6700
FAX (510) 337-9335

StID 1773

June 23, 2000

Mr. Gregory Baum
Harsh Investment Corp.
P.O.Box 2708
Portland, OR 97208

RE: Well Decommission at Park Street and Shoreline, Alameda, CA

Dear Mr. Baum:

This office and the San Francisco RWQCB have reviewed the case closure summary for the above referenced site and concur that no further action related to the underground tank release is required at this time. Before a remedial action completion letter is sent, the on-site and off-site groundwater monitoring wells (24 wells) should be decommissioned, if they will no longer be monitored. Please notify this office upon completion of well destruction so a closure letter can be issued.

Well destruction permits may be obtained from Alameda County Public Works. They can be reached at (510) 670-5248.

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

Sincerely,

eva chu
Hazardous Materials Specialist

c: Murray Stevens, 2351 Shoreline Drive, Alameda, CA 94501

ALAMEDA COUNTY
HEALTH CARE SERVICES

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Sincerely,

Yeva Chu
Hazardous Materials Specialist

c: Murray Stevens, 2351 Shoreline Drive, Alameda, CA 94501

LOP - CHANGE RECORD REQUEST FORM

printed:
05/22/2000

Mark Out What Needs Changing and Hand to LOP Data Entry
(Name/Address changes go to Annual Programs Data Entry)

Insp:

AGENCY # : 10000 SOURCE OF FUNDS: F SUBSTANCE: 8006619
 StID : 1773 LOC: *****
 SITE NAME: South Shore Car Wash DATE REPORTED : 07/12/1990
 ADDRESS : 2351 Shoreline Dr DATE CONFIRMED: 07/12/1990
 CITY/ZIP : Alameda 94501 MULTIPLE RPs : Y

SITE STATUS

 CASE TYPE: O CONTRACT STATUS: 4 PRIOR CODE:-0- EMERGENCY RESP: -0-
 RP SEARCH: S DATE COMPLETED: 03/23/1992
 PRELIMINARY ASMNT: C DATE UNDERWAY: 08/10/1990 DATE COMPLETED: 08/20/1990
 REM INVESTIGATION: C DATE UNDERWAY: 11/10/1990 DATE COMPLETED: 07/11/1991
 REMEDIAL ACTION: - DATE UNDERWAY: -0- DATE COMPLETED: -0-
 POST REMED ACT MON:- DATE UNDERWAY: -0- DATE COMPLETED: -0-

ENFORCEMENT ACTION TYPE: 1 DATE ENFORCEMENT ACTION TAKEN: 03/23/1992
 LUFT FIELD MANUAL CONSID: 3HSCAWG
 CASE CLOSED: - DATE CASE CLOSED: -0-
 DATE EXCAVATION STARTED : 04/01/1990 REMEDIAL ACTIONS TAKEN: FP

RESPONSIBLE PARTY INFORMATION

 RP#1-CONTACT NAME: Gregory Baum
 COMPANY NAME: Harsch Investment Corp.
 ADDRESS: P. O. Box 2708
 CITY/STATE: Portland, Or 97208

 RP#2-CONTACT NAME: Murray Stevens
 COMPANY NAME: n/a
 ADDRESS: 2351 Shoreline Drive
 CITY/STATE: Alameda, C A 94501

 RP#3-CONTACT NAME: Deborah Pryor
 COMPANY NAME: Texaco Refining & Marketing
 ADDRESS: 10 Universal City, 7th Fl
 CITY/STATE: Universal City, C A 91608

INSPECTOR VERIFICATION:

NAME _____	SIGNATURE _____	DATE _____
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DATA ENTRY INPUT:

Name/Address Changes Only			Case Progress Changes	
ANPPGMS _____	LOP _____	DATE _____	LOP _____	DATE _____

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 1773

February 3, 1998

Mr. Murray Stevens
2351 Shoreline Dr
Alameda, CA 94501

RE: Risk Assessment for 2351 Shoreline Dr, Alameda, CA

Dear Mr. Stevens:

The South Shore Shopping Center, located at the above referenced address, had experienced the release of petroleum hydrocarbons and chlorinated hydrocarbons to the subsurface from three different sites/sources: the Former Texaco Service Station, the Former Chevron Carwash/Service Station, and the Former Dry Cleaners. Each site conducted their own subsurface investigation beginning in 1989 and 1990.

The former Chevron site was impacted by petroleum hydrocarbons from leaking underground storage tanks. Approximately 1,500 cubic yards of contaminated soil were excavated and removed from the tank pit. Confirmatory soil samples collected from the sidewalls at ~6' bgs contained up to 20,000 ppm TPHg and 400 ppm benzene in sample S-3-6, and up to 6,600 ppm TPHg and 17 ppm benzene in sample S-9-6. Exploratory borings were drilled around the excavation pit to delineate the extent of soil contamination. The soil sample from boring B-9-6 contained 11,000 ppm TPHg and 220 ppm benzene. And soil from boring B-2-6 contained 4,700 ppm TPHg and 16 ppm benzene. These residual concentrations remain in the southeast and northeast corners of the former excavation.

In 1997 a risk assessment was performed to evaluate risk from volatilization of chemicals of concern (BTEX) from groundwater to indoor and outdoor air to onsite and offsite commercial workers. It was determined that the benzene concentrations in groundwater would not pose a risk for the above exposure routes. In addition, it was determined that the contaminant plume would not migrate to the nearest surface water, even after 30 years.

The above mentioned risk assessment did not evaluate risk due to residual soil contamination. At this time, soil volatilization to both indoor and outdoor air exposure pathways should be evaluated. This may be done by collecting soil gas vapors with Summa canisters and/or possibly by performing a risk analysis using the Tier 2 Risk-Based Corrective Action approach. A workplan for risk determination should be submitted to this office for review.

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

eva chu
Hazardous Materials Specialist

c: Frank Hamedí, STE, 298 Brokaw Rd, Santa Clara, CA 95050
Greg Baum, Harsch Investment Corp, P.O. Box 2708, Portland, OR
97208

LOP - CHANGE RECORD REQUEST FORM

printed:
12/15/97

Mark Out What Needs Changing and Hand to LOP Data Entry
(Name/Address changes go to Annual Programs Data Entry)

Insp:

AGENCY # : 10000 SOURCE OF FUNDS: F SUBSTANCE: 8006619
 StID : 1773 LOC: 05/27/93
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 ADDRESS: 10 Universal City, 7th Fl
 CITY/STATE: Universal City, C A 91608

INSPECTOR VERIFICATION:

NAME _____	SIGNATURE _____	DATE _____
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DATA ENTRY INPUT:

Name/Address Changes Only	Case Progress Changes
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ANNPGMS _____	LOP _____	DATE _____		LOP _____	DATE _____
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HARSCH
INVESTMENT CORP.

STID 1773

November 11, 1997

Mr. David Valeska
Associate Planner
City of Alameda
2263 Santa Clara Avenue, Rm. 120
Alameda, CA 94501

**Subject: South Shore Shopping Center, Alameda, California
Alameda County Health Care Services STID #1773**

Dear Mr. Valeska:

Attached is a data compilation map revised subsequent to the December 31, 1996 report. This map was inadvertently omitted from my November 10, 1997 letter.

Please forgive the oversight.

Very truly yours,

Gregory H. Baum
Vice President and General Counsel

GHB/lae

Enclosure

cc: Ms. Medhulla Logan - ACHCS

Vertical stamp or handwritten note on the right margin.



May 12, 1997

Ms. Madhulla Logan
Alameda County Health Agency
1131 Harbor Bay Parkway, Suite 250
Alameda, CA 94502 - 6577

Comments
to RA
JL - SP
8/8/97

RE: Comments by the Environmental Health Services Department of Alameda County Health Agency on the Report "Human Health Risk Assessment for the Former Southshore Car Wash, 2351 Shoreline Drive, Alameda, California."

Dear Ms. Logan:

This letter addresses the comments regarding the above captioned report by SOMA Environmental Engineering, Inc. (SOMA). A portion of the comments will be addressed through revisions made to the original report, while others not warranting revision are addressed in this letter. The comments are addressed in the order received.

1. **Please give a rationale as to why average concentrations on Site were used to simulate initial conditions for the MT3D Model as opposed to using initial conditions identified on site (1991 data) and extrapolating this data to simulate present and future conditions. Also, using initial concentrations may help confirm the accuracy of the model based on predictions that are made of present conditions.**

RESP: The historical concentrations of benzene, toluene, ethylbenzene and xylene (BTEX) detected in groundwater beneath the Site have been presented in Tables 2 through 7 of the report.

A review of the water quality data at the six monitoring wells shows that the concentration of benzene, toluene, ethylbenzene, and xylene have decreased significantly since 1991 and 1992. As the attached Table 1 indicates, since 1991 the concentrations of benzene in groundwater have reduced by about two orders of magnitude. This reduction in concentration of the petroleum hydrocarbons can be attributed to a rather high bio-degradation rate and source removal (removal of tanks and petroleum impacted soils) beneath the Site. It is conceivable that if the same biodegradation rate continues, in the near future no detectable concentrations of BTEX will be present in groundwater.

If the concentrations of BTEX detected in groundwater samples collected in 1991, are used as the initial concentrations, then a very high value of biodegradation rate will have to be used in conducting chemical transport

SOMA Environmental Engineering, Inc

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modeling. Therefore, the future concentrations (after 30 years) of BTEX at the monitoring wells will be negligible. Therefore, for conservative purposes, average concentrations of BTEX detected in groundwater (from 1991 through 1996) were used as the initial conditions in the MT3D model. The concentrations of the chemicals at the well locations were held constant throughout the simulation period (30 years). In addition, biodegradation processes which would significantly reduce chemical concentrations over time, were not included in the simulations. Since the calculated risk using these conservative assumptions is negligible, it does not appear that using a more detailed groundwater flow and chemical transport modeling is necessary.

2. Please provide reference/literature for air exchange rate values used in the risk evaluation.

RESP: SOMA had used 5 volumes of exchanges per hour in the calculation of the indoor air concentrations. The value of the air exchange rate for typical industrial buildings varies between 2 and 5 per hour (ANSI/ASHRE, 1990. An American National Standard - Ventilation for Acceptable Air Quality, ANSI/ASHRE - 62 - 1989)

The indoor air concentrations of the chemicals are inversely proportional to the air exchange rates. The relationship between the total carcinogenic risk for both on and off-site indoor workers and the air exchange rates will be included in the revised report. The air exchange rate will be varied between 0.5 and 5 per hour. The attached Figure 1 presents the relationship between the total carcinogenic risk for an on-site indoor worker (for both current and future conditions) and the air exchange rate. The carcinogenic risk varies between $5.38E-07$ and $5.38E-06$ for a variation in the air exchange rate between 5 and 0.5 per hour. Both values of the carcinogenic risk are within the risk management range. Figure 2 shows that the carcinogenic risk for an off-site indoor worker (under future conditions) will vary between $3.21E-09$ and $3.21E-08$ for a variation in the air exchange rate between 5 and 0.5 per hour. Thus, regardless of the value of the air exchange rate, the carcinogenic risk for an off-site indoor worker, under future conditions, will be negligible.

3. Since the Site has shallow groundwater, it is imperative that the construction scenario which was not included in the risk assessment, be evaluated to calculate risk due to dermal contact with groundwater.

SOMA Environmental Engineering, Inc.

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RESP: The construction worker scenario will be included in the final risk assessment report.

4. **Air Filled Porosity was assumed to be 30% of the total porosity. In ASTM RBCA, the air filled porosity is assumed to be 68% of the total porosity. Hence, please give a rationale for the percentage used to calculate the air filled porosity. This Department recommends that site specific moisture content be measured to get accurate results.**

RESP: The soil above the water table, beneath the Site is clean. In section 3.5 of the report, the emission rates of BTEX from groundwater are calculated using Farmer's model.

Typically, the pores in the capillary fringe, above the water table are saturated with water. In the ASTM RBCA, the air filled porosity in the capillary fringe is assumed to be about 10 percent and that in the vadose zone is assumed to be about 68 percent.

The overall porous medium diffusion coefficient in the soil cover above the water table, according to Johnson and Ettinger (1991) is given by:

$$D_{\text{eff}} = \frac{h_v + h_{\text{cf}}}{\frac{h_v}{D_{\text{eff-vadose zone}}} + \frac{h_{\text{cf}}}{D_{\text{eff-cf}}}} \quad (1)$$

where:

D_{eff} = overall porous medium diffusion coefficient of the soil cover (cm^2/sec);

h_v = height of vadose zone (cm);

h_{cf} = height of capillary fringe (cm);

$D_{\text{eff-vadose zone}}$ = diffusion coefficient of porous medium in vadose zone (cm^2/sec); and

$D_{\text{eff-cf}}$ = diffusion coefficient of porous medium in the capillary fringe

Based on the values provided by ASTM RBCA, the overall diffusion coefficient is equal to $3.78 \times 10^{-4} \text{ cm}^2/\text{sec}$ (see Attachment 1). The value of the capillary fringe thickness provided in ASTM RBCA is 5 cm or 0.165 ft. However, Oakland's Urban Land Redevelopment (ULR) Document uses the value of 0.33 ft for the capillary fringe thickness for sandy materials (for Oakland soils).

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Thus, using the more representative value of 0.33 ft for the capillary zone thickness, the overall diffusion coefficient will be equal to 1.97×10^{-4} cm²/sec.

SOMA assumed that the air content of the entire soil cover above the water table is 30 percent of the total soil porosity. Using this value for the air content, the effective diffusion coefficient for the entire soil cover above the water table was estimated to be equal to 3.18×10^{-4} cm²/sec (see Attachment 1). Therefore, the effective diffusion coefficient used by SOMA in the emission rate calculations is slightly lower than the value estimated by using ASTM RBCA default parameters. However, it is significantly higher than the value of the diffusion coefficient estimated by using the more representative Oakland ULR Document.

5. **As mentioned in my letter, dated May 1, 1997, the figures submitted by Soil Tech do not include monitoring well MW-24, which is identified in Kleinfelder's reports. Hence, the data from this monitoring well and data from other pertinent wells (irrespective of the responsible party that installed it) should be taken into consideration in performing this risk evaluation.**

RESP: Figure 2 of the report presents the locations of the groundwater monitoring wells at the Site. MW-24 presented in Kleinfelder's report is the same as STMW-6. The location of MW-24 (i.e. STMW-6) presented in Kleinfelder's reports is incorrect. The correct location has been shown in Figure 2 of the report.

In case you have any other questions, please feel free to call me or Mr. Ramkishore Rao, Staff Hydrogeologist at (510)-244-6600.

Sincerely,



Mansour Sepehr, Ph.D., P.E.
President
SOMA Environmental Engineering, Inc.

cc: Mr. Frank Hamedi-Fard, Soil Tech Engineering, Inc.

SOMA Environmental Engineering, Inc.

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Figure 1: Total Carcinogenic Risk vs. Air Exchange Rate for On-Site Indoor Worker (for Both Current and Future Conditions)

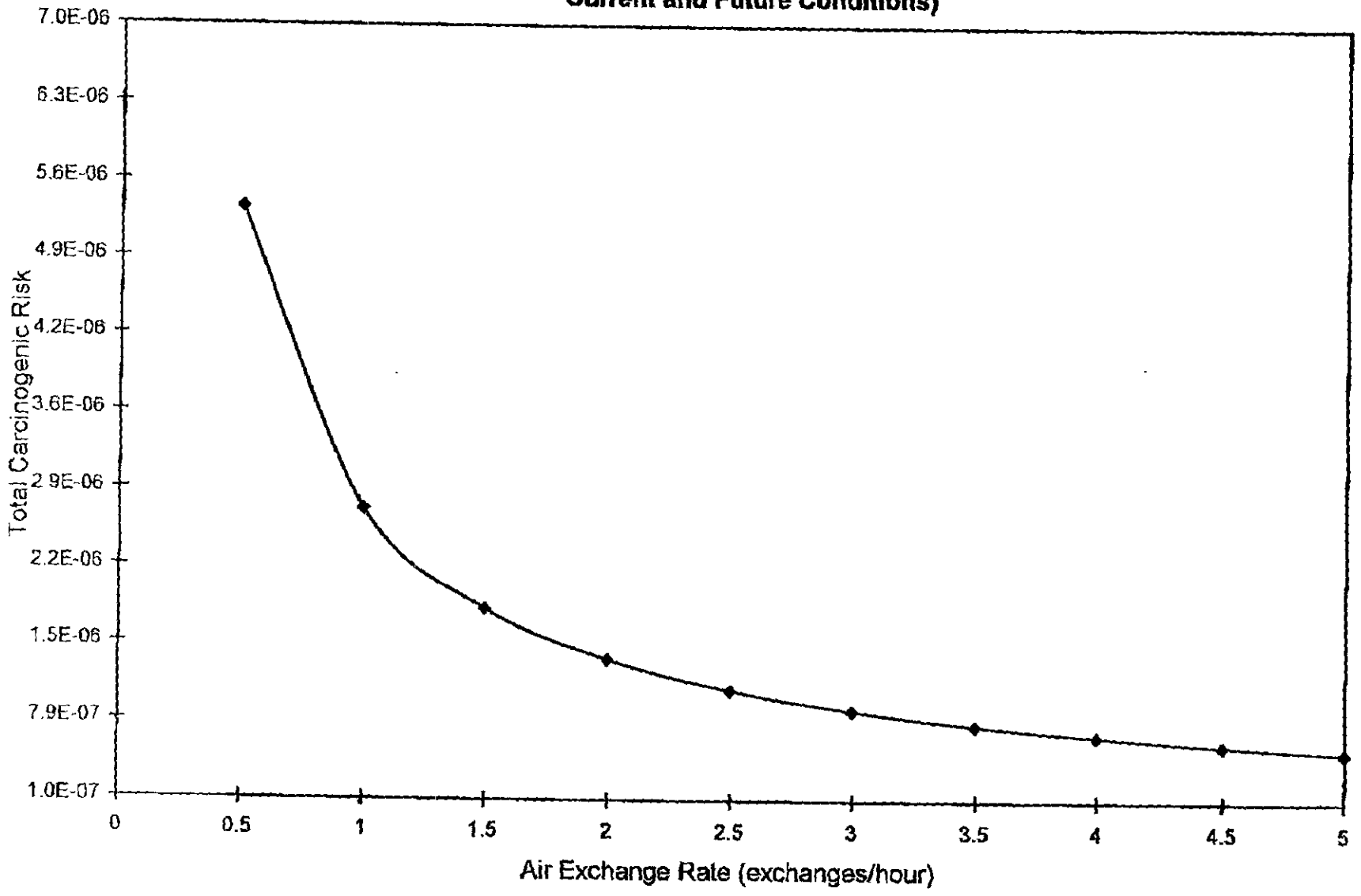


Figure 2: Total Carcinogenic Risk vs. Air Exchange Rate for Off-Site Indoor Worker (for Future Conditions)

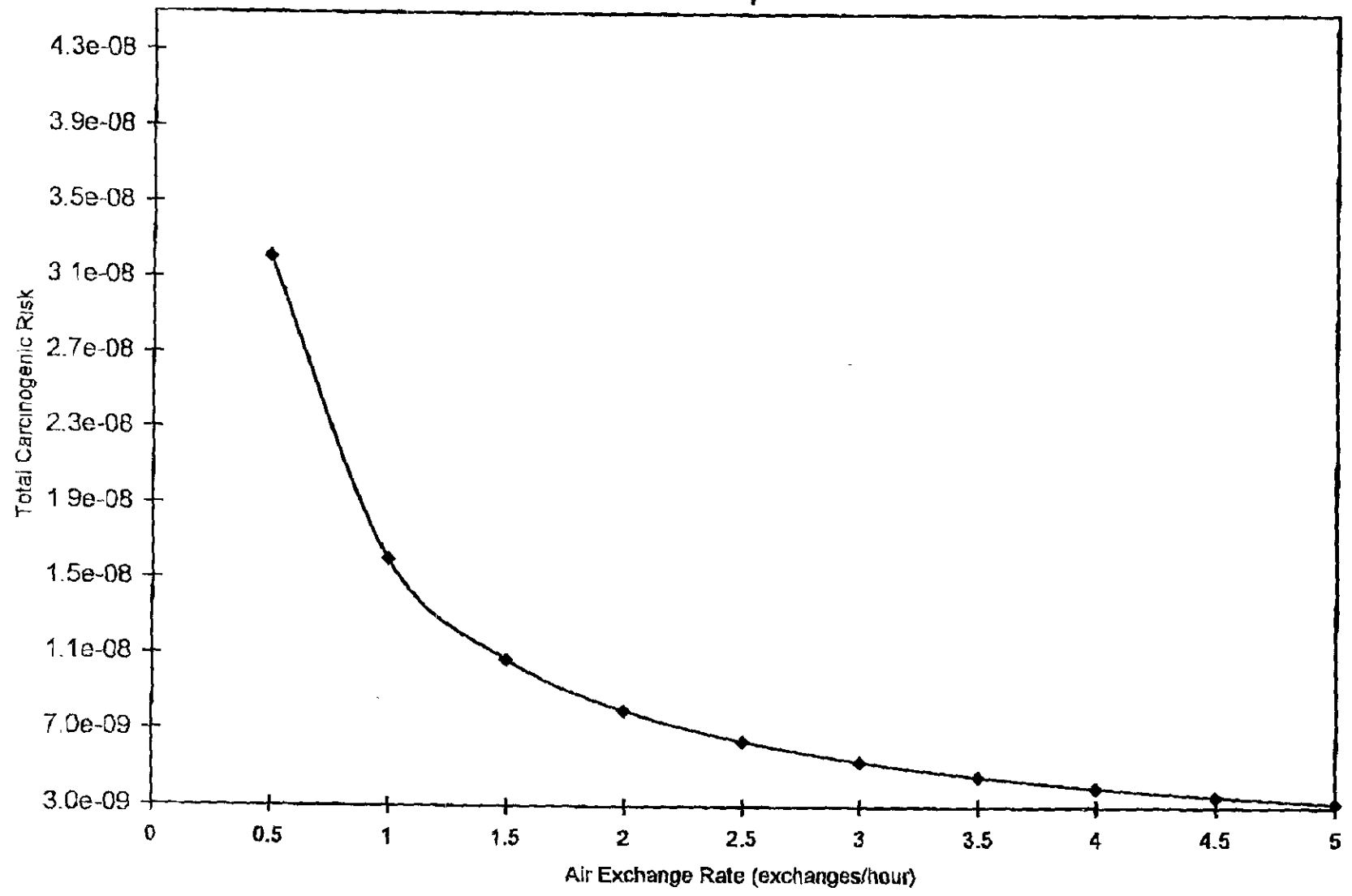


TABLE I

**Comparison of the Maximum Reported Concentrations
of Benzene with Recently Measured Concentrations**

Well I.D.	Maximum Reported Concentrations		Recently Measured Concentrations	
	Date Measured	Benzene Conc (ppb)	Date Measured	Benzene Conc (ppb)
STMW-1	10/21/91	19,800	12/20/96	180
STMW-2	10/21/91	4	12/20/96	ND
STMW-3	10/21/91	48,500	12/20/96	15
STMW-4*	4/5/91	300	7/30/92	ND
STMW-5**	2/8/93	ND	12/20/96	ND
STMW-6**	4/27/94	3,000	12/20/96	54

* STMW-4 has not been monitored after 7/30/92

** STMW-5 and STMW-6 were installed in 1993

ATTACHMENT 1

Given:

Total Soil Porosity $\theta_t = 0.3$

Total Air Content in Vadose Zone = $\theta_{av} = 0.68 \times 0.3 = 0.20$

Total Water Content in Vadose Zone = $\theta_{wv} = 0.10$

Total Air Content in Capillary Fringe Above the Water Table = $\theta_{acf} = 0.1 \times 0.3 = 0.03$ (ASTM Default)

Total Water Content in Capillary Fringe Above the Water Table = $\theta_{wcf} = 0.9 \times 0.3 = 0.27$

Height of Capillary Zone $h_{cf} = 5 \text{ cm} = 0.165 \text{ ft}$ (ASTM Default)

Total Depth to Groundwater = $8.3 \text{ ft} = 252.9 \text{ cm}$

Height of Vadose Zone = $h_v = 8.135 \text{ ft} = 247.9 \text{ cm}$

Effective Porous Medium Diffusion Coefficient in Vadose Zone Using Millington-Quirk Equation:

$$D_{\text{eff-vadose zone}} = D_{\text{air}} \frac{\theta_{av}^{3.33}}{\theta_t^2}$$

$$= 8.7 \times 10^{-2} \text{ cm}^2/\text{sec} \times (0.20)^{3.33} / 0.3^2$$

$$= 4.5 \times 10^{-3} \text{ cm}^2/\text{sec}$$

Effective Porous Medium Diffusion Coefficient in Capillary Fringe Using Millington-Quirk Equation:

$$D_{\text{eff-cf}} = D_{\text{air}} \frac{\theta_{acf}^{3.33}}{\theta_t^2}$$

$$= 8.7 \times 10^{-2} \text{ cm}^2/\text{sec} \times (0.03)^{3.33} / 0.3^2$$

$$= 8.2 \times 10^{-6} \text{ cm}^2/\text{sec}$$

Effective Diffusion Coefficient for the Entire Soil Cover (Includes Both the Capillary Fringe and the Vadose Zone) Above the Groundwater Table:

$$D_{\text{eff}} = \frac{h_v + h_{cf}}{\frac{h_v}{D_{\text{eff-vadose zone}}} + \frac{h_{cf}}{D_{\text{eff-cf}}}}$$

$$D_{eff} = \frac{247.9 \text{ cm} + 5 \text{ cm}}{\frac{247.9 \text{ cm}}{4.5 \times 10^{-3} \text{ cm}^2 / \text{sec}} + \frac{5 \text{ cm}}{8.2 \times 10^{-6} \text{ cm}^2 / \text{sec}}}$$

$$D_{eff} = 3.78 \times 10^{-4} \text{ cm}^2 / \text{sec}$$

According to Oakland's ULR Technical Advisory Committee, the height of capillary fringe in sands in Oakland and surrounding bay area soils is 10.1 cm = 0.33 ft

$$\text{Therefore, } D_{eff} \text{ will be equal to } \frac{242.8 \text{ cm} + 10.1 \text{ cm}}{\frac{242.8 \text{ cm}}{4.5 \times 10^{-3} \text{ cm}^2 / \text{sec}} + \frac{10.1 \text{ cm}}{8.2 \times 10^{-6} \text{ cm}^2 / \text{sec}}}$$

$$\text{Therefore, } D_{eff} = 1.97 \times 10^{-4} \text{ cm}^2 / \text{sec}$$

Parameters Assumed by SOMA in the Risk Assessment

Total Soil Porosity $\theta_t = 0.3$

Total Air Content in = $\theta_a = 0.09$

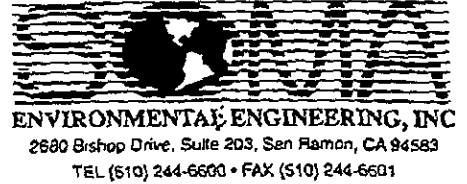
Total Water Content in Vadose Zone = $\theta_w = 0.10$

$$D_{eff} = D_{air} \frac{\theta_a^{3.33}}{\theta_t^2}$$

$$D_{eff} = (8.7 \times 10^{-2} \text{ cm}^2 / \text{sec}) \frac{0.09^{3.33}}{0.3^2}$$

$$\text{Therefore, } D_{eff} = 3.18 \times 10^{-4} \text{ cm}^2 / \text{sec}$$

Therefore, the value of D_{eff} as calculated by SOMA is between the value of D_{eff} calculated by the ASTM approach and the Oakland ULR Technical Advisory Committee's approach.



SOMA ENVIRONMENTAL ENGINEERING, INC.

2680 Bishop Drive, Suite 203
San Ramon, CA 94583
(510) 244-6600
FAX # (510) 244-6601

FAX TRANSMISSION REPORT COVER

DATE: 05/06/97 FAX # 510-337-9335

TO: Ms. MADULLA LOGAN

COMPANY: Alameda County Health Agency

FROM: Ram / Mansour

SUBJECT: Alameda Risk Assessment Explanation

NO. OF PAGES INCLUDING COVER: 5

MESSAGE:

**To: Ms. Madulla Logan
Alameda County Health Agency**

From: Ramkishore Rao

Subject: Alameda Risk Assessment Explanation

Dear Ms. Logan

I am writing this letter to explain the method used to calculate indoor air concentrations for the Alameda Site.

A) Calculation of the Emission Rates Used to Compute the Indoor Air Concentrations:

SOMA developed a computer program to calculate the emission rates using Farmer's Model. In order to calculate the current indoor air concentrations, all the historical groundwater concentrations were used. Then, groundwater chemical concentrations were interpolated for each cell in a finite difference grid of 2,950 ft by 2,950 ft. The emission rates for the chemicals were calculated for each cell using Farmer's Model. After the calculation of the emission rates, the 95% Upper Confidence Limit (UCL) of the emission rates for each chemical for on site areas were calculated. The 95% UCL of the emission rates for on site areas were then used in the calculation of the indoor air concentrations using the Indoor Air Quality Model(Daugherty, 1991).

In order to calculate the indoor air concentrations, after a period of 30 years, the groundwater concentrations simulated by MT3D were used. The computer program developed by SOMA calculated the 95% UCL of the emission rates for both on and off-site areas. The 95% UCL of the emission rates for both on and off site areas were then used in the calculation of the indoor air concentrations using the Indoor Air Quality Model.

B) Air Exchange Rate Used in the Calculation of the Indoor Air Concentrations Using the Indoor Air Quality Model:

SOMA used an air exchange rate of 5 exchanges per hour in the calculation of the Indoor Air Concentrations. The value of the air exchange rate for typical industrial buildings varies between 2 and 5 exchanges per hour (ANSI/ASHRE, 1990. An American National Standard - Ventilation for Acceptable Air Quality, ANSI/ASHRE 62 - 1989).

The indoor air concentrations and therefore the total carcinogenic risk are both inversely proportional to the air exchange rates. Figure 1 shows the relationship between the total carcinogenic risk for an on-site indoor worker (for both current

and future conditions) and the air exchange rate. Figure 1 shows that the carcinogenic risk varies between $5.38E-07$ to $5.38E-06$ for a variation in the air exchange rate between 5 and 0.5 exchanges per hour. Both values of the carcinogenic risk are within the risk management range. Figure 2 shows the relationship between the carcinogenic risk for an off-site indoor worker under future conditions (after a period of 30 years). Figure 2 shows that the carcinogenic risk varies between $3.21E-09$ to $3.21E-08$ for a variation in the air exchange rate between 5 and 0.5 exchanges per hour. Thus, regardless of the value of the air exchange rate, the carcinogenic risk for an off-site indoor worker, under future conditions, is negligible.

If you do have any other questions regarding the Risk Assessment report, please feel free to call me at (510)-244-6600.

Sincerely,

Ramkishore Rao.

Ramkishore Rao

Figure 1: Total Carcinogenic Risk vs. Air Exchange Rate for On-Site Indoor Worker (for Both Current and Future Conditions)

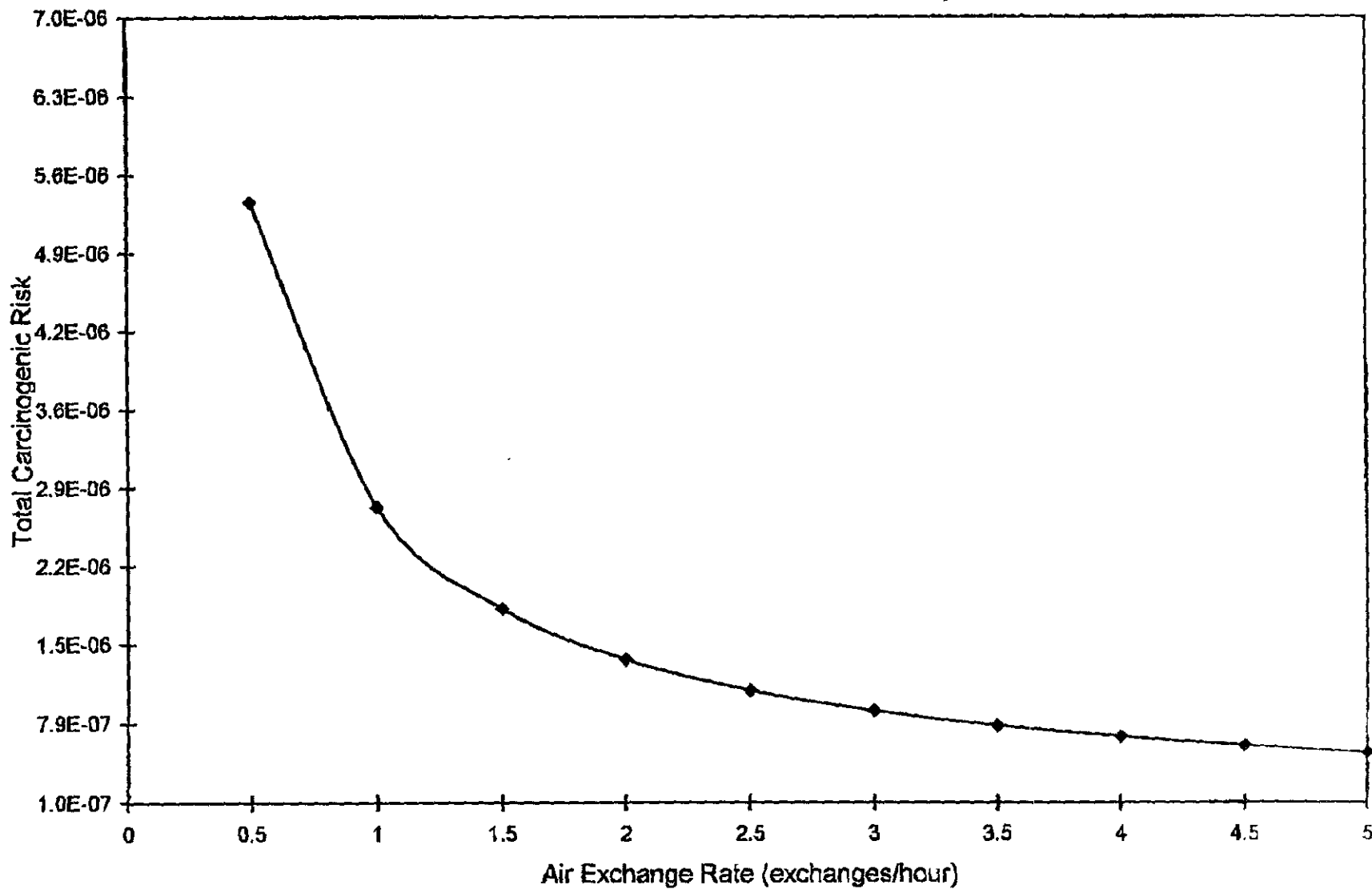
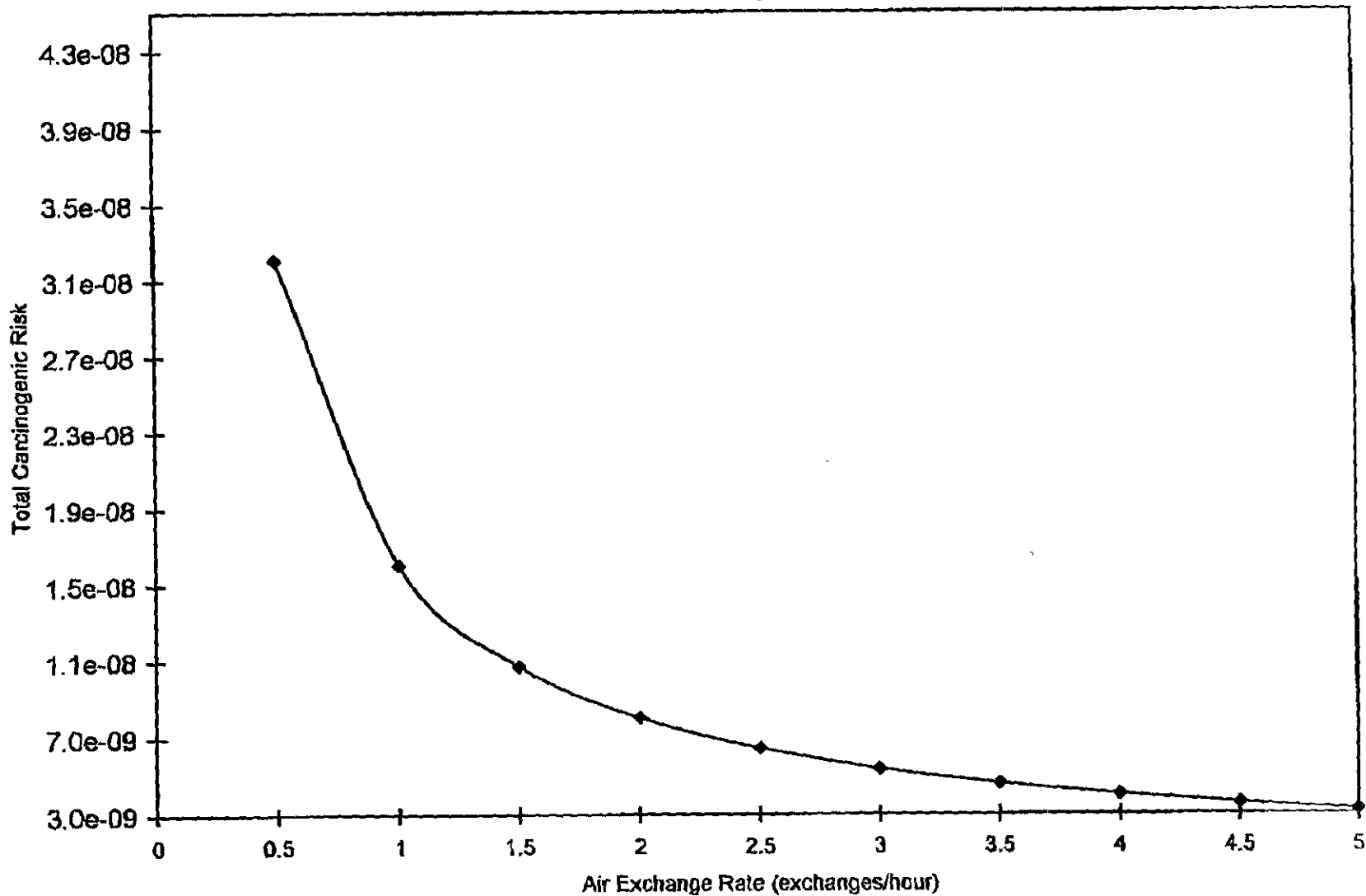


Figure 2: Total Carcinogenic Risk vs. Air Exchange Rate for Off-Site Indoor Worker (for Future Conditions)



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)

May 5, 1997

Mr. Murray Stevens
2351 Shoreline drive,
Alameda, CA - 94501

STID# 1773

Ref: **South Shore Shopping Center** located at corner of Park Street and Shore Line Drive,
Alameda, CA

Dear Mr. Stevens:

I am in receipt of the document, "Human Health Risk Assessment", dated March 7, 1997 prepared by Soma Environmental for the former car wash area located in the referenced property. This Department has reviewed the risk assessment and has identified the following concerns which need to be addressed:

- Please give us a rationale as to why average concentrations on site were used to simulate initial conditions for the MT3D Model as opposed to using initial concentrations identified on site (1991 data) and extrapolating this data to simulate present and future conditions. Also, using initial concentrations may help confirm the accuracy of the model based on predictions that are made of present conditions.
- Please provide us with reference/literature for air exchange rate values used in the risk evaluation.
- Since the site has shallow groundwater, it is imperative that the construction scenario which was not included in the risk assessment, be evaluated to calculate risk due to dermal contact with groundwater.
- Air filled porosity was assumed to be 30% of the total porosity. In ASTM RBCA, the air filled porosity is assumed to be 68% of the total porosity. Hence please give a rationale for the percentage used to calculate the air filled porosity. This Department recommends that site specific moisture content be measured to get accurate results.
- As mentioned in my letter, dated May 1, 1997, the figures submitted by Soil Tech do not include monitoring well MW-24, which is identified in Kleinfelder's reports. Hence the data from this monitoring well and data from other pertinent wells (irrespective of the responsible party that installed it) should be taken into consideration in performing the risk evaluation

Please provide an amended risk assessment addressing the above listed issues within 30 days from the date of this letter. If you have any questions, you may reach me at (510) 567-6764.

Sincerely,



Madhulla Logan
Hazardous Material Specialist

Greg Baum, Harsch Investment Corporation, P.O. Box 2707, Portland, Oregon - 97208

Frank Hamidi, Soil Tech Engineering, 1761 Junction Avenue, San Jose, CA - 95112

Alan Gibbs, Kleinfelder, 7133 Koll Center Parkway, Suite 100, Pleasanton, CA - 94566

Mansour Sepehr, Environmental Engineering, Inc., 2680 Bishop Drive, Suite 203, San Ramon, CA - 94583

Ms. Deborah Pryor, Texaco Refining and Marketing, Inc., 10 Universal City Plaza, 7th floor, Universal City, CA - 91608

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)

May 1, 1997

Mr. Greg Baum
Harsch Investment Corporation
P.O Box 2708,
Portland, Oregon- 97208

Mr. Murray Stevens
2351 Shoreline Drive,
Alameda, CA - 94501

Ms. Deborah Pryor
Texaco Refining and Marketing, Inc
10 Universal City Plaza, 7th floor
Universal City, CA - 91608

Ref: South Shore Shopping Center, located at corner of park street and shore line drive,
Alameda CA
STID # 1773

Dear Mr. Baum, Mr. Stevens, and Ms. Pryor:

In the process of evaluating the referenced site for closure based on pertinent information submitted, including the risk assessment for Texaco that is pending submittal, we noted that the well location maps submitted by Kleinfelder and Soil Tech Engineering (Soil Tech) are not consistent with each other. The figures submitted by Soil Tech do not include monitoring well MW-24, which is identified in Kleinfelder's reports. All of Kleinfelder's reports do not include monitoring well MW-5 which is identified in Soil Tech's reports. Also, the well numbering scheme used for the monitoring wells differ in the documents submitted by Kleinfelder and Soil Tech.

It is imperative that this department maintain documents that are complete and factual since they are open for public review. Hence to complete the closure review, this Department recommends that you (all parties) submit the following information:

- a well location map that contains all the monitoring well locations with a consistent well numbering scheme
- tables showing the analytical results for historical sampling of all the monitoring wells on site.

Also, please make sure that the consultants who are involved in preparing the risk assessment and/or risk management plans have a copy of the amended data.

If you have any questions, you may reach me at (510) 567-6764

Sincerely,



Madhulla Logan
Hazardous Material Specialist

- C: **Frank Hamidi:** Soil Tech Engineering, 1761 Junction Avenue, San Jose, CA - 95112
Alan Gibbs, Kleinfelder, 7133 Koll Center Parkway, Suite 100, Pleasanton, CA - 94566
Mansour Sepehr, Environmental Engineering, Inc 2680 Bishop Drive, Suite 203, San Ramon, CA - 94583

Alan Gibbs ENSR
10324 Placer Ln # 200
Sacramento 95827

916/362-7100
Fax 916/362-8100

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

March 24, 1997

Debra Pryor

Texaco Refining and Marketing, Inc.
10 Universal City Plaza, 7th Floor
Universal City, CA - 91608-7812

Ref: South Shore Shopping Center, 2375 Shoreline Drive, Alameda, CA

Dear Ms. Pryor:

I am in receipt of the document "Limited Ecological Risk Assessment", dated May 5, 1995 prepared by Kleinfelder for the above referenced property.

This document included an evaluation of the risk to the eco-system as the site is in close proximity to the San Francisco Bay. This ecological risk evaluation was reviewed and found acceptable to this Department. However, in order to review the site for closure, this Department requires that a human health risk assessment be conducted as per the ASTM Risk Based Corrective Action (RBCA) methodology. Also, monitoring wells in proximity to the former Texaco Station, (MW- 5B, MW-14, MW-15 and MW-22) should be sampled in order to obtain current levels of BTEX, gasoline and chlorinated solvents that can be used in the risk evaluation process.

If you have any questions, you may reach me at (510) 567-6764.

Sincerely,

Madhulla Logan
Hazardous Material Specialist

C: Alan Gibbs, Kleinfelder, 7133 Koll Center Parkway, Suite 100, Pleasanton, CA - 94566-3101.

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

December 31, 1996

Mr. Greg Baum
Harsch Investment Corporation
P.O Box 2708,
Portland, Oregon, - 97208

STID# 1773

**Ref: South Shore Shopping Center, located at Park Street, and Shore Line Drive,
Alameda, CA.**

Dear Mr. Baum:

This Department is in receipt of the document "Risk Management Plan", dated December 18, 1996 which was submitted in response to a request from this Department in a letter dated November 6, 1996. This risk management plan has been prepared to address any concerns due to the remaining residual contamination that may be present in the south/southwest half of the referenced site.

Based on the review of all pertinent documents submitted to this department and with the provision that the information provided to this agency is accurate and representative of site conditions, no further action is required on the south/southwest half of the referenced site. However, if current land use (commercial) changes, then additional evaluation may be needed.

If you have any questions, you may reach me at (510) 567-6764

Sincerely,

Madhulla Logan
Hazardous Material Specialist

C: Kleinfelder, 7133 Koll Center Parkway, Suite 100 Pleasanton, CA - 94566

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



November 6, 1996

Murray Stevens
2351 Shoreline drive,
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# 1773

Ref: **South Shore Shopping Center** located at corner of Park Street and Shore Line Drive,
Alameda, CA

SECOND NOTICE OF VIOLATION

Dear Mr. Stevens:

On April 26, 1996, a letter was sent from this Department requesting that you submit a workplan to define and remediate the contamination that has been found in the monitoring wells, MW-10, MW-24, MW-25 and MW-12. As of this date 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 workplan is due.

At this time, pursuant to Section 2720 et seq, Article 11, Title 23, California Code of Regulations, you are hereby requested to develop a Corrective Action Plan (CAP) for further investigation of this site. The corrective action plan should identify and evaluate feasible alternatives for cleanup of soil and groundwater contamination caused by the unauthorized release of petroleum products and to prevent further contaminant migration.

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 workplan for the referenced site to this office **within 30 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 be considered for enforcement action.** Modification of required tasks or extensions of stated deadlines must be requested in writing. If you have any questions, you may reach me at (510) 567-6764.

Sincerely,


Madhulla Logan
Hazardous Material Specialist

Greg Baum, Harsch Investment Corporation, P.O. Box 2708, Portland, Oregon - 97208
Frank Hamidi, Soil Tech Engineering, 1761 Junction Avenue, San Jose, CA - 95112
Alan Gibbs, Kleinfelder, 7133 Koll Center Parkway, Suite 100, Pleasanton, CA - 94566

408) 441-1881

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



November 6, 1996

Mr. Greg Baum
Harsch Investment Corporation
P.O Box 2708,
Portland, Oregon, - 97208

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

STID# 1773

**Ref: South Shore Shopping Center, located at Park Street, and Shore Line Drive,
Alameda, CA.**

Dear Mr. Baum:

This Department is in receipt of the risk assessment prepared by Kleinfelder for the above referenced property in behalf of Harsch Investment Corporation. This risk assessment has been prepared to evaluate the potential risks of petroleum hydrocarbons and solvent contamination identified in the monitoring wells located in the south/southwest half of the referenced property. However, the risk assessment does not include the contamination identified in monitoring wells, MW-10, MW-12, MW-23, MW-24 and MW-25 located in the north/northeast half of the site. It was agreed in a meeting held on April 24, 1996 that this portion of the investigation will be conducted by Kamur Industries.

This Department has reviewed the risk assessment document and has found it acceptable for the current use (as a parking lot) in the south/southwest half of the property. The risk assessment evaluated the exposure to the solvent and petroleum hydrocarbons vapors to the outdoor area. The risk assessment did not evaluate the risk due to exposure of vapors to the indoor area as there are no buildings located in this half of the site. However, please note that since the risk assessment is being accepted is based on the current use of the property, the following information is still required before final closure can be granted:

1. A risk management plan that is acceptable to the regulatory agencies need to be submitted. This risk management plan should include at a minimum the following information:
 - the extent of the constamination present on the property and methods to mitigate any potential negative impacts posed by any residual contamination on site, like capping the site, using liners, barriers etc.
 - strategy to address any risk posed to the construction workers etc. during earth moving activities, etc.
 - precautions to avoid making vertical or lateral conduits like wells, drainage lines, water supply lines, etc that may cause cross contamination between the shallow and deeper aquifers.
 - Need for re-evaluation if the site use changes to residential, day care, etc.

Please submit the above required information within 30 days of receiving this letter. Please be advised that this is a formal request for technical information pursuant to California Water Code Section 13627 (b). Any extension of the stated deadlines, or modifications of the required tasks, must be confirmed in writing by this agency. If you have any questions, call me at (510) 567-6764.

Sincerely,

A handwritten signature in cursive script that reads "Madhulla Logan".

Madhulla Logan
Hazardous Material Specialist

Alan Gibbs, Kleinfelder, 7133, Koll Center Parkway, Suite 100, Pleasanton, CA - 94566

Frank Hamidi, Soil Tech Engineering, 1761, Junction Ave, San Jose, CA - 95112.

Murray Stevens, 2351 Shoreline Drive, Alameda, CA - 94501

HARSCH

INVESTMENT CORP.

August 12, 1996

Mr. Alan Gibbs
KLEINFELDER
7133 Koll Center Parkway, Suite 100
Pleasanton, CA 94566-3101

Dear Alan:

Pursuant to our conversation of last week, I have enclosed a copy of the master plan which was approved for the PD overlay for the City of Alameda. As you can tell, this corner is a self-contained piece of property whose growth is limited by its ability to maintain a 4.5 per thousand parking ratio.

The current building configurations are as follows:

• Lyon's	5,000 s.f.
• Car Wash	4,613 s.f.
• Big 5	<u>8,150 s.f.</u>
Total	17,763 s.f.

When you apply the 4.5 per thousand parking requirement, the minimum parking required is 79.93 parking spaces. There are currently 81 parking spaces. By virtue of this parking requirement and the tightness of the parking spaces available, there can be no further expansion in this corner.

Should you have any questions regarding this or need more clarity, please feel free to contact me.

Yours truly,

HARSCH INVESTMENT CORP.



Michael Dosen
Vice President
Bay Area Shopping Centers

MD/ci/081296b

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



RAFAT A. SHAHID, DIRECTOR

DEPARTMENT OF ENVIRONMENTAL HEALTH
1131 Harbor Bay Parkway
Alameda, CA 94502-6577
(510) 567-6777

April 26, 1996

Mr. Greg Baum
Harsch Investment Corporation
P.O Box 2708,
Portland, Oregon, - 97208

Mr. Murray Stevens
2351 Shoreline Drive,
Alameda, CA - 94501

STID# 1773

**Ref: South Shore Shopping Center, located at Park Street, and Shore Line Drive,
Alameda, CA.**

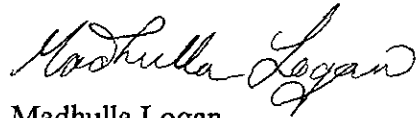
Dear Mr. Baum & Mr. Stevens:

This letter is being sent as a follow-up to the meeting that was held on April 24, 1996 with Greg Baum and Alan Gibbs representing Harsch Investment, and Frank Hamidi representing Kamur Industries. Based on the outcome of the meeting it was agreed that the following investigative/remedial work needs to be completed to move the project towards closure:

- A risk assessment to evaluate the potential risk of petroleum hydrocarbons and solvents identified in the monitoring wells located in the south/south west half of the referenced property, and specifically addressing the contamination that has been recently identified in monitoring well, MW-7B. .
- A workplan to address the contamination that has been found in the monitoring wells in north/north east half of the site, specifically the high concentrations that appear to be migrating towards and away from monitoring well, MW-24. This Department would require that either a remediation system be installed to clean-up the groundwater contamination and to reduce further migration of petroleum hydrocarbons or that a risk assessment be submitted to evaluate the potential risk of contamination present in the groundwater. Depending on your choice, more investigative work and groundwater monitoring may be required to define the extent of contamination.

Please submit the above required information within 30 days of receiving this letter. Please be advised that this is a formal request for technical information pursuant to California Water Code Section 13627 (b). Any extension of the stated deadlines, or modifications of the required tasks, must be confirmed in writing by this agency. If you have any questions, call me at (510) 567-6764.

Sincerely,



Madhulla Logan
Hazardous Material Specialist

Alan Gibbs, Kleinfelder, 7133, Koll Center Parkway, Suite 100, Pleasanton, CA - 94566
Frank Hamidi, Soil Tech Engineering, 1761, Junction Ave, San Jose, CA - 95112.

ALAMEDA COUNTY
HEALTH CARE SERVICES



AGENCY

DAVID J. KEARS, Agency Director

RAFAT A. SHAHID, Assistant Agency Director

September 20, 1994

Gregory H. Baum
Harsch Investment Corp.
P.O. Box 2708
Portland, Oregon 97208

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

STID 1773

Re: Revised Quarterly Ground water Monitoring Program, for
South Shore Shopping Center, located at Park Street and
Shoreline Drive, Alameda, California

Dear Mr. Baum,

This office has reviewed The Mark Group's (MG) proposal for sampling only six of the 24 site wells for quarterly monitoring, until remediation activities begin at the site. MG's proposal suggests that sampling of these wells (Wells MW-12, MW-16, MW-17, MW-19, MW-22, and MW-25) will be sufficient to identify any fluctuations in ground water contaminant concentrations, however, equally important is the ability of these wells to identify any plume migration off site. Although most of the proposed wells are located along the perimeter of the site, the area along the northeast boundary of the site, in the vicinity of Well MW-23, is not addressed with the proposed six wells. Therefore, monitoring of Well MW-23 shall be included in the sampling plan.

Additionally, please be reminded that the extent of the contaminant plume to the north has not yet been delineated and monitoring of Well MW-25, although acceptable for the time being, will not be able to confirm any further plume migration in this direction. Per our meeting on August 31, 1994, further plume delineation will be conducted in this direction immediately after operation of the vapor extraction system has been initiated for approximately two months.

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

Sincerely,

Juliet Shin
Hazardous Materials Specialist

Mr. Gregory H. Baum
Re: South Shore Shopping Ctr.
September 20, 1994
Page 2 of 2

cc: Alan Gibbs
The Mark Group, Inc.
Hookston Square, Ste 120
3480 Buskirk Ave.
Pleasant Hill, CA 94523

Tom Hargett
Texaco Refining and
Marketing Inc.
10 Universal City Plaza
7th Floor
Universal City, CA 91608 7812

Murray Stevens
2351 Shoreline Drive
Alameda, CA 94501

Edgar Howell

ALCO
HAZMAT
94 SEP 20 AM 8:39

September 16, 1994
93-1185002

Alameda County Health Agency
Department of Environmental Health
1131 Harbor Bay Parkway, 2nd Floor
Alameda, CA 94502

Attention: Ms. Juliet Shin, Hazardous Materials Specialist

Subject: Revised Quarterly Groundwater Monitoring Program
South Shore Shopping Center
Park Street and Shoreline Drive
Alameda, California

Dear Ms. Shin:

Introduction

Pursuant to our meeting on August 20, 1994 between yourself, Harsch Investments, and Texaco, The MARK Group, Inc., (MARK) is providing you with this letter recommending a revised quarterly groundwater monitoring program at the South Shore Shopping Center Site.

This revised program takes into account requirements for providing early detection of constituents of concern (COCs) and fluctuations in groundwater chemistry, while reducing unnecessary and unwarranted monitoring points.

Scope of Work

To develop an adequate revised monitoring program, MARK reviewed historic analytical data, groundwater and iso-concentration flow patterns and results of the recent baseline study conducted in April 1994. Based on our review, we recommend the following upcoming activities on a quarterly basis:

- Monitor all 24 wells for pH, temperature, specific conductivity, floating product, and depth to water;
- Sample monitoring wells (MW-12, MW-16, MW-17, MW-19, MW-22, and MW-25 (see attached Drawing); and
- Prepare letter report summarizing analytical data, contours of groundwater flow direction and iso-concentrations and provide recommendations.

All sampling and monitoring will be performed according to Regional Water Quality Control Board (RWQCB) guidelines, the Alameda County Water District's Groundwater Protection Program and MARK's standard Sampling and Analysis Plan.

September 16, 1994

93-1185002

Alameda County Health Agency

Department of Environmental Health

Attention: Ms. Juliet Shin, Hazardous Materials Specialist

Subject: Revised Quarterly Groundwater Monitoring Program

South Shore Shopping Center

Park Street and Shoreline Drive

Alameda, California

Page 2

Groundwater samples will be analyzed by a State of California certified laboratory for the following Environmental Protection Agency (EPA) Methods.

- EPA Method 8015, for total petroleum hydrocarbons as gasoline (TPH-g) and benzene, toluene, ethylbenzene, and xylenes (BTEX);
- EPA Method 8015, for total petroleum hydrocarbons as diesel (TPH-d);
- EPA Method 601, for chlorinated hydrocarbons;
- EPA Method 5520 for oil and grease (MW-12 only); and
- EPA Method 160.1, for total dissolved solids (TDS).

Please note that as site remediation activities occur, we anticipate monitoring and sampling additional wells to evaluate remediation progress.

Schedule

Following your approval of this revised monitoring program, implementation will take place within a two-week period. For future sampling events, sampling will take place on a quarterly basis during the months of October, January, April, and July of each year with reports being submitted 30 days following the end of the quarterly month.

If you should have any questions regarding this revised program or any other matter, please call Mr. Robert S. Spare or the undersigned at (510) 946-1055.

Sincerely,

The MARK Group, Inc.


Alan D. Gibbs, R.G.

Associate

RSS:crh

REVQUAR.LTR

August 31, 1994

M E E T I N G

Re: South Shore Shopping Center

Attending:

Gregory H. Baum, Harsch Investment Corp.
Tom Hargett, Texaco Refining and Marketing Inc.
Alan D. Gibbs, The Mark Group
Robert S. Spare, The Mark Group
Juliet Shin, Alameda County Hazardous Materials Specialist

Q: Will the two damaged wells, Well MW-4 and MW-13 be replaced or repaired?

A: Intending to properly abandon Wells MW-4 and MW-13 through permit from Zone 7, and not replace, because not delineating wells.

- Stated that Kamur Industries must analyze their wells, or at least MW-12 for Total Oil and Grease. Mr. Gibbs stated that the chain-of-custody indicates that Kamur had the intention of analyzing for TOG, however, they didn't fill enough bottles for the analysis. Mr. Gibbs stated that they will analyze for TOG in the future.

- Requested documentation for the disposal of 150 cubic yards of excavated soil from the dry cleaners and 250 cubic yards of excavated soil from Kamur Industries that was hauled off site for thermal treatment (per August 30, 1990 report).

Q: Was the waste oil tank at the Texaco station removed? I don't believe we have any reports documenting this removal (Still need to thoroughly check files for this information).

A: The waste oil tank was removed in the mid-1980s. Mr. Gibbs stated that during the trenching on the Texaco site, no waste oil tank was identified, indicating that it, in fact, was removed. Will try and provide date of report containing information on tank removal.

- I requested that they check the screened intervals for Wells 17, 18, and 19 to make sure that these intervals are prime for addressing both nonhalogenated volatile hydrocarbons and chlorinated hydrocarbons.
- Discussed the fact that most, if not all, the soil contamination related to the dry cleaners was removed. Trenching conducted by Clayton confirmed that the remaining chlorinateds contamination had dissipated/attenuated. However, soil contamination does appear to be remaining in the soil at Kamur in STMW-3 and STMW-1. Observed contaminants included TPHg and TCE and DCA.
- Discussed whether or not a thorough utility line search had been conducted for Shoreline Drive and site to determine whether they may be intercepting contaminant plumes. Mr. Gibbs stated that he believes they addressed this issue in a past report. I requested that he submit the date of the report to me so that I can confirm whether we have this information in our files.
- We discussed the need to delineate the extent of the contaminant plume, apparently migrating off site from Kamur Industries. Mr. Gibbs stated that they would address the delineation of this plume after they install the vapor extraction system and operate it for a couple of months. I stressed the need to delineate the extent of the plume, not only to assure that this whole plume is being addressed by the VES, but also to assure that it has not already impacted areas off site.
- I stated that if levels of chlorinateds in Wells MW17 through MW19 exceed MCLs in the future, additional wells may be required to delineate the extent of these chlorinateds.
- Mr. Gibbs stated that he will submit a revised timetable for the installation and start-up of the vapor extraction system. The schedule should be in within 30 days of the date of this meeting. Allowing for time to permit the system, the VES should be in operation within next several months. According to Mr. Gibbs, the dry cleaner area, Texaco, and Kamur are already plumbed for VES, and Kamur is also plumbed for future ground water extraction. The VES will be extracted from Well MW9. Mr. Gibbs stated that they are anticipating that this system will address the chlorinateds problem since the levels of these contaminants are so low.
- Mr. Gibbs stated that, currently, the screened intervals of the vapor extraction system are below the water table at the Texaco site. I inquired about the screened intervals at the other sites, and Mr. Gibbs stated that he would check. If the screened intervals are below the water table, dewatering may be required. However, Mr. Gibbs stated that he feels this will not

be the case. The proposed VES system is capable of extracting up to 0.5 gallons per minute of water and burning it off.

- I stated that 15 ppb of 1,2-DCA was identified in Well MW22, located across Shoreline Drive, near the Bay. The MCL for 1,2-DCA is 5ppb. This office needs to be assured that these concentrations will not pose a threat to aquatic life in the Bay. I requested that the next quarterly report address this issue and possibly propose a Risk Assessment. According to Mr. Gibbs, Clayton Environmental conducted a 24-hour tidal study in the past and determined that there was very minimal influence on site from the Bay. The gradient at the Texaco corner of the property has continually been towards the Bay.

- Mr. Gibbs proposed that not all the monitoring wells be sampled for the next quarterly monitorin event. He proposed that only the perimeter wells be sampled. I requested that he decide which wells exactly he wishes to sample and get back to me for the County's approval.

GREGORY H. BAUM
VICE PRESIDENT/GENERAL COUNSEL



1121 S.W. SALMON STREET • PORTLAND, OREGON 97205
MAIL TO P.O. BOX 2708, PORTLAND, OREGON 97208
TELEPHONE (503) 242-2900 • FAX (503) 274-2093



Tom Hargett
Environmental Geologist
RG #5510 REA #04716
Texaco Environmental
Services

**Texaco Refining and
Marketing Inc**

10 Universal City Plaza
7th Floor
Universal City CA 91608 7812
818 505 2733
818 505 2129 FAX

recycled paper





Facsimile Data Sheet

Date April 26, 1999

To JULIET SHIN

Company ALAMEDA COUNTY HEALTH AGENCY

Facsimile Phone Number 369-2520
(RECIPIENT)

Number of Pages 2
(INCLUDING DATA SHEET)

From ALAN LOBAS

Facsimile Phone Number (510) 946-9813
(SENDER)

Project Number 93-1105002-16

Comments: AS DISCUSSED, I'LL BE ON VACATION
UNTIL MAY 4th, PLEASE CONTACT BOB SPAGE
IN THE INTERIM.

Alan

IF YOU DO NOT RECEIVE ALL PAGES, CALL THE NUMBER BELOW

3480 Buskirk Avenue • Suite 120 • Pleasant Hill, CA 94523 • (510) 946-1055

**1994 SOUTHSHORE SHOPPING CENTER ENVIRONMENTAL SITE RESTORATION
SCHEDULE (PROJECT NO. 93-1185001.10)**

DESCRIPTION	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
1. Texaco-complete testing of existing plumbing	_____								
2A Texaco-install, hookup of water and vapor treatment system; pilot test		_____							
2B Install dewatering system		_____							
3. Texaco commences remediation O&M			_____	_____	_____	_____	_____	_____	_____
4. Complete permitting process	_____								
5. Texaco stop draw down test; add piezometer(s)		_____							
6 Harsch modify MW7-B; install piezo, pilot test (if needed)			_____						
7. Harsch-install dewatering system			_____						
8. Harsch-commence system O&M			_____	_____	_____	_____	_____	_____	_____
9. Kamur-modify system (as needed)				_____					
10. Kamur-install piezo, pilot test (as needed)				_____					
11. Kamur-install dewatering system					_____				
12. Kamur-commence system O&M					_____	_____	_____	_____	_____
13. Reporting	_____	_____	_____	_____	_____	_____	_____	_____	_____
14. Lab, source test	_____	_____	_____	_____	_____	_____	_____	_____	_____
15. Meetings, project management and regulatory liaison	_____	_____	_____	_____	_____	_____	_____	_____	_____
16. Gas, elect (depend on type & unit)	_____	_____	_____	_____	_____	_____	_____	_____	_____
17. Groundwater Monitoring and evaluation of alternative points of compliance: - Harsch - Texaco - Kamur	■				■			■	
18. Storm water discharge - East Bay Mud			_____	_____	_____	_____	_____	_____	_____

ALCO
HAZMAT
94 MAR 17 PM 2:46

March 16, 1994
93-1185001.10

Alameda County Health Agency
80 Swan Way, Room 350
Oakland, CA 94621

Attention: Ms. Juliet Shin, Hazardous Materials Specialist

Subject: REMEDIATION SERVICES - Harsch Investment Corp.
Corner Shoreline Drive and Park Street
Alameda, California

Dear Ms. Chin:

On behalf of Harsch Investment Corp. (HARSCH), Texaco Refining and Marketing, Inc. and KAMUR Industries, ((KAMUR), The MARK Group, Inc. (MARK) is pleased to provide this summary of the upcoming remediation of the Southshore Shopping Center.

As discussed with you on March 10, 1994, MARK has been contracted by HARSCH to commence remediation of the subject site, jointly coordinated through HARSCH, TEXACO and KAMUR (Attachment). For your convenience, I have also enclosed a MARK brochure and Statement of Qualifications (SOQ).

Scope of Work

MARK has also contracted with Texaco to first commence testing their extraction plumbing system for the next few weeks. We will make changes if deemed more feasible, and get Texaco's system up and running. Field work is scheduled to start March 16, 1994.

Based on information gained from testing Texaco's system, we will modify, if necessary, the existing plumbing/wells near the former dry cleaner site and get that system up and running.

Thirdly, based on the first two remedial actions, we plan to prepare a proposal for Murray Stevens (KAMUR) and complete installation of that remediation system, manifold all the systems together, and move forward towards simultaneous remediation of all three sites.

Upon the completion of the preliminary testing of TEXACO's remediation plumbing system, MARK will prepare a more detailed and realistic schedule for remediation of the subject site. MARK anticipates testing to take 2 to 3 weeks.

March 16, 1994

93-1185001.10

Alameda County Health Agency

Attention: Ms. Juliet Shin, Hazardous Materials Specialist

Subject: REMEDIATION SERVICES - Harsch Investment Corp.

Corner Shoreline Drive and Park Street

Alameda, California

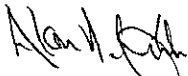
Page 2

Secondly, based on our preliminary findings, MARK may decide to modify Clayton's approved work plan for interim remediation, if deemed necessary.

MARK anticipates proceeding posthaste with environmental restoration of the subject site. We look forward to meeting with you in the near future to discuss any new developments at the subject site. In the interim, if you require any additional information, please call us at (510) 946-1055.

Sincerely,

The MARK Group, Inc.



Alan D. Gibbs, R.G.
Associate

ADG:scd
COUNTY.LTR

Attachment(s): MARK Proposal to HARSCH

Enclosure: MARK Brochure with enclosures

cc: Mr. Robert Robles, Texaco Refining and Marketing Inc.
Mr. Robert Leste, Harsch Investment Corp.
Mr. Harold McLoud, Harsch Investment Corp.
Mr. Murray Stevens, KAMUR Industries



VIA FAX: 510/946-9813

Two Pages

Alan D. Gibbs
Associate
THE MARK GROUP
3480 Buskirk Avenue, #120
Pleasant Hill, CA 94523

**RE: South Shore Shopping Center
Groundwater Contamination**

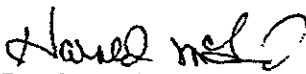
Dear Alan:

Attached is the executed signature page of your proposal dated 3/11/94, authorizing you to provide soil and groundwater remediation services for Harsch Investment Corp. As we discussed, please keep me informed.

Give me a call if you have any questions. Thank you.

Sincerely,

HARSCH INVESTMENT CORP.


Harold A. McLoud
Vice President/Finance

HM:sh
Attachment

Groundworks Environmental, Inc.

FAXMEMO

January 12, 1994
Project Number: CS1602
Number of Pages: 1

COPY

To: Madhulla Logan Alameda County Dept. of Environmental Health Fax (510) 569-4757 Phone (510) 271-4320	From: Mark Wheeler Groundworks Environmental, Inc. Fax (408) 292-5593 Phone (408) 292-5592
--	---

Message: As we discussed by phone, I would like to schedule an appointment to review case files at your office. The purpose of the file review is to gather information pertinent to site characterization studies being conducted by Cargill Salt for their facility located at 2016 Clement Avenue, Alameda, CA 94501. We understand there is a charge of \$75/hour for time that we spend at your offices for file review.

We would be interested in reviewing case files for the following types of information: local hydrogeologic conditions, local groundwater quality, uses of groundwater in Alameda, and groundwater and soil characterization and remediation alternatives considered at different sites. From a preliminary review of cases listed in the LUSTIS database for Alameda, we identified several sites that may be helpful to review. These are listed below:

- ✓ EXXON/REGAL 1725 PARK ST
- ✓ WEYERHAUSER 1801 HIBBARD ST
- ✓ Cavanaugh Motors 1700 PARK ST
- ✓ MERRITT TIRE 1521 BUENA VISTA AVE
- ALAMEDA FIRE DEPT 1703 GRAND ST
- ✓ BP Oil/Mobil 1541 PARK ST
- NCPA/TODD Shipyard
- Shell 1601 WEBSTER ST
- ✓ Shell 2160 OTIS DR
- Shell 2351 SHORELINE DR

→ any non-LUST
industrial sites
→ any PCE

We would be interested in reviewing these case files and the files of any other local sites where characterization, remediation, and risk assessment studies have been recently completed or are underway. Please let me know when we may schedule an appointment.

faxcopy: B. Ransom, Cargill Salt

Please call (408) 292-5592 if there are problems with this fax transmission

If you have received this transmission in error, please call the sender immediately. If you are not the intended recipient of this facsimile, you are hereby notified that the information in this facsimile may be confidential, proprietary, and/or legally privileged information, and that any copying or distribution of this information is prohibited. Thank-you for your cooperation.

Groundworks Environmental, Inc.

FAX MEMO

COPY

Project CS1602
January 7, 1994
Number of Pages: 1

To: Barbara Ransom Cargill Salt Fax (510) 790-8189 Phone (510) 790-8182	From: Mark Wheeler Groundworks Environmental, Inc. Fax (408) 292-5593 Phone (408) 292-5592
---	--

Message:

For your review: goals, scope, and estimated cost for assessing regulatory issues applicable to the Alameda facility.

Regulatory agency files and regulatory criteria review

Review and compile:

- local groundwater quality, beneficial use
- local groundwater remediation goals
- local hydrogeologic conditions
- previous groundwater risk assessments performed locally
- applicable regulatory action levels and water quality goals for PCE in Alameda setting

Estimated cost

Assume 1 to 2 days for administrative staff review and agency visit,
1 day to compile and summarize

24 hours at \$50 =	\$1200
Assume 4 hours technical staff coordination and review	
4 hours at \$75 =	\$ 300
Materials, mileage	\$ 50
Alameda County Dept. of Health Staff Time	
assume 2 hours at \$75/hr =	\$ 150
	Total \$1,700

Project deliverables

- Table of compiled regulatory criteria
- Summary of local groundwater quality, beneficial use, remediation efforts

I have a call into Madhulla Logan, the new case worker at Alameda County Dept. of Health, to schedule a file review visit.

Western Operations

1252 Quarry Lane
P.O. Box 9019
Pleasanton, CA 94566
(510) 426-2600
Fax (510) 426-0106

Clayton
ENVIRONMENTAL
CONSULTANTS

FACSIMILE COVER SHEET

Time: _____

To: Juliet Shio
From: Tony McElligott
Date: 9/17/93

Fax Number: 510-569-4757

Number of Pages (including cover sheet): 2

Please confirm receipt: [] Yes [X] No

If you do not receive the number of pages specified, please call (510) 426-2600 for assistance.

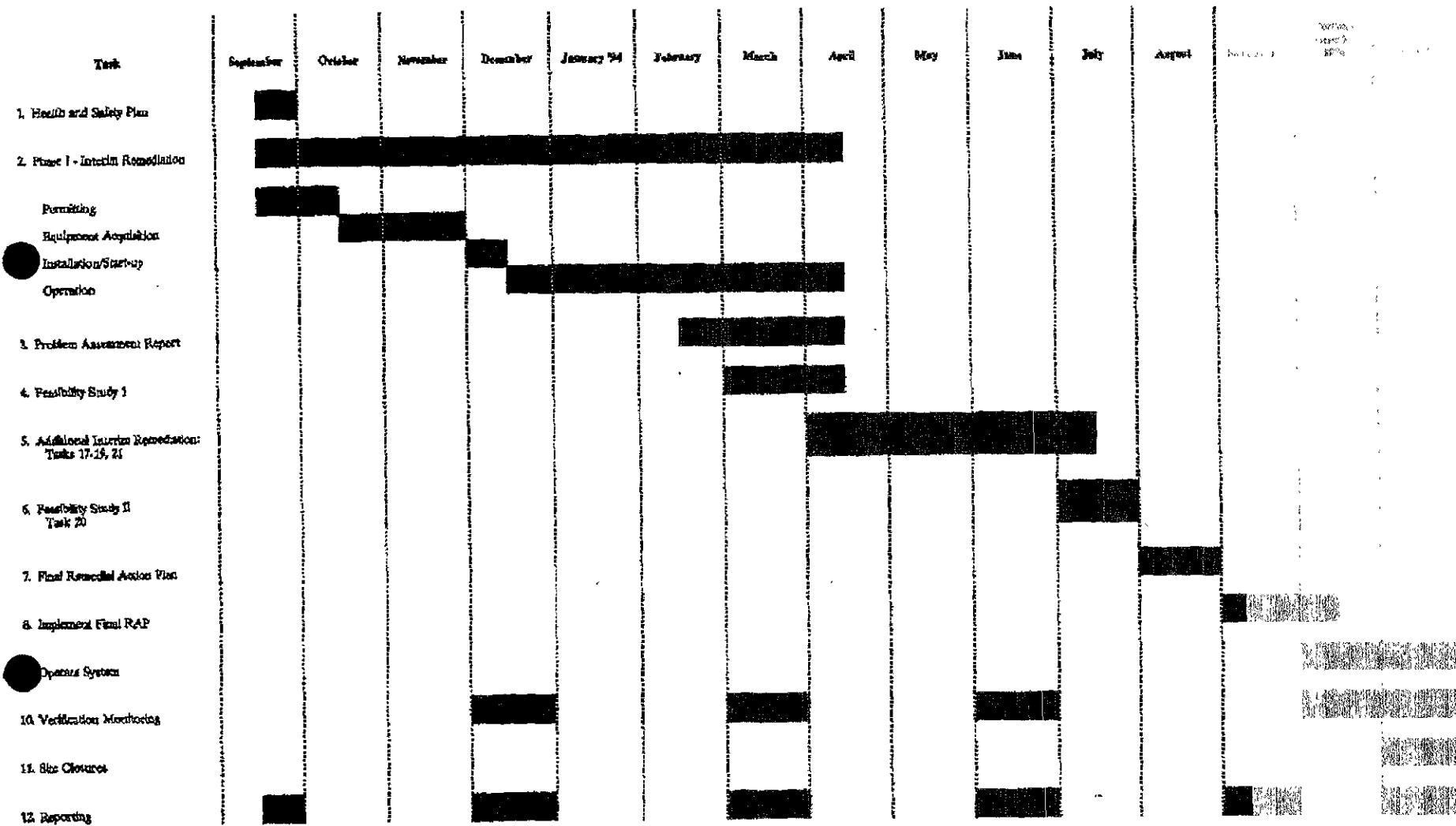
COMMENTS

Juliet -

Our revised proposed remediation schedule for
the South Side Shopping Center. Please call me if you
have any questions.

Tony
f

SCHEDULE OF REMEDIATION (AS OF SEPTEMBER 13, 1993)



Target Report Dates

- Non Quarterly Update - October 1
- FAR - February 15
- FS I - February 15
- FS II - June 15
- Final RAP - July 15

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

September 2, 1993

Mr. Robert Leste
Harsch Investment Corp.
235 W. MacArthur Blvd., Ste 630
Oakland, CA 94111

STID 1773

Re: Required remediation at South Shore Shopping Center,
Alameda, California

Dear Mr. Leste,

In June 1993 this office reviewed and approved Clayton Environmental's work plan for interim remediation at the above site. This work plan included a timetable for scheduled work events, however, after our review of the work plan, Harsch Investment requested an extension for the scheduled start-up date of the remediation system to allow time for the acquisition of the BAAQMD and EBMUD permits. The new due date for implementing the remediation system at the site was established to be August 11, 1993 in a County letter, dated June 11, 1993. To this date, no work has begun at the site, and no additional requests have been made for extensions of the assigned due date.

Per a conversation with Mr. Tony McElligott, Clayton Environmental, on September 2, 1993, the BAAQMD permit has been obtained and the EBMUD permit has essentially been obtained. There appears to be no obstacles in the way to initiate the work at the site. You are required to begin implementing the work plan at the site **immediately**. Additionally, this office is requesting that you submit a revised timetable for scheduled work events to this office **within 10 days** of the date of this letter.

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: Anthony S. McElligott
Clayton Environmental Services
1252 Quarry Lane
P.O. Box 9019
Pleasanton, CA 94566

Mr. Robert Leste
Re: South Shore Shopping Center
September 2, 1993
Page 2 of 2

Mr. Murray Stevens
2351 Shoreline Drive
Alameda, CA 94501

Mr. Robert Robles
Texaco Refining and Marketing, Inc.
10 Universal City Plaza, 13th Floor
Universal City, CA 91608

Edgar Howell-File(JS)

ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY

DAVID J. KEARS, Agency Director



HAFAT A. SHAHID, ASST. AGENCY DIRECTOR

DEPARTMENT OF ENVIRONMENTAL HEALTH
State Water Resources Control Board
Division of Clean Water Programs
LST Local Oversight Program
80 Swan Way, Rm 200
Oakland CA 94621
(510) 271-4530

June 11, 1993

Mr. Bernard Levy
Harsch Investment Corp.
235 W. MacArthur Blvd., Ste 630
Oakland, CA 94111

STID 1773

Re: Work plan for South Shore Shopping Center, Alameda,
California

Dear Mr. Levy,

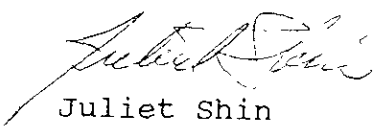
This office has reviewed Clayton Environmental's work plan, dated June 4, 1993, for the above site. This work plan is acceptable to this office.

Per my conversation with Mr. Tony McElligott, Clayton Environmental, on June 11, 1993, it will take a maximum of two months to obtain permits from the Bay Area Air Quality Management District (BAAQMD) and East Bay Municipal Utilities District (EBMUD) for the proposed interim remediation system. Apparently, this permitting step was not taken into consideration during the preparation of the proposed timetable given in the work plan. It is the understanding of this office that after the permitting process, the various work steps will be implemented within the same time periods as proposed in the Schedule of Remediation, except for the Phase I Interim Remediation which will be conducted during a period of three months, instead of four months, per my conversation with Mr. McElligott.

The permitting process for the proposed interim remediation system should begin immediately, and construction of the remediation system should be completed by the time the permits are granted by BAAQMD and EBMUD. The work plan shall be implemented, as scheduled, immediately after obtaining the required permits for the system.

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

Sincerely,


Juliet Shin
Hazardous Materials Specialist

Mr. Bernard Levy
Re: South Shore Shopping Center
June 11, 1993
Page 2 of 2

cc: Richard Hiatt, RWQCB

Anthony S. McElligott
Clayton Environmental Services
1252 Quarry Lane
P.O. Box 9019
Pleasanton, CA 94566

Mr. Frank Hamedi
Soil Tech Engineering
298 Brokaw Road
Santa Clara, CA 95050

Mr. Robert Robles
Texaco Refining and Marketing, Inc.
10 Universal City Plaza, 13th Floor
Universal City, CA 91608

Edgar Howell-File(JS)

STATE WATER RESOURCES CONTROL BOARD

DIVISION OF CLEAN WATER PROGRAMS

2014 T STREET, SUITE 130

P.O. BOX 944212

SACRAMENTO, CALIFORNIA 94244-2120

(916) 227-4413

(916) 227-4530 (FAX)



JUN 10 1993

Mr. Murray T. Stevens
 Kamur Industries, Inc.
 2351 Shoreline Drive
 Alameda, CA 94501

Dear Mr. Stevens:

UNDERGROUND STORAGE TANK CLEANUP FUND PROGRAM: CLAIM NO. 2064

The State Water Resources Control Board (State Board) takes pleasure in issuing the attached Letter of Commitment in an amount not to exceed \$290,000. This Letter of Commitment is based upon our review of the corrective action costs incurred to date and your application received on January 17, 1992, and may be modified by the State Board in writing by an amended Letter of Commitment.

The State Board will take steps to withdraw this Letter of Commitment after 90 calendar days from the date of this transmittal letter unless you proceed with due diligence with your cleanup effort. This means that you must take positive, concrete steps to ensure that corrective action is proceeding with all due speed. For example, if you have not started your cleanup effort, you must obtain three bids and sign a contract with one of these bidders within 90 calendar days. If your cleanup effort has already started and was delayed, you must resume the expenditure of funds to ensure that your cleanup is proceeding in an expeditious manner. You are reminded that you must comply with all regulatory agency time schedules and requirements. We constantly review the status of all active claims, and failure to proceed with due diligence will be grounds for withdrawal of this Letter of Commitment.

You should read the terms and conditions listed in the Letter of Commitment.

Also attached is a "Reimbursement Request" package. The package includes :

- Instructions for the completion of the "Reimbursement Request" form and should be followed when seeking reimbursement for corrective action costs incurred after January 1, 1988.
- A "Reimbursement Request - Underground Storage Tank Cleanup Fund" form which you must use to request reimbursement of costs incurred.
- A "Spreadsheet" which you must use in conjunction with your Reimbursement Request.
- Samples of two completed Reimbursement Request forms and associated spreadsheets.
- A "Bid Summary Sheet" to document data on bids received.
- Recommended Minimum Invoice Cost Breakdown.
- A "Certification of Non-Recovery From Other Sources" which must be returned before any reimbursements can be made.

If you have any questions regarding the Letter of Commitment or the Reimbursement Request package, please contact Blessy Torres at (916) 227-4535.

Sincerely,

Ron Marsden
 Dave Deaner, Manager
 Underground Storage Tank
 Cleanup Fund Program

Attachments

cc: Tom Peacock
 Alameda County Health Agency
 Division of Hazardous Materials
 80 Swan Way, Room 200
 Oakland, CA 94621

Don Dalke
 California Regional Water
 Quality Control Board, San Francisco Bay Region
 2101 Webster Street, Suite 500
 Oakland, CA 94612

Western Operations

1252 Quarry Lane
P.O. Box 9019
Pleasanton, CA 94566
(510) 426-2600
Fax (510) 426-0106

Clayton
ENVIRONMENTAL
CONSULTANTS

May 28, 1993

Ms. Juliett Shin
Hazardous Materials Specialist
ALAMEDA COUNTY HEALTH CARE SERVICES AGENCY
80 Swan Way, Room 200
Oakland California 94621

Clayton Project No. 45040-08

Dear Ms. Shin:

This letter is to provide you with an update on the status of the Remedial Action Plan (RAP) being prepared for the sites located at the southeast corner of South Shore Shopping Center in Alameda California (former dry cleaner, Texaco Gas Station and South Shore Service Station).

On May 18, 1993 the draft RAP was sent to Texaco, Harsch Investment Corp., and Kamur Industries for their review and comment. We received the last of the reviews on May 26, 1993. Clayton Environmental Consultants, Inc. is currently incorporating and finalizing the comments into the RAP. The final RAP will be presented to Harsch, Texaco, and Kamur for their approval during the week of May 31, 1993. We estimate that the final review, and revision process may take about a week.

After receiving the approval from Harsch, Texaco, and Kamur, we will send a copy of the RAP to you and the Regional Water Quality Control Board (RWQCB) for review and approval.

Thank you for your patience and understanding. If you have any question please call me at (510) 426-2616, or Dariush Dastmalchi at (510) 426-2609.

Sincerely,


Anthony S. McElligott, P.E.
Supervisor, Remediation
Western Operations

ASM/dd

pc: Mr. Bernard Levy, Harsch
Mr. Robert Leste, Harsch
Mr. Bob Robles, Texaco
Mr. Murray Stevens, Kamur Industries
Mr. Frank Humedi-Fard, Soil Tech Engineering

ENCL-4504-05528

LETTER OF COMMITMENT FOR REIMBURSEMENT OF COSTS

CLAIM NO: 002064

AMENDMENT NO: 0

CLAIMANT: Kamur Industries, Inc.
JOINT-CLAIMANT:

BALANCE FORWARD: \$0

CLAIMANT ADDRESS: 2351 Shoreline Drive
Alameda, CA 94501

THIS AMOUNT: \$290,000

NEW BALANCE: \$290,000

TAX ID / SSA NO. 94-1611307

Subject to availability of funds, the State Water Resources Control Board (State Board) agrees to reimburse Kamur Industries, Inc. (claimant) for eligible corrective action costs at 2351 Shoreline Drive, Alameda, CA 94501 (site). The commitment reflected by this Letter is subject to all of the following terms and conditions:

1. Reimbursement shall not exceed \$290,000 unless this amount is subsequently modified in writing by an amended Letter of Commitment.
2. The obligation to pay any sum under this Letter of Commitment is contingent upon availability of funds. In the event that sufficient funds are not available for reasons beyond the reasonable control of the State Board, the State Board shall not be obligated to make any disbursements hereunder. If any disbursements otherwise due under this Letter of Commitment are deferred because of unavailability of funds, such disbursements will promptly be made when sufficient funds do become available. Nothing herein shall be construed to provide the Claimant with a right of priority for disbursement over any other claimant who has a similar Letter of Commitment.
3. Unless modified in writing by the State Board, this Letter of Commitment covers work through Phase III of corrective action work.
4. All costs for which reimbursement is sought must be eligible for reimbursement and the Claimant must be the person entitled to reimbursement thereof.
5. Claimant must at all times be in compliance with all applicable state laws, rules and regulations and with all terms, conditions, and commitments contained in the Claimant's Application and any supporting documents or in any payment requests submitted by the Claimant.
6. No disbursement under this Letter of Commitment will be made except upon receipt of acceptable Standard Form Payment Requests duly executed by or on behalf of the Claimant. All Payment Requests must be executed by the Claimant or a duly authorized representative who has been approved by the Division of Clean Water Programs.
7. Any and all disbursements payable under this Letter of Commitment may be withheld if the Claimant is not in compliance with the provisions of Paragraph 5 above.
8. Neither this Letter of Commitment nor any right thereunder is assignable by the Claimant without the written consent of the State Board. In the event of any such assignment, the rights of the assignee shall be subject to all terms and conditions set forth in this Letter of Commitment and the State Board's consent.
9. This Letter of Commitment may be withdrawn at any time by the State Board if completion of corrective action is not performed with reasonable diligence.

IN WITNESS WHEREOF, this Letter of Commitment has been issued by the State Board this 27th day of May, 1993.

STATE WATER RESOURCES CONTROL BOARD

BY [Signature]
Manager, Underground Storage Tank Clean-up Fund Program

BY [Signature]
Chief, Division Administrative Services

STATE USE CALSTARS CODING 0550 - 569 02 - 30530 S _____
--

HARSCH

INVESTMENT CORP.

COMMUNICATIONS

May 20, 1993

VIA FAX AND FEDERAL EXPRESS-1

Laurie Casias/Donna Schimeck
State Water Resources Control Board
Underground Storage Tank Local Oversight Program
P. O. Box 944212
Sacramento, CA 94244-2120

RE: Enclosed Statement for Costs 1/1/92 through
12/31/92
Site Location 590

Dear Ms. Casias and Ms. Schimeck:

Upon receipt of the enclosed statement in the amount of \$802.34 we attempted to ascertain who was responsible for processing same at Harsch. When it became evident that no one was, because it isn't our statement, I talked to Juliet Shin, Hazardous Materials Specialist at the Alameda County Health Care Services Agency, Department of Environment Health, located at 80 Swan Way, Room 200, Oakland, CA. Please note that she is one of the people who has charged time on the itemized "New Charges Schedule" attached to the statement. In discussing the matter with her, she told me this was an erroneous billing and that it should have been billed directly to Alameda Shell.

In attempting to ascertain what procedure I should follow, she strongly suggested that I send the statement back to you. Therefore, here it is.

Please call me if you have any questions. Thank you very much for your courtesy and cooperation in this matter.

Very truly yours,

HARSCH INVESTMENT CORP.



Bernard M. Levy
Vice President/General Counsel

BML:da
enclosure

cc: Hal McLoud
Bob Leste/Herman Engbers
David Frank
Julia Shin, Hazardous Materials Specialist

1252 Quarry Lane
P.O. Box 9019
Pleasanton, CA 94566
(510) 426-2600
Fax (510) 426-0106

Clayton
ENVIRONMENTAL
CONSULTANTS

May 14, 1993

Ms. Juliett Shin
Hazardous Materials Specialist
ALAMEDA COUNTY HEALTH CARE SERVICES AGENCY
80 Swan Way, Room 200
Oakland California 94621

Clayton Project No. 45040-08

Dear Ms. Shin:

This letter is to provide you with an update on the status of the Remedial Action Plan (RAP) being prepared for the sites located at the southeast corner of South Shore Shopping Center in Alameda California (former dry cleaner, Texaco Gas Station and South Shore Service Station).

The RAP is currently being prepared by Clayton Environmental Consultants, Inc. The RAP will be presented to Harsch Investment Corp., Texaco, and Kamur Industries for their review and comment during the week of May 17, 1993. We estimate that the review, comment, and revision process may take up to one week. Therefore, we may not be able to meet the May 20, 1993 deadline for submitting the RAP to your office.

After receiving the comments from Harsch, Texaco, and Kamur, we will finalize the RAP and send a copy to you and the Regional Water Quality Control Board (RWQCB) for review and approval. We estimate that the finalized RAP will be delivered to you and the RWQCB no later than May 30, 1993.

Thank you for your patient and understanding. If you have any question please call me at (510) 426-2616, or Dariush Dastmalchi at (510) 426-2609.

Sincerely,



Anthony S. McElligott, P.E.
Supervisor, Remediation
Western Operations

ASM/dd

pc: Mr. Bernard Levy, Harsch
Mr. Bob Leste, Harsch
Mr. Bob Robles, Texaco
Mr. Murray Stevens, Kamur Industries
Mr. Frank Hamedi-Fard, Soil Tech Engineering

INVOICE FOR OVERSIGHT COSTS FROM 01/01/92 THROUGH 12/31/92
LOCAL AGENCY: COUNTY OF ALAMEDA

SITE # 590
HARSH INVESTMENT CORP
PO BOX 2708
PORTLAND, OR 97208

SITE LOCATION

ALAMEDA SHELL s/b billed → shell
2150 OTIS DR
ALAMEDA, CA 94501

TOTAL PREVIOUSLY BILLED	\$	0.00
PAYMENT(S) RECEIVED AS OF / /	\$	0.00
**NEW CHARGES - Billing Period:01/01/92 through 12/31/92	\$	802.34
FUND: F	TOTAL AMOUNT DUE	\$ 802.34

PLEASE WRITE THE SITE NUMBER ON YOUR CHECK OR MONEY ORDER. Payment is due in 30 days. Return one copy of this invoice with a check or money order payable to:

STATE WATER RESOURCES CONTROL BOARD
UST CLEANUP PROGRAM
P.O. BOX 944212
SACRAMENTO, CA 94244-2120

State Health and Safety Code Sections 25297.1 and 25360 and Title 42 of the United States Code Section 6991(h)(b) require recovery of costs associated with the local oversight program. When your site was put in the local oversight program, you received a letter explaining that the State Water Resources Control Board (State Board) would bill you for public costs of cleanup oversight.

This bill includes site specific and program management charges. Site specific charges directly relate to your site. Examples are sampling for soil and ground water contamination, site inspections, and reviewing reports and workplans. A description of activity codes is on the attached sheet. Program management includes other costs associated with program operation. Such costs may include: space rental, office services and supplies, purchase of sampling equipment, training and the salary and benefits of support personnel (i.e., clerical staff, accountant, program supervisor). Program management charges are calculated at not more than 50 percent of site specific charges. The exact rate is shown on the last page of your bill.

If you received an invoice for a previous billing period, those charges are shown as "Total Previously Billed". Any payments you made on the previous billing are shown as "Payment Received". The total of any unpaid previous balance plus new charges is shown as "Total Amount Due".

** See itemized list of new charges on attached sheet(s).

ITEMIZED NEW CHARGES

SITE SPECIFIC CHARGES FOR BILLING PERIOD: 01/01/92 - 12/31/92

DATE	NAME	*ACT	HOURS		RATE		IND	TRAVEL	TOTAL
			ST	OT	ST	OT			
03/20/92	SHIN	215	0.50	0.0	31.82	0.00	0.1055	0.00	17.59
03/26/92	CHU	200	0.50	0.0	37.12	0.00	0.1055	0.00	20.52
04/06/92	SHIN	215	0.20	0.0	31.82	0.00	0.1055	0.00	7.04
04/27/92	CHU	215	0.20	0.0	37.11	0.00	0.1055	0.00	8.21
06/01/92	SHIN	215	1.00	0.0	31.81	0.00	0.1055	0.00	35.17
06/02/92	SHIN	215	0.10	0.0	31.81	0.00	0.1055	0.00	3.52
06/04/92	SHIN	215	0.20	0.0	31.81	0.00	0.1055	0.00	7.03
06/04/92	SHIN	215	0.40	0.0	31.81	0.00	0.1055	0.00	14.07
06/17/92	SEERY	215	0.30	0.0	39.42	0.00	0.1055	0.00	13.07
06/17/92	SHINY	215	1.00	0.0	31.81	0.00	0.1055	0.00	35.17
06/18/92	SHINY	215	0.20	0.0	31.81	0.00	0.1055	0.00	7.03
08/07/92	SHIN	215	1.70	0.0	31.81	0.00	0.1266	0.00	60.92
08/07/92	SEERY	215	0.90	0.0	41.14	0.00	0.1266	0.00	41.71
08/07/92	SHIN	215	1.20	0.0	31.81	0.00	0.1266	0.00	43.00
08/25/92	SHIN	215	0.20	0.0	33.27	0.00	0.1266	0.00	7.50
08/25/92	SHIN	215	0.40	0.0	33.27	0.00	0.1266	0.00	14.99
09/11/92	SHIN	215	0.50	0.0	33.27	0.00	0.1266	0.00	18.74
09/14/92	SEERY	215	1.20	0.0	41.14	0.00	0.1266	0.00	55.62
09/15/92	SEERY	215	1.00	0.0	41.14	0.00	0.1266	0.00	46.35
09/16/92	SEERY	215	0.50	0.0	41.14	0.00	0.1266	0.00	23.17
09/21/92	SHIN	215	1.20	0.0	33.27	0.00	0.1266	0.00	44.98
09/22/92	SHIN	215	0.30	0.0	33.27	0.00	0.1266	0.00	11.24
09/23/92	SEERY	215	0.20	0.0	41.14	0.00	0.1266	0.00	9.27
12/28/92	SHIN	215	0.50	0.0	33.94	0.00	0.1266	0.00	19.12

SITE SPECIFIC TOTALS:	14.4	0.0						\$	565.03
-----------------------	------	-----	--	--	--	--	--	----	--------

**PROGRAM MANAGEMENT CHARGE								\$	237.31
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TOTAL NEW CHARGES								\$	802.34
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** Program Mgmt is calculated at 42% of site specific charges.

* ACTIVITY CODES AND DESCRIPTIONS: (ACT)

300 (200) Responsible Party identification and notification
304 (204) Meeting with Regional Board or other affected agencies regarding a specific site
306 (206) Development of enforcement actions against a Responsible Party
307 (207) Issuance of a closure document
310 (210) Site visits
311 (211) Sampling activities
312 (212) Meetings with responsible parties or responsible party consultants
315 (215) Review of reports, workplans, preliminary assessments, remedial action plans, or post-remedial monitoring

JMS

DETAILED REVIEW CHECKLIST

CLAIM NO.: 2064	REGION: 2	COUNTY: Alameda	CODE: 01	
PRIORITY ASSIGNED: B	LEAD AGENCY AND CONTACT PERSON: Alameda County Health			
CURRENT RANK: 773	CONTACT PERSON: Lowell Miller			
DATE REVIEWED:	PHONE NO.: (510) 271-4530			
REVIEWER: Bessy Torres				
SITE NAME: South Shore Car Wash				
SITE ADDRESS: 2351 Shoreline Dr., Alameda 94601				
CLAIMANT INFORMATION	ACC.	REJ.	HOW INFORMATION WAS VERIFIED	
I. Claimant Identification				
1. Claimant is/was the owner and/or operator of the leaking UST?	✓		both - removal permit app.	
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?	✓			
II. Statement of Costs				
1. Valid third party claim?	n/a			
2. Claimed corrective action costs exceed \$10,000?	n/a			
III. Joint Claimant				
1. Joint Claimant is an owner and/or operator?				
2. Tax ID number provided?				
3. Joint Claimant's priority class verified?				
IV. Co-Payee				
1. Tax ID No. provided?				
2. Mailing address/phone no. provided?				
V. Contamination Site/Occurrence Description*				
1. Description of tank and use verified?			removal permit	
2. Registered farm tank?	n/a	(Yes) No		
3. Leaking tank contained eligible substance?	(Yes)		removal permit	
4. Is there any evidence that the UAR was the result of a spill, overfill 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?	✓			
VII. Priority Class Worksheet				
1. Claimant's priority verified?				
2. Claimant was both the owner and operator at time of leak discovery?	(Yes)	No	tanks removed	
3. Claimant is the current owner and operator?	Yes	No (NA)		
4. If either question = No, other party(s) priority class was verified?	✓			
VIII. Priority Class Designation				
A. Priority Class A				
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. _____

LOCAL AGENCY NO. _____

CLAIMANT INFORMATION	ACC	REJ.	HOW INFORMATION WAS VERIFIED
B. Priority Class B Financial Review Team has determined that the claimant qualifies for Priority Class B.			
C. Priority Class C Financial Review Team has determined that the claimant qualifies for Priority Class C.	n/a		
IX. Eligibility Requirements*			
1. UAR reporting requirements satisfied and date release discovered verified?	✓		URF signed
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?	✓		Applied for permit in July 1989 per County file - however permit was never issued.
4. UST is not grossly out of compliance with permit requirements?	✓		
5. Claimant was required to initiate corrective action?	✓		see next page
6. If claimant discovered UAR prior to 1/1/88 required corrective action was initiated on or before 6/30/88?	✓		1990
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		
X-XII. Certifications/Agreements/Statements/Verification			
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

Applied for a permit in July 1989 but never paid because cannot anticipated to remove tank immediately.

* 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

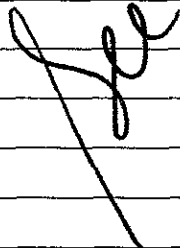
CORRECTIVE ACTION COMPLIANCE DOCUMENTATION

DATE

ACTION REQUIRED/RESPONSE

① No operating permit was issued.
 Is TA1481 a valid # for permit? did not pay for permit.

② In compliance?



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

Blessy Jones
 REVIEWER'S SIGNATURE

4/28/93
 DATE SIGNED

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.

Susan L. Hugg
 SIGNATURE

4/28/93
 DATE SIGNED

STAFF RECOMMENDATION () APPROVED

() REFERRED TO TEAM LEADER - See Comments Page 2

REVIEWER'S SIGNATURE

DATE SIGNED

ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY

DAVID J KEARS, Agency Director



RAFAT A. SHAHID, ASST. AGENCY DIRECTOR

April 23, 1993

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

Mr. Bernard Levy
Harsch Investment Corp.
235 W. MacArthur Blvd., Ste 630
Oakland, CA 94111

STID 1773

Re: Remediation work plan for South Shore Shopping Center, Alameda,
California

Dear Mr. Levy,

Per our conversation on April 23, 1993, the due date for any work plans addressing remediation for the above site has been extended to May 20, 1993. Additionally, per our conversation, I will be kept updated in the interim as to the status of this work plan.

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

Sincerely,

Juliet Shin
Hazardous Materials Specialist

cc: Richard Hiatt, RWQCB

Dariusz Dastmalchi
Clayton Environmental Services
1252 Quarry Lane
P.O. Box 9019
Pleasanton, CA 94566

Mr. Frank Hamedi
Soil Tech Engineering
298 Brokaw Road
Santa Clara, CA 95050

Mr. Robert Robles
Texaco Refining and Marketing, Inc.
10 Universal City Plaza, 13th Floor
Universal City, CA 91608

Edgar Howell-File(JS)

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

February 8, 1993

Mr. Bernard Levy
Harsch Investment Corp.
235 W. MacArthur Blvd., Ste 630
Oakland, CA 94111

STID 1773

Re: Work plan for South Shore Shopping Center, located at Park
Street and Shoreline Drive, Alameda

Dear Mr. Levy,

This office has reviewed Clayton Environmental's work plan, dated
January 27, 1993, for the installation of two additional
monitoring wells at the above site. This work plan is acceptable
to this office with the following requirements/reminders:

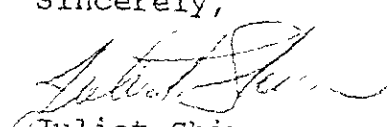
- o A minimum of one soil sample, from each of the borings,
shall be analyzed; and
- o The wells shall be screened adequately above the water
table to account for seasonal fluctuations.

Additionally, it is the understanding of this office that Harsch
Investment will analyze the ground water samples collected from
the proposed Kamur Industries wells for chlorinated hydrocarbons.

Per the conversation between Dariush Dastmalchi, Clayton
Environmental, and myself on February 8, 1993, this work plan
shall be implemented on February 9, 1993. A report detailing
this work shall be submitted to this office within 45 days after
completing the field activities.

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

Sincerely,



Juliet Shin

Hazardous Materials Specialist

Mr. Bernard Levy
Re: South Shore Shopping Center
Page 2 of 2
February 8, 1993

cc: Richard Hiett, RWQCB

Dariusz Dastmalchi
Clayton Environmental Services
1252 Quarry Lane
P.O. Box 9019
Pleasanton, CA 94566

Mr. Frank Hamedi
Soil Tech Engineering
298 Brokaw Rd.
Santa Clara, CA 95050

Edgar Howell-File(JS) *EH*

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

February 1, 1993

Murray T. Stevens
Kamur Industries
2351 Shoreline Dr.
Alameda, CA 94501

STID 1773

RE: Work plan for the installation of two additional wells for the property located at 2351 Shoreline Drive, Alameda, California

Dear Mr. Stevens,

This office has received and reviewed the January 27, 1993 letter from Soil Tech Engineering summarizing the proposal for the installation of two additional monitoring wells at the above site. This workplan is acceptable to this office with the following requirements/reminders:

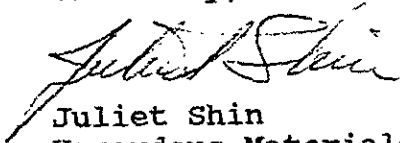
- o These wells shall be analyzed for all the same constituents as the already existing wells at your site, including the VOC compounds. Per our meeting on January 21, 1993, it is the understanding of this office that Harsch Investment will be financing the cost of the VOC analysis.
- o Soil samples shall be collected at 5-foot depth intervals and at changes in lithology. A minimum of one soil sample from each boring shall be analyzed for all the same constituents that are being analyzed for in the existing wells.
- o It is the understanding of this office that all the monitoring wells at South Shore Shopping Center shall be surveyed to a common benchmark. The two proposed wells shall also be surveyed to this common benchmark, to an accuracy of 0.01 foot.
- o The monitoring wells shall be screened adequately above and below the water table (standard requirements are five feet above and 10 feet below water table).
- o Subsequent to well development, you must wait at least 24 hours before collecting samples from these wells.

Mr. Murray Stevens
Re: 2351 Shoreline Drive
Page 2 of 2
February 1, 1993

- o Quarterly monitoring of these wells shall continue until this site qualifies for RWQCB "sign-off". A report detailing the installation of these wells shall be submitted within 45 days of the completion of field activities.

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


Sincerely,



Juliet Shin
Hazardous Materials Specialist

cc: Richard Hiett, RWQCB

Bernard Levy
Harsch Investment Corp.
235 W. MacArthur Blvd., Ste 630
Oakland, CA 94111

Edgar Howell-File(JS) 

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

December 29, 1992

Bernard Levy
Harsch Investment Corp.
235 W. MacArthur Blvd., Ste 630
Oakland, CA 94111

STID 1773

RE: South Shore Shopping Center, located at Park Street and
Shore Line Drive, Alameda, California

Dear Mr. Levy,

This office has reviewed the letter from Clayton Environmental, dated December 23, 1992, requesting a waiver for the requirement to install a well east of MW-9 based on the results of the tank removal in May 1990. According to the information provided, it appears that no further investigations are required for the former 500-gallon waste oil underground storage tank at this time. However, according to Woodward-Clyde's Phase II Site Exploration report, dated July 1989, up to 340 ppm Oil and Grease was identified in soil samples collected from borings placed beneath the Good Year building. Additionally, ground water samples collected from wells in the vicinity of the Good Year building, such as well MW-9 and Chevron's wells, have consistently identified contamination. Therefore, this office is still requiring that you install the monitoring well to determine whether ground water has been impacted east of the Good Year building. A work plan for the installation of this well shall be submitted to this office by March 1993.

Ground water samples from this well shall initially be analyzed for Oil and Grease, Volatile Organic Compounds (VOCs), Total Petroleum Hydrocarbons as gasoline (TPHg), and benzene, toluene, xylenes, and ethylbenzene (BTEX).

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

Mr. Bernard Levy
RE: South Shore Shopping Center
December 29, 1992
Page 2 of 2

cc: Richard Hiatt, RWQCB

Alan D. Gibbs
Clayton Environmental Consultants
1252 Quarry Lane
P.O. Box 9019
Pleasanton, CA 94566

Edgar Howell-File(JS)

1252 Quarry Lane
P.O. Box 9019
Pleasanton, CA 94566
(510) 426-2600
Fax (510) 426-0106

Clayton
ENVIRONMENTAL
CONSULTANTS

92570 11 11:07

December 10, 1992

Clayton Project No. 45040.01

Mr. Mike Dosen
Vice President
HARSCH INVESTMENT CORP.
235 W. MacArthur Boulevard, Suite 630
Oakland, California 94111

Subject: Meeting on South Shore Shopping Center at
Park Street and Shore Line Drive in Alameda, California

Dear Mr. Dosen:

Clayton Environmental Consultants, Inc. is pleased to present this summary of meetings held on November 18, 1992, regarding the subject site.

At 11:00 a.m., the following parties met to discuss a joint remediation of the subject site.

<u>Company</u>	<u>Attendee</u>	<u>Title</u>
Harsch Investment Corp.	Mike Dosen	Vice President
Harsch Investment Corp.	Bernard Levy	Vice President/Corporate Counsel
Texaco Environmental Services	Bob Robles	Environmental Protection Coordinator
Soil Tech Engineering, Inc.	Frank Hamedi-Fard	General Manager
Kamur Industries, Inc.	Murray Stevens	Owner
Clayton Environmental	Alan Gibbs	Supervisor, Geology

An agreement was reached, in principal, to develop a cost estimate for equipment, operational costs, and timing. We agreed to communicate again on or around December 11, 1992, at which time Texaco would supply Harsch with their

Mr. Mike Dosen
 Harsch Investment Corporation
 December 10, 1992

Page 2
 Clayton Project No. 45040.01

preliminary remediation design and cost estimates. We also agreed to meet again on January 14 and February 9, 1993 (or sooner) and have a prepared remediation cost estimate and time frame for implementation.

Bernard Levy explained that he was not present at the meeting as legal counsel for Harsch, but merely as a liaison person, along with Mike Dosen, regarding environmental issues.

At 1:30 p.m., the following individuals joined the meeting:*

Company	Attendee	Title
Alameda County Health Agency	Scott Seery	Senior Hazardous Materials Specialist
Alameda County Health Agency	Juliet Shin	Hazardous Materials Specialist
California Regional Water Quality Control Board	Lester Feldman	Environmental Specialist IV, Supervisor
California Regional Water Quality Control Board	Richard Hiatt	Environmental Specialist

* Bob Robles of Texaco had a previous engagement and could not attend the second meeting.

Juliet Shin and Lester Feldman summarized their review of work completed at the site. Recommendations were made for completion of the following additional work. These recommendations are:

1. Future reports will include iso-concentration maps and contoured groundwater flow maps which will incorporate the car wash, the former dry cleaners, and the Texaco service station data onto a single map. The next quarterly sampling event is scheduled for January 1993, which will be summarized in a remediation work plan to be completed by March 1993.
2. Clayton will supply the regulatory agencies with well construction diagrams for the recent wells installed at the site (monitoring wells MW-15 through MW-21). These will be submitted within the next 2 weeks.
3. Clayton will correct the table in the October 1992 Quarterly Monitoring report, dated November 17, 1992, to include the October 1992 sampling results. This report will be submitted within the next 2 weeks.

Mr. Mike Dosen
Harsch Investment Corporation
December 10, 1992

Page 3
Clayton Project No. 45040.01

4. Clayton will review our files for additional reports on work completed at the former Goodyear site. If additional reports are found, they will be submitted within the next 2 weeks.
5. Clayton will submit a proposal to Harsch for installation and sampling of an additional monitoring well east of monitoring well MW-9 (see figure).
6. An additional well and sampling is required adjacent to the former Texaco site, downgradient of monitoring well MW-14 (see figure). Mr. Feldman agreed to assist Clayton in obtaining the necessary permits for this well as it will be installed on Park Service property. He recommended sending copies of the well permit request to Ken Berger of East Bay Regional Parks, as well as to himself, Juliet Shin, Bernard Levy, and Bob Robles.
7. Kamur Industries will install three additional monitoring wells north and east of the car wash to better define the lateral extent of contaminated groundwater.
8. Mr. Hiatt recommended that Clayton review Article 11 for the latest accepted protocol for site investigation. Clayton will review this regulation within the next 2 weeks.
9. A request was made for Clayton to investigate the cause of the mounding of the groundwater table in the center of the site. Clayton is currently proposing to Harsch the installation of two additional wells, as discussed in Items 5 and 6 above. Upon completion of well installation and sampling, these wells, along with the three new Kamur wells, will be surveyed to facilitate new groundwater flow direction calculations. Upon receipt of this information, Clayton will review existing data. Our conclusions and recommendations will be included in the March 1993 remediation work plan.
10. Future reports will incorporate all monitoring well data for the entire site into one report (to include Harsch, Texaco, and Kamur). Monitoring events are to be coordinated with all three parties and to occur as one sampling event. The next quarterly monitoring event is scheduled for January 1993. The data and conclusions will be included in the March 1993 remediation work plan.
11. Clayton will prepare a remediation work plan to address soil and groundwater contamination. The work plan should include the latest January 1993 quarterly well sampling data. The target date for submitting the work plan to the regulatory agencies is March 9, 1993.

In conclusion, the meeting determined that if the interested parties continue to work together on the above items, the regulatory agency will grant an extension of the letter dated October 9, 1992 (Attachment). The new deadline for the letter is understood to be March 1993.

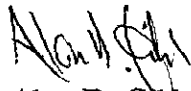
Mr. Mike Dosen
Harsch Investment Corporation
December 10, 1992

Page 4
Clayton Project No. 45040.01

This letter is being copied to the parties listed below. Upon your approval, or after making any required changes, Clayton will forward a copy of this to the regulatory agencies.

If you have any questions, please call me at (510) 426-2676.

Sincerely,



Alan D. Gibbs, R.G.
Supervisor, Geology
Western Operations

ADG/cmh

c: Bob Robles, Texaco Environmental Services
Bernard Levy, Harsch Investment Corporation
Frank Hamedi-Fard, Soil Tech Engineering, Inc.
Murray Stevens, Kamur Industries, Inc.

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

October 9, 1992

Mr. Mike Dosen
Vice President
HARSCH INVESTMENT CORPORATION
235 W. MacArthur Boulevard
Oakland, CA 94611

STID 1773

RE: The South Shore Shopping Center site, Alameda, California

Dear Mr. Dosen,

The case file for the above site has been reassigned to another Hazardous Materials Specialist, Juliet Shin.

According to this Department's files, investigations for releases from former underground storage tanks at the site have been ongoing since 1989. It appears that investigations at the site are divided into three areas: the former Chevron station, the former Texaco station, and the former dry cleaners.

The investigations to date have revealed soil and ground water contamination in all three areas. Four monitoring wells, STMW-1, STMW-2, STMW-3, and STMW-4, have been installed and sampled quarterly at the former Chevron site since July 1991. According to the quarterly ground water sampling results, very elevated concentrations of Total Petroleum Hydrocarbons as gasoline (TPHg), benzene, toluene, xylenes, and ethylbenzene (BTEX), Total Oil and Grease (TOG), 1,2-Dichloroethane (1,2-DCA), Tetrachloroethene (PCE), and Trichloroethene (TCE) have been identified from these wells. The two wells containing the highest concentrations of contaminants, STMW-1 and STMW-3, are also the two downgradient wells at this site. It appears that these contaminants may be migrating off site.

Additionally, our files indicate that there was a waste oil tank and hydraulic lifts at the former Goodyear building. Please submit any information you have on these items.

In November 1989, two tanks containing dry cleaning solvents were punctured during the demolition of the dry cleaning building. Emergency excavation was conducted. In a report dated June 8, 1990, analysis of soil samples collected from six soil borings at this site identified PCE as high as 1,100 parts per million (ppm). According to our files, the delineation and remediation of this soil contamination was never addressed. Additionally,

Mr. Mike Dosen
RE: South Shore Shopping Center
October 9, 1992
Page 2 of 3

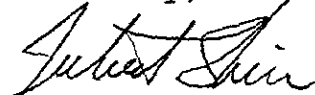
ground water samples collected from Wells MW-7B and MW-8B have continued to exhibit high levels of Volatile Organic Compounds (VOCs) exceeding the State's MCLs, such as PCE at 8,500 parts per billion (ppb) and TCE at 700 ppb.

Lastly, during the soil excavation efforts at the former Texaco station in 1990, a soil sample collected from the southeast corner of the excavation identified 580 ppm TPHg and a soil sample collected from the west wall of the excavation identified 5,300 ppm TPHg and BTEX in excess of 100 ppm. It appears that the excavation did not occur beyond these points, so that contaminated soil was apparently left in place. Additionally, ground water collected from the site's monitoring wells have identified TPHg, BTEX, and VOCs exceeding acceptable levels. Up to 4,000 ppb TPHg and 1,200 ppb benzene have been identified from Well MW-5B, and up 2.9 ppb benzene and 6.6 ppb 1,2-DCE have been identified from MW-14.

You are required to submit a work plan **within 60 days** of the receipt of this letter addressing the delineation, containment, and remediation of both soil and ground water contamination observed at all three areas of the site. Please be advised that this is a formal request for technical reports pursuant to **California Water Code Section 13267 (b)**. Any extension of the stated deadlines, or modifications of the required tasks, must be confirmed in writing by either this agency or the San Francisco Bay Region-Water Quality Control Board.

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

Sincerely,



Juliet Shin
Hazardous Materials Specialist

cc: Mr. Richard Hiett, RWQCB

Mr. Robert La Grone, Alameda Fire Dept.

Mr. Mike Dosen
RE: South Shore Shopping Center
October 9, 1992
Page 3 of 3

Mr. Dariush Dastmalchi
Clayton Environmental Consultants
1252 Quarry Lane
P.O. Box 9019
Pleasanton, CA 94566

Mr. Robert Robles
Texaco Refining and Marketing
10 Universal City Plaze, Ste 723
Universal City, CA 91608

Mr. Frank Hamedi
Soil Tech Engineering
298 Brokaw Rd.
Santa Clara, CA 95050

Edgar Howell-File (JS)

1252 Quarry Lane
P.O. Box 9019
Pleasanton, CA 94566
(510) 426-2600
Fax (510) 426-0106

Clayton
ENVIRONMENTAL
CONSULTANTS

SEP 23 1992

September 24, 1992

Ms. Juliet Shin
Hazardous Materials Specialist
ALAMEDA COUNTY HEALTH AGENCY
80 Swan Way, Room 200
Oakland, CA 94621

Clayton Project No. 42864.00

Subject: Project Status at South Shore Shopping Center Located at the Corner of Park Street and Shoreline Drive in Alameda California

Dear Ms. Shin:

This letter is to follow-up on our telephone conversation of September 23, 1992, in which you requested backup information for quarterly monitoring at the subject site.

On June 5, 1992, Clayton submitted a proposal to our client, Harsch Investment Corporation, to perform remedial action (Phase III Remedial Activities) at the former dry cleaning facility located on the subject site.

The following are excerpts from letters to our client, Harsch, (Contact: Mike Dosen, Vice President, (510) 658-1400) regarding regulatory liaison.

On June 26, 1992, I had a telephone conversation with Ravi Arulanantham, Ph.D., Senior Hazardous Materials Specialist with the Alameda County Health Agency (ACHA). Ravi stated that Governor Wilson has requested Mr. Stokes of the California Environmental Protection Agency (EPA) to require risk analyses of potential remediation sites. The rationale, during this period of statewide budgetary woes, would be to attain more and faster site closures for sites with minimal risk that would not require remediation. This would lessen the costs to regulatory agencies and conscientious responsible parties.

On June 30, 1992, I spoke with Dennis Byrne of the ACHA. Mr Byrne stated he would need to talk with Ravi Arulanantham and Lester Feldman, Environmental Specialist Four, of the Regional Water Quality Control Board (RWQCB), prior to making a decision on the status of risk assessments for the South Shore Shopping Plaza.

On July 7, 1992, I spoke with Lester Feldman and updated him on my previous telephone conversation with Ravi Arulanantham.

Mr. Feldman said that the RWQCB will not accept a risk assessment as a substitute for remediation if groundwater has been impacted and if there is a potential for offsite

Ms. Juliet Shin
Alameda County Health Agency
September 24, 1992

Page 2
Clayton Project No. 42864.00

migration or co-mingling with other known groundwater contamination plumes. The state is trying to protect all potential drinking water sources.


Based on the above conversations with regulatory agencies, Harsch opted to continue periodic groundwater monitoring of wells at the former dry cleaning site.

On July 16, 1992, Mr. Alan Gibbs, Clayton's Geology Group Supervisor contacted Ms. Juliet Shin of the ACHA, who replaced Mr. Dennis Byrne as the site case officer. Ms. Shin agreed to quarterly monitoring and sampling of monitoring wells MW-7B, MW-8B, MW-16, and MW-17. Additional monitoring of the other periphery monitoring wells may be warranted or required on a biannual or annual basis to ensure that adjacent contamination plumes do not commingle.

On August 20, 1992, Clayton completed a quarterly monitoring report on the subject site, Clayton Project No. 42864.00.

Ms. Shin, if you require any additional information, please call me at (510) 426-2676.

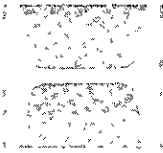
Sincerely,



Alan D. Gibbs, R.G.
Supervisor, Geology
Western Operations

ADG/la

cc: Mike Dosen
Richard Warren



HARSCH

INVESTMENT CORP.

92-0415L-01145

April 15, 1992

Thomas F. Peacock
Supervising HMS
Department of Environmental Health
Hazardous Materials Division
80 Swan Way, Room 200
Oakland, CA 94621

**Re: Recent Telephone Conversation Regarding Incorrect Notices
of Requirement to Reimburse - Harsch Investment Corp. Not
Responsible Party**

Dear Mr. Peacock:

Pursuant to our telephone conversations, first with Kevin Tinsley, Hazardous Materials Specialist and, secondly with Scott Seery, Sr. Hazardous Materials Specialist, I am enclosing two March 23, 1992 cover letters under your signature with attached Notice of Requirement to Reimburse regarding sites' Big "O" Tires, 1200 Park Street, Alameda, California 94501 and Alameda Chevron Car Wash, 1801 Park Street, Alameda, California 94501. These are totally in error. Harsch Investment Corp. is not the responsible person.

Harsch Investment Corp. is the owner and operator of the South Shore Shopping Center which is bounded by Shoreline Drive and Park and Otis Streets. The street numbers of the Park Street boundary of the South Shore Shopping Center property extend from the 300s to the 500s. Please note that Alameda Chevron Car Wash is 1801 Park Street and that of Big "O" Tires is 1200 Park Street. Also, please note that the information being sent to you regarding Big "O" Tires includes a letter from Michael Dosen, Vice President regarding the same message.

Thank you for your prompt attention to this matter. If you


*Returned call and answered
questions, Tom
4/20/92*

Thomas F. Peacock
Department of Environmental Health
April 15, 1992
Page 2 of 2

have any questions, please don't hesitate to contact me. Also, if you care to, please communicate to me as to how the mistake was made. I am curious.

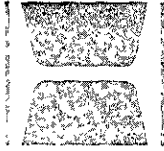
Very truly yours,

HARSCH INVESTMENT CORP.



Bernard M. Levy
Vice President/General Counsel

BML:lh
enclosures
cc: Michael Dosen, Vice President



HARSCH
INVESTMENT CORP.

92-000-1000:25

April 8, 1992

Certified No. P871 126 106

ST 30 1795

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

Attention: Thomas F. Peacock

Re: Attached Notice of Reimbursement

Dear Mr. Peacock:

The attached Notice of Reimbursement was received by our offices on April 4, 1992. Please be advised that we are not the Landlord of this property and I therefore suspect that this should have been directed to another land owner.

Should you have any questions regarding this, please feel free to contact me.

Yours truly,

HARSCH INVESTMENT CORP.

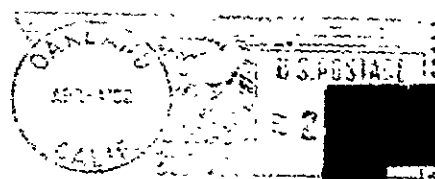
Michael Dosen
Vice President

MD/lhb

cc: Sandra Malos, SWRCB
Edgar B. Howell, III, Chief
Harold McLoud - Harsch
Bernard Levy - Harsch

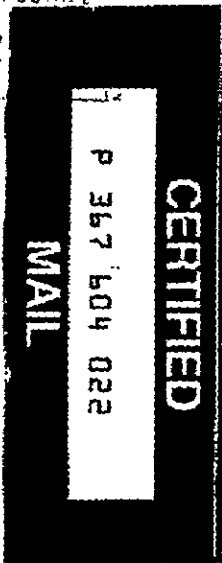
ALAMEDA COUNTY
HEALTH CARE SERVICES AGENCY

Hazardous Materials Program
80 Swan Way, Rm. 200
Oakland, CA 94612



Harsch Investment Corp.
P.O. Box 2708
Portland, OR 97208

APR 04 1990



ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



State Water Resources Control Board
Division of Clean Water Programs
UST Local Oversight Program
RAFAT A. SHAHID, Assistant Agency Director

Certified Mail # P 367 604 023

03/23/92
STID# 3581

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

Notice of Requirement to Reimburse

Harsch Investment Corp.
P.o. Box 2708
Portland, Or 97208

Responsible Party
Property Owner

Alameda Chevron Carwash
1801 Park St.
Alameda , CA 94501

SITE Date First Reported
Substance: Gasoline
Petroleum: (X)Yes

The federal Petroleum Leaking Underground Storage Tank Trust Fund (Federal Trust Fund) provides funding to pay the local and state agency administrative and oversight costs associated with the cleanup of releases from underground storage tanks. The legislature has authorized funds to pay the local and state agency administrative and oversight costs associated with the cleanup of releases from underground storage tanks. The direct and indirect costs of overseeing removal or remedial action at the above site are funded, in whole or in part, from the Federal Trust Fund. The above individual(s) or entity(ies) have been indentified as the party or parties responsible for investigation and cleanup of the above site. YOU ARE HEREBY NOTIFIED that pursuant to Title 42 of the United States Code, Section 6991b(h)(6) and Sections 25297.1 and 25360 of the California Health and Safety Code, the above Responsible Party or Parties must reimburse the State Water Resources Control Board not more than 150 percent of the total amount of site specific oversight costs actually incurred while overseeing the cleanup of the above underground storage tank site, and the above Responsible Party or Parties must make full payment of such costs within 30 days of receipt of a detailed invoice from the State Water Resources Control Board.

Please contact Dennis BYRNE, Senior Hazardous Materials Specialist at this office if you have any questions concerning this matter.

Edgar B. Howell, III, Chief
Contract Project Director

cc: Sandra Malos, SWRCB

SWRCB Use:

Add: X Reason: New Case

*We have 325 Park
(Big 5) through
501 Park (Sizzler)*

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



State Water Resources Control Board
Division of Clean Water Programs
UST Local Oversight Program

RAFAT A. SHAHID, Assistant Agency Director

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

March 23, 1992

Dear Sir:

The attached "Notice of Reimbursement" is not a bill. It is required by our contract with the State Water Resources Control Board that we send this letter to all responsible parties involved in a leaking petroleum underground tank site. A responsible party may be the operator of the tank or the property owner. You fall into the following category:

The site is contaminated and the Alameda County Local Oversight Program will be overseeing the cleanup through to "no further action needed." This letter says that you will be billed for the time that our technical staff spends on your case after the work has been accomplished.

We will work with you to expedite the remediation of your site.

If you have any questions please call this office at 271-4530 and ask for the specialist noted in the accompanying notice.

Sincerely,

Thomas F. Peacock, Supervising HMS
Hazardous Material Division

cc Mike Davis
File

4/9/92
Discuss with Bernie Levy.
He is to review & GET back
to me on direction.
APR 13 FAX TO BERNIE LEVY.
BERNIE
NOT OUR PROPERTY
MIKE.

WATER RESOURCES CONTROL BOARD
DIVISION OF WATER QUALITY - UST CLEANUP PROGRAM
SITE SPECIFIC QUARTERLY REPORT
01/01/92 THROUGH 03/31/92

AGENCY # : 10000 SOURCE OF FUNDS: f SUBSTANCE: 8006619
StID : 1773
SITE NAME: South Shore Car Wash DATE REPORTED : 07/12/90
ADDRESS : 2351 Shoreline Dr. DATE CONFIRMED: 07/12/90
CITY/ZIP : Alameda 94501 MULTIPLE RPs : Y

SITE STATUS

CASE TYPE: g	CONTRACT STATUS:	EMERGENCY RESP:
RP SEARCH: s		DATE COMPLETED:
PRELIMINARY ASMNT:	DATE UNDERWAY: 08/10/90	DATE COMPLETED: 08/20/90
REM INVESTIGATION:	DATE UNDERWAY: 11/10/90	DATE COMPLETED: 07/11/91
REMEDIAL ACTION:	DATE UNDERWAY:	DATE COMPLETED:
POST REMED ACT MON:	DATE UNDERWAY:	DATE COMPLETED:

ENFORCEMENT ACTION TYPE:	DATE ENFORCEMENT ACTION TAKEN:
LUFT FIELD MANUAL CONSID:	
CASE CLOSED:	DATE CASE CLOSED:
DATE EXCAVATION STARTED :	REMEDIAL ACTIONS TAKEN:

RESPONSIBLE PARTY INFORMATION

RP#1-CONTACT NAME:
COMPANY NAME: Harsch Investment Corp.
ADDRESS: P.o. Box 2708
CITY/STATE: Portland, Or 97208

RP#2-CONTACT NAME: Murray Stevens
COMPANY NAME:
ADDRESS: 2351 Shoreline Drive
CITY/STATE: Alameda Ca 94501



The Travelers Companies
19800 MacArthur Blvd.
Brinderson Towers I Suite-1210
Irvine, CA 92715

91 DEC 11 11:25

Special Liability Coverage Unit
Law Department

December 9, 1991

Dennis Byrne
Alameda County Department
of Environmental Health
80 Swan Way, Room 200
Oakland, CA 94621

RE: HIGHLANDER LAUNDRY AND DRYCLEANER
SITE: 2325 SHORELINE DRIVE
ALAMEDA, CALIFORNIA

Dear Mr. Byrne:

I am investigating an insurance liability coverage matter regarding the above referenced site. As per our conversation on 12-9-91 I am interested in obtaining the Alameda County Department of Environmental Health's file pertaining to this matter. I understand there will be a research and photocopying expense incurred as a result of this request.

Please contact me at (714)724-5493 if you have any questions regarding this request. I look forward to receiving your response and thank you for your cooperation.

Sincerely,

Joe Bommarito
The Travelers Companies
19800 MacArthur Blvd.
Brinderson Towers I, Suite 1210
Irvine, CA. 92715
714-724-5493



KAMUR INDUSTRIES INC.

2351 Shoreline Dr. Alameda, CA 94501 - (415) 523-7866

91 JUL -3 PM 1:51

July 2, 1991

Cynthia Chapman
Alameda County Health Care Services
Hazardous Waste Program
80 Swan Way, Rm 200
Oakland, CA 94621

Subject: Former South Shore Car Wash Location
2351 Shoreline Drive
Alameda, CA.

Dear Cynthia:

Enclosed you will find a Preliminary Subsurface Environmental Assessment Report concerning the subject location prepared by Soil Tech Engineering, Santa Clara, California. I feel that this addresses all questions in your June 26, 1991 letter to me.

Please let me know if you need any further information.

Sincerely,

Murray T. Stevens

MTS:khs
Attachment

cc: Mr. Gil Jensen, Alameda County District Attorney
Consumer and Environmental Protection
Mr. Lester Talbot, PUC B
Mr. Joseph Bosch, Hanson Environmental Corp
Mr. John H. ...

HARSCH INVESTMENT CORP.

235 W MacARTHUR BLVD.
OAKLAND, CALIFORNIA 94611

91 JUL -2 11:11 AM '91
SUITE 630
TEL (415) 658-1400
FAX (415) 653-5469



1121 S.W. SALMON
PORTLAND, OREGON 97205
P.O. BOX 2708
PORTLAND, OREGON 97208
TELEPHONE (503) 242-2900

July 1, 1991

Certified No. P118 935 490

Mr. Murray Stevens
Kamur Industries
2351 Shoreline Drive
Alameda, CA 94501

Re: Notice of Violation, 6/26/91
Alameda County Health Care Services

Dear Murray:

I am in receipt of the above referenced Notice of Violation and wish to inform you how extremely disappointed I am, or perhaps more appropriately, with Soil Tech Engineering, in their failure to respond to the County's request. As you are well aware, on several occasions I have verbally informed you of these concerns and both you and Mr. Frank Hamedí-Fard have informed me that you were in complete conformance with the County's requirements. Apparently this written notification is proof to the contrary.

I therefore request that you immediately comply with the County's requests and in that Harsch Investment Corp. is ultimately responsible for this total site remediation, should you not comply, I will have no other alternative but to consider this a default of your lease and proceed with all remedies therein.

In order to assure myself that you are complying I request that either you or Mr. Hamedí-Fard supply me all test information and copy me on all correspondence to Ms. Chapman.

Yours truly,

HARSCH INVESTMENT CORP.

Michael Dosen
Vice President

MD/lpb

cc: Cynthia Chapman, Alameda County Health Care Services
Roy Ikeda, Crosby, Heafey, Roach and May

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



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

June 26, 1991

Mr. Murray Stevens
Kamur Industries
2351 Shoreline Drive
Alameda, CA 94501

RE: Former South Shore Car Wash, 2351 Shoreline Drive, Alameda,
CA

NOTICE OF VIOLATION

Dear Mr. Murray:

To date this office has not received a report that describes monitoring well installation and quarterly sampling of those wells. The original work plan, dated August 30, 1990, included a discussion of installation of three groundwater monitoring wells. It does not appear that these wells have been installed, as the February 11, 1991, progress report from Soil Tech Engineering recommends their installation. We have received no correspondence indicating what activities have occurred since this February report.

The levels of hydrocarbon contamination found during the tank removal at your facility **require you to conduct a groundwater investigation to determine if groundwater has been impacted at your site.** As I stated in my letter of September 12, 1990, if nearby monitoring wells are going to be used to determine gradient, then you need to provide documentation that those wells were surveyed to a known bench mark and that gradient has been established. This does not absolve you from installing wells on your site. At the absolute minimum, one upgradient well from your site would need to be installed if you choose to tie into existing wells to determine gradient.

Please provide me a ^{written} status update within 10 working days of the date of this letter on what has occurred at your site since February, 1991. This status update is to include a description of where the stockpiled soils went, and an acceptable and reasonable schedule for when well installation is to be completed. This is a formal request for reports pursuant to California Water Code Section 13267 (b). Failure to respond may result in referral of this case to the San Francisco Bay Regional

Mr. Murray Stevens
June 26, 1991
Page 2

Water Quality Control Board and for enforcement and you may be subject to civil liabilities imposed to a maximum amount of \$1,000 per day.

Please call me at 415/271-4320 if you have any questions.

Sincerely,

Cynthia Chapman

Cynthia Chapman
Hazardous Materials Specialist

c: Mr. Gil Jensen, Alameda County District Attorney, Consumer
and Environmental Protection
Mr. Lester Feldman, RWQCB
Mr. Michael Dosen, Harsch Development, Inc.
Mr. Frank Hamedi-Fard, Soil Tech Engineering

HARSCH INVESTMENT CORP.

235 W. MacARTHUR BLVD.
OAKLAND, CALIFORNIA 94611

SUITE 630
TEL (415) 658-1400
FAX (415) 653-5469



1121 S.W. SALMON
PORTLAND, OREGON 97205
P.O. BOX 2708
PORTLAND, OREGON 97208
TELEPHONE (503) 242-2900

June 17, 1991

Ms. Cynthia Chapman
Hazardous Materials Specialist
Alameda County Health Care Services
80 Swan Way, Rm. 200
Oakland, CA 94621

Re: Shoreline and Park Street Corner
South Shore Shopping Center, Alameda

Dear Ms. Chapman:

Pursuant to your letter addressed to Alan Gibbs dated May 29, 1991 enclosed is our check No. 312166 in the amount of \$1,370.00 to be applied to the negative balance for your overseeing of this project.

In the future should any additional fees be required please feel free to contact me directly.

Thank you for all the cooperation you have extended us on this project and I look forward to finalizing it with you.

Yours truly,

HARSCH INVESTMENT CORP.

Michael Dosen
Vice President

MD/lnb

PLTF/DEFT Exhibit 2
WIT. DENNIS BYRNE
DATE 11/22/91 ERB
ELYCE R GARDNER, CSR

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



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

May 29, 1991

Mr. Alan Gibbs
Clayton Environmental
1252 Quarry Lane
Pleasanton, CA 94566

RE: Shoreline Drive and Park Street Corner

Dear Mr. Gibbs:

The purpose of this letter is to address several items that have resulted from the recent activities at this site.

I've received your request of May 23, 1991, to monitor MW-8B on a quarterly basis. My office and the Regional Water Quality Control Board (RWQCB) requested in December 1990 that a well be installed down-gradient of existing MW-7 to determine if any solvents found in MW-7 were migrating off-site. MW-7 was installed down-gradient of the former drycleaning facility.

MW-7 was last sampled in November 1990 for purgeable halocarbons. Those found were: Tetrachloroethene at 1,900 μ /L, trichloroethene at 520 μ /L, 1,2-dichloroethene at 440 μ /L, and cis-1,2-dichloroethene at 440 μ /L. Maximum contaminant levels (MCL) and DHS action levels for these chemicals are 5 μ /L, 5 μ /L, 10 μ /L, and 6 μ /L, respectively. The sampling and analyses table for the April 1991 quarterly monitoring event indicates a slight decrease in these levels: 1,600 μ /L, 200 μ /L, 90 μ /L, and 90 μ /L respectively. MW-8B was installed and sampled in April 1991. Water analyses show 1,2-dichloroethene at 6.8 μ /L, trichloroethene at 7.7 μ /L, and tetrachloroethene at 1.1 μ /L. MW-14 was also installed in April, 1991 in the intersection of Shoreline Drive and Park Street. Tetrachloroethene was found at 16 μ /L, trichloroethene at 0.4 μ /L and 1,2-dichloroethane at 4.6 μ /L (MCL is 0.5 μ /L). Groundwater gradient direction was not provided with the April 1991 sampling results table.

Quarterly monitoring of MW-8B is acceptable, based on the information I have. Because of the lack of information that I have, I am requesting that a report be submitted to my office that describes the field activities that have occurred since December of last year. This is to include well installation logs, sampling analyses, determination of gradient, as well as a description of the tasks performed to date (Tasks 1 through 8 according to the February 28, 1991, work plan).

PLT RECEIVED Exhibit 23
WIT: DENNIS BYRNE
DATE 11/22/91 ERG
ELYSE R GARDNER, CSR

This work plan indicates that a pump test will be conducted in June, and a feasibility study is due in August that provides groundwater remediation alternatives that are based on the results of the pump test. The next round of quarterly sampling is to be done in July. If the schedule of the pump test and feasibility study is not going to be adhered to, Harsch Development is submit a proposal to my office within 45 days of **the date of this letter**, that describes what interim remedial measures are going to be taken to prevent any additional solvent plume migration from MW-7. The quarterly sampling event is still required to be on schedule.

In addition, the deposit/refund account for oversight of this project is currently in a negative balance. To continue the county's oversight of this project, Harsch Development, as property owner, is to remit \$1,370.00, payable to Alameda County. Our authority to recover costs spent on project oversight is granted by County Ordinance 71-52.

If you have any questions, feel free to call me at 415/271-4320.

Sincerely,



Cynthia Chapman
Hazardous Materials Specialist

c: Mr. Michael Dosen, Harsch Development
Ms. Rose Coughlin, Texaco Refining and Marketing, Inc.
Mr. Lester Feldman, Regional Water Quality Control Board
Ms. Judith Altschuler, City of Alameda
Mr. Roy Ikeda, Crosby, Heafey, Roach and May

1252 Quarry Lane
P.O. Box 9019
Pleasanton, CA 94566
(415) 426-2600
Fax (415) 426-0106

Clayton
ENVIRONMENTAL
CONSULTANTS

May 23, 1991

Clayton Project No. 34683.00

Ms. Cynthia Chapman
ALAMEDA COUNTY HEALTH AGENCY
Hazardous Materials Division
80 Swan Way, Suite 200
Oakland, CA 94621

Dear Ms. Chapman:

Enclosed is the summary table of analytical results for the quarterly sampling conducted in April 1991 at Shore Line Drive and Park Street in Alameda, California.

As indicated on the summary table, MW-8B has levels of purgeable halocarbons below or slightly above regulatory guidelines. A monthly groundwater monitoring schedule has previously been planned for this well. As we discussed on the telephone on May 23, 1991, Clayton feels that given the concentrations of purgeable halocarbons in MW-8B, monthly monitoring is excessive, and we are proposing to sample MW-8B on a quarterly basis along with the rest of the wells onsite.

We look forward to hearing from you on this matter. If you have any questions, please call me at (415) 426-2671 or Mr. Alan Gibbs at (415) 426-2676.

Sincerely,



Laurene Compton
Geologist
Western Operations

LEC/lc
Enclosure

cc: Mr. Michael Dosen

0541 11 15

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



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

May 17, 1991

Mr. Alan Gibbs
Clayton Environmental Consultants
1252 Quarry Lane
Pleasanton, CA 94566

RE: Approval for the Shoreline Drive and Park Street
Groundwater Remedial Investigation

Dear Mr. Gibbs:

This letter is in response to your request for written approval by our office of the "Work Plan for Groundwater Remedial Investigation at Shore Line Drive and Park Street," dated February 28, 1991, prepared by Clayton Environmental. This work plan has outlined the steps that will be taken by Clayton on behalf of Harsch Investment Corporation to investigate the extent of groundwater contamination at the site, and determine the feasible remedial alternatives to address and remediate groundwater contamination.

I have already given verbal approval to implement this work plan, and the outlined tasks appear to be proceeding on course. Since a work plan only represents the information known about the site at the time the work plan is prepared, it remains incumbent upon the responsible party to continue to protect the waters of the state, and to keep the oversight agency informed of any change to that approved work plan. With this in mind, I have been assured that construction of the Lyon's Restaurant will not adversely impact nor interfere with any proposed groundwater remediation that is expected to occur at this site. Ms. Laurene Compton of your office has been most diligent about informing me of any subsequent changes to the work plan, which have included the relocation of wells MW-1, MW-9, and MW-5, (which is to be used as the extraction well), as well as seeking approval from this office to pave over the site. Currently, Texaco has excavated much of the soil and backfilled with clean fill, thus reducing any levels of contamination that may adversely impact groundwater.

Shoreline and Park Street
May 17, 1991
Page 2

You can consider this letter formal approval for the February 28, 1991 work plan. If you have any questions, do not hesitate to call me at 415/271-4320. And as always, please continue to keep me informed in a timely manner of activities that are to occur at the site.

Sincerely,

Cynthia Chapman

Cynthia Chapman
Hazardous Materials Specialist

c: Mr. Joe Munyer
Ms. Rose Coughlin
Mr. Roy Ikeda

lyonsres.wpa

15A

1252 Quarry Lane
P.O. Box 9019
Pleasanton, CA 94566
(415) 426-2600
Fax (415) 426-0106

91 APR 15 11:10:16

Clayton
ENVIRONMENTAL
CONSULTANTS

April 10, 1991

Clayton Project No. 33909.00
34063.00

Ms. Cynthia Chapman
ALAMEDA COUNTY HEALTH AGENCY
Department of Environmental Health
80 Swan Way, Room 200
Oakland, CA 94621

Dear Ms. Chapman:

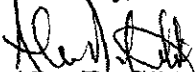
I am sending this letter to confirm the telephone conversations that you had with Ms. Laurene Compton and myself on March 28, 1991, regarding work completed at the Harsch Investment Corporation property located at Shore Line Drive and Park Street in Alameda, California.

You and Ms. Compton discussed the shallow soil sampling that we conducted in the area of the former South Shore Car Wash excavation soil stockpile. Our report describing the methodology and analytical results is titled "Results of Soil Sampling at South Shore Car Wash," and is dated March 20, 1991. Based on the soil analytical results and previous work conducted on the former dry cleaning site (Clayton Project No. 30493.00, November 26, 1990), you gave us verbal approval for Harsch to pave over the former car wash site and the former dry cleaning site.

In our conversation the same day, you verbally approved of our report titled "Work Plan for Groundwater Remedial Investigation," dated February 28, 1991.

Cynthia, thank you for your prompt attention to these reports. If this information differs from your recollection, please call Ms. Compton at (415) 426-2671 or myself at (415) 426-2676.

Sincerely,


Alan D. Gibbs, R.G.
Supervisor, Geology
Western Operations

ADG/lc

cc: Mr. Michael Dosen
Mr. Roy Ikeda
Ms. Rose Coughlin
Mr. Murray Stevens

PLT/DEPT Exhibit 1
WIT: DENNIS BYRNE
DATE 11/22/91 ELG
ELYSE A. GARDNER, CSR

Western Operations

1252 Quarry Lane
P.O. Box 9019
Pleasanton, CA 94566
(415) 426-2600
Fax (415) 426-0106

91 FEB -6 AM 9:50

Clayton
ENVIRONMENTAL
CONSULTANTS

February 5, 1991

Clayton Project No. 33299.00

Ms. Cynthia Chapman
ALAMEDA COUNTY HEALTH AGENCY
Department of Environmental Health
80 Swan Way, Room 200
Oakland, CA 94621

Dear Ms. Chapman:

We are sending you the proposed workplan for soil and groundwater investigation at the South Shore carwash located at 2351 Shore Line Drive in Alameda, California. The workplan was prepared by Soil Tech Engineering (STE), Inc. for Kamur Industries, Inc.

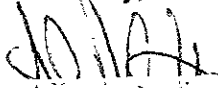
Upon reviewing this workplan, we noted that STE does not intend to install a downgradient well (Figure 2). Ms. Laurene Compton, Clayton geologist, spoke to Mr. Frank Hamedi, general manager for STE, on the telephone on January 4, 1991, and he informed her that they were planning on using one of the wells on the Texaco site as their downgradient well. It is our understanding that a monitoring well must be placed within 10 feet of the downgradient direction of the excavation as outlined in the "Tri-Regional Board Staff Recommendations for preliminary evaluation and investigation of underground tank sites."

In addition, we did not see in the workplan whether STE intends to wait the obligatory 72 hours between well installation, well development, and well sampling.

Mr. Hamedi informed us that you have already approved this workplan and that they intend to install the wells this month.

Thank you for your assistance; we will be calling you in a couple of days regarding this matter. If you have any questions, please call me at (415) 426-2676 or Ms. Compton at (415) 426-2671.

Sincerely,



Alan D. Gibbs, R.G.
Supervisor, Geology

ADG/lc
Enclosure

PLTF/DEFT Exhibit 3
WIT: DENNIS BYRNE
DATE 11/22/91 ERG
ELYSE R. GARDNER, CSR

33299-411



Texaco Refining
and Marketing Inc

10 Universal City Plaza
Universal City CA 91608

91 JAN 32 AM 10:55

January 28, 1991

ENV- REMEDIAL ACTIONS

Site: 2375 Shore Line Drive
Alameda, CA

Ms. Cynthia Chapman
Alameda County Department of
Environmental Health
80 Swan Way, Room 200
Oakland, CA 94621

Dear Ms. Chapman:

Enclosed please find a copy of the letter-report prepared by McLaren/Hart describing some of the assessment and remedial actions conducted at the former Texaco service station located at 2375 Shore Line Drive in Alameda, California.

At the present time the following activities are reportedly occurring which will effect the future assessment and remedial actions at this location:

- Mr. Alan Gibbs (Clayton Environmental) is developing a plan for the assessment and remediation of the groundwater for the entire corner of Harsch's property which includes the former Texaco service station, the former auto repair shop, the former dry cleaners, the current and existing car wash (and service station), and the former Goodyear Tire Center;
- Per Mr. Michael Dosen (Harsch Investments), Mr. Murray Stevens (South Shore Car Wash) will be moving his stockpiled soil off site by February 15, 1991;
- I have contacted various specialty firms to develop workplans to address both the stockpiled soil as well as the insitu petroleum - hydrocarbon contaminated soil;
- Due to the potential to use another portion of the South Shore Shopping Center property to remediate the stockpiled soil aboveground I have held off any hauling and disposing of the soil off site; and
- Workplan development for the insitu vapor extraction system (VES) will be completed as soon as I receive copies of the proposed development plans by Lyon's Restaurant from Harsch Investment.

PLTFADEFT Exhibit 5
WIT. DENNIS BYRNE
DATE 11/22/91 ERG
ELYSE R GARDNER, CSR

Page 2
Ms. Chapman
January 28, 1991

Thank you, in advance, for your attention to this matter and please contact me if you have questions, comments, or require additional information.

Respectfully submitted,
TEXACO ENVIRONMENTAL SERVICES


Rose Coughlin
Project Manager

RAC:rac

Attachments (1)

cc: Alan Gibbs, Clayton Environmental
Lester Feldman, RWQCB-2
Ron Zielinski, Texaco-Richmond, CA

pr: BR

December 18, 1990

Ms. Cynthia Chapman
Alameda County Health Agency
Department of Environmental Health
80 Swan Way, Room 200
Oakland, California 94621

**COORDINATION OF ON-SITE SOIL AND/OR GROUNDWATER
REMEDICATION AND DEVELOPMENT OF PROPERTY LOCATED AT
2375 SHORELINE ROAD, ALAMEDA, CALIFORNIA**

Dear Ms. Chapman:

On December 18, 1990, Mark Asplund and I (Texaco Inc.) met with Michael Dosen, et. al (Harsch Investment), Roy Ikeda (Harsch's Lawyer), Don Flaner (Harsch's contractor), Alan Gibbs (Clayton Environmental Harsch's environmental consultant) and Julie Menack (McLaren/Hart, Texaco's environmental consultant) in an attempt to coordinate remediation and development efforts being conducted at this portion of the property owned by Harsch Investments.

The following action items resulted:

- As discussed with you earlier today a meeting with you and Lester Feldman to strategize the continued soil/groundwater assessment and remediation activities is scheduled for Wednesday, December 19, 1990 at 1:30 pm at the McLaren/Hart office at 1135 Atlantic Avenue in Alameda, California;
- Texaco will continue excavation and delineation of the petroleum hydrocarbons in the soil;
- Texaco will submit a work plan addressing soil remediation which will allow property development;
- Harsch gave Texaco verbal permission to initiate above-ground vapor extraction of the excavated soil on property owned by Harsch; and
- A tentative schedule for continued remediation.

Tentative submittal of the work plan to you and the City of Alameda will be during the week of January 7, 1991. It is our understanding that the

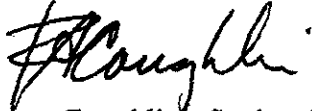
90 DEC 20 AM 11:01

Ms. Cynthia Chapman
December 18, 1990
Page 2

City requires County approval of the work plan prior to issuing a building permit for the proposed use of the site. Please note that the work plan will include: 1) design of above-ground soil remediation; 2) design of in-situ soil-vapor-extraction system; 3) backfilling and compaction of soils in the excavation; and 4) plan for continued delineation of the extent of petroleum hydrocarbons in groundwater.

Please feel free to contact me if you have questions, comments, or require additional information at (818) 505-2719.

Respectfully submitted,



Rose Coughlin, Senior Project Engineer
Texaco Environmental Services
10 Universal City Plaza
Universal City, California 91608-1097

cc: Roy Ikeda, Crosby, Heafy, et. al
Alan Gibbs, Clayton Environmental
Lester Feldman, RWQCB - San Francisco Region

Western Operations

1252 Quarry Lane
Pleasanton, CA 94566
(415) 426-2600
Fax (415) 426-0106

90 DEC 18 AM 11:03

Clayton
ENVIRONMENTAL
CONSULTANTS

December 17, 1990


Clayton Project Nos. 30493 and 30903

Ms. Cynthia Chapman
ALAMEDA COUNTY HEALTH DEPARTMENT
Hazardous Materials
80 Swan Way, Suite 200
Oakland, CA 94621

Dear Ms. Chapman:

Enclosed are the reports that Harsch Investment Corporation has released for your review and comments. Your earliest response would be appreciated due to Harsch's eagerness to proceed with this project. If you have any questions please feel free to call me at (415) 426-2676 or Ms. Laurene Compton at (415) 426-2671.

Sincerely,


Alan D. Gibbs, R.G.
Supervisor, Geology Group
Western Operations

**ALAMEDA COUNTY HEALTH CARE SERVICES AGENCY
DEPARTMENT OF ENVIRONMENTAL HEALTH
HAZARDOUS MATERIALS DIVISION
80 SWAN WAY, ROOM 200
OAKLAND, CA 94621
PHONE NO. 415/271-4320**

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 plans as indicated by this Department are to ensure compliance with State and local laws. The project proposed by the contractor is subject to issuance of any required building permit or construction.

One copy of these reports, together with the plans on the job and available to all contractors and other parties 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.

These plans are subject to review and approval by the Department of Environmental Health.

C. Chapman
10/1/90

\$ 375.00

10-1-90

UB 577064

UNDERGROUND ~~TANK~~ CLOSURE/MODIFICATION PLANS

1. Business Name Southshore Carwash
Business Owner Mr. Murray Stevens
2. Site Address 2351 Shore Line Dr.
city Alameda CA zip 94501 Phone 523-7866
3. Mailing Address same
City _____ Zip _____ Phone _____
4. Land Owner Harsch Investment Corporation
Address 235 W. MacArthur Blvd city, state Oakland, CA zip 94611
5. EPA I.D. No. owner does not have one at this time / PENDING LAB ANALYSIS
6. Contractor Tom Daniels Excavating, Inc.
Address P.O. Box 335
city Danville, CA 94526 Phone _____
License Type CA contractor ID# 447475
7. Consultant Clayton Environmental Consultants
Address PO Box 9019
city Pleasanton CA 94566 Phone (415) 426-2600

8. Contact Person for Investigation

Name Alan Gibbs Title Supervisor, Geology group
Phone 426-2676

9. Total No. of Tanks at facility 3

10. Have permit applications for all tanks been submitted to this office? Yes [] No []

11. State Registered Hazardous Waste Transporters/Facilities

a) Product/Waste Tranporter

Name not applicable EPA I.D. No. _____
Address sumps have already been cleaned (STEAM cleaned)
City _____ State _____ Zip _____

b) Rinsate Transporter

Name not applicable EPA I.D. No. _____
Address _____
City _____ State _____ Zip _____

c) Tank Transporter

Name H+H Environmental Services EPA I.D. No. CA0004771168
Address 220 China Basin
City San Francisco State CA zip 94107

d) Tank Disposal Site

Name unknown EPA I.D. No. _____
Address we are currently analyzing concrete from the sumps to determine if they are hazardous or not.
City _____ State _____ Zip _____

e) Contaminated Soil Transporter

Name not applicable EPA I.D. No. _____
Address soil will not be excavated at time of removal.
City _____ State _____ Zip _____

12. Sample Collector

Name Laurene Compton
 Company Clayton Environmental Consultants
 Address P.O. Box 9019
 City Pleasanton State CA Zip 94566 Phone 426-2600

13. Sampling Information for each tank or area

Tank or Area		Material sampled	Location & Depth
Capacity	Historic Contents (past 5 years)		
500g.	oil + grease	SOIL	below sump at approximately 6' bgs.
500g	oil + grease	SOIL	below sump at about 6' bgs.
200g	oil + grease	SOIL	below sump at about 5'

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

If yes, describe. unknown

15. NFPA methods used for rendering tank inert? Yes [] No []

If yes, describe. not applicable

An explosion proof combustible gas meter shall be used to verify tank inertness.

16. Laboratories

Name Clayton Environmental Consultants
 Address P.O. Box 9019
 City Pleasanton State CA Zip 94566
 State Certification No. 1196

17. Chemical Methods to be used for Analyzing Samples

Contaminant Sought	EPA, DHS, or Other Sample Preparation Method Number	EPA, DHS, or Other Analysis Number
oil + grease Diesel Metals: Lead Zinc		EPA METHOD 418.1 EPA METHOD 3550/8015 ICAP

18. Submit Site Safety Plan

19. Workman's Compensation: Yes No

Copy of Certificate enclosed? Yes No

Name of Insurer R.R. Insurance Brokers, Inc.

20. Plot Plan submitted? Yes No

21. Deposit enclosed? Yes No

22. Please forward to this office the following information within 60 days after receipt of sample results.

- a) Chain of Custody Sheets
- b) Original Signed Laboratory Reports
- c) TSD to Generator copies of wastes shipped and received
- d) Attachment A summarizing laboratory results

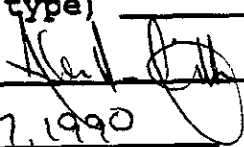
I declare that to the best of my knowledge and belief the statements and information provided above are correct and true. I understand that information in addition to that provided above may be needed in order to obtain an approval from the Department of Environmental Health and that no work is to begin 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.

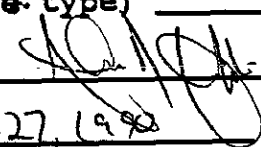
I understand that all work performed during this project will be done in compliance with all applicable OSHA (Occupational Safety and Health Administration) requirements concerning personnel and safety.

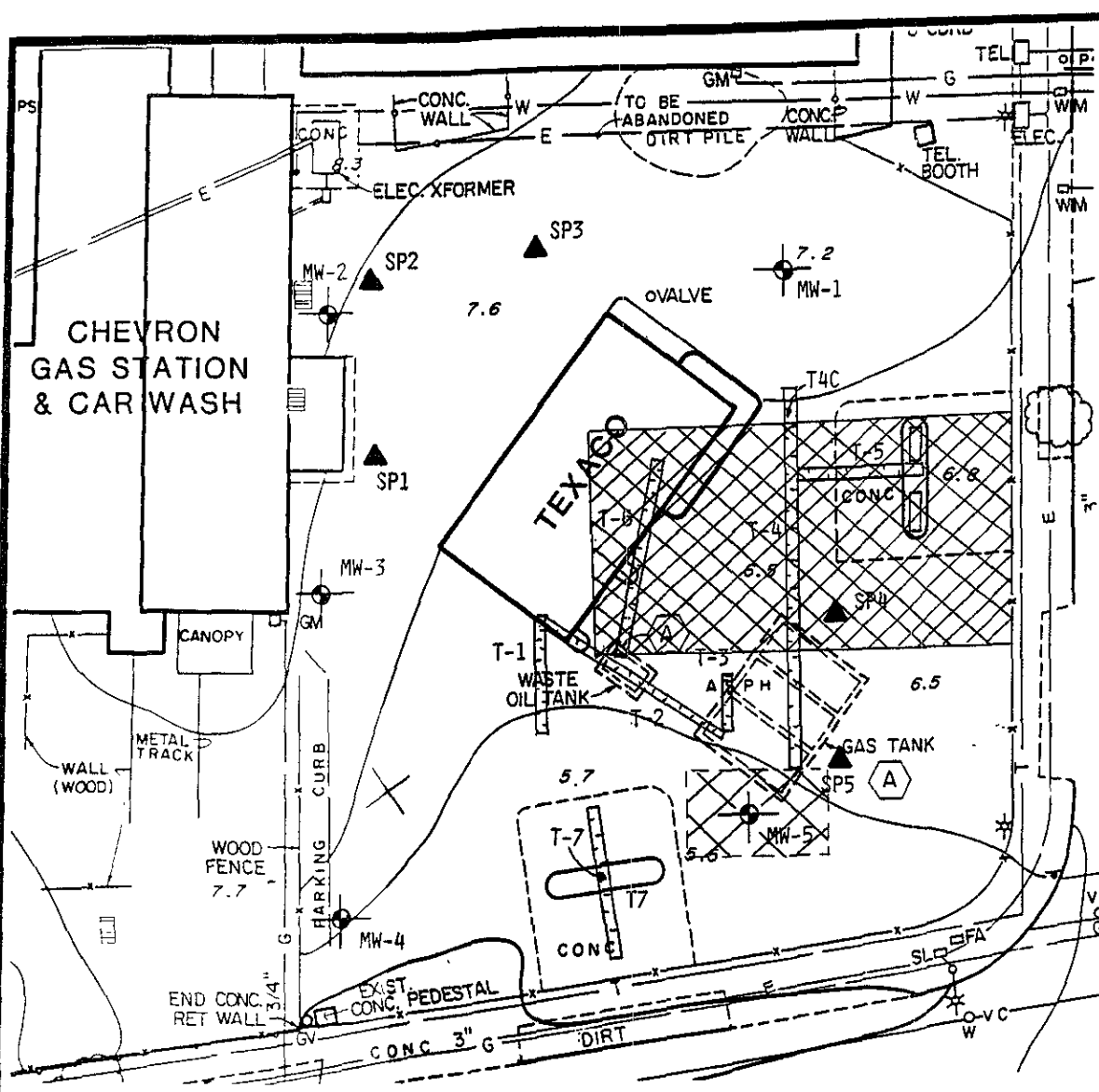
I will notify the Department of Environmental Health at least two (2) working days (48 hours) after approval of this closure plan in advance to schedule any required inspections. I understand that site and worker safety are solely the responsibility of the property owner or his agent and that this responsibility is not shared nor assumed by the County of Alameda.

Signature of Contractor

Name (please type) Tom Daniels Excavating, Inc.
Signature  AGENT FOR
Date SEPT. 27, 1990

Signature of Site Owner or Operator

Name (please type) Harsch Investment Corporation
Signature  AGENT FOR
Date SEPT. 27, 1990



LEGEND	DESCRIPTION
OWM	INDUSTRIAL WASTE MANHOLE
OSM	SANITARY SEWER MANHOLE
OSDM	STORM DRAIN MANHOLE
CB	CATCH BASIN
ΔH	HORIZONTAL / VERTICAL CONTROL
OVV	WATER VALVE
GV	GAS VALVE
FFH	FIRE HYDRANT
SL	STREET LIGHT
□	SIGN
○	TREES
SS	SAW SEWER LINE
SD	STORM DRAIN LINE
W	WATER LINE
E	ELECTRICAL LINE
T	TELEPHONE LINE
G	GAS LINE
○	CONTOUR LINE
□	CHAIN LINK FENCE (UON)
OWM	WATER METER
OGM	GAS METER
OCO	CLEANOUT
OVV	VALVE COVER
△	MONUMENT / BENCH MARK
□ FA	FIRE ALARM
SL	STREET LIGHT
—	RETAINING WALL

○ - PER GENERAL ARRANGEMENT PLAN DP-6558, DATED 10-14-56

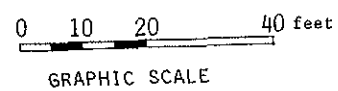
○	MW-2	MONITORING WELL LOCATION
▲	SP3	SAMPLE LOCATION FOR AERATING SOILS
—	T-1	TRENCH LOCATION
↪	T4C	SAMPLE LOCATION FROM TRENCHES
▨		PROPOSED SOIL EXCAVATION
▤		SUMP LOCATION



SITE PLAN OF FORMER TEXACO STATION
 SHOWING SAMPLE LOCATIONS, TRENCH
 LOCATIONS, AND PROPOSED SOIL
 EXCAVATION
 Harsch Investment Corporation

Figure
 4

Clayton
 ENVIRONMENTAL
 CONSULTANTS



ACORD. CERTIFICATE OF INSURANCE

ISSUE DATE (MM/DD/YY)

8-3-90

PRODUCER

R & R INSURANCE BROKERS, INC.
313 LENNON LANE
WALNUT CREEK, CA 94598

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** TRANSCONTINENTAL INSURANCE COMPANY
- COMPANY LETTER **B** TRANSPORTATION INSURANCE COMPANY
- COMPANY LETTER **C** CNA CASUALTY OF CALIFORNIA
- COMPANY LETTER **D**
- COMPANY LETTER **E**

INSURED

TOM DANIELS EXCAVATING, INC.
P.O. BOX 335
DANVILLE, CALIFORNIA 94526

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.

CO LTR	TYPE OF INSURANCE	POLICY NUMBER	POLICY EFFECTIVE DATE (MM/DD/YY)	POLICY EXPIRATION DATE (MM/DD/YY)	ALL LIMITS IN THOUSANDS	
GENERAL LIABILITY					GENERAL AGGREGATE	\$ 1,000,
A	X COMMERCIAL GENERAL LIABILITY	GL900280969	6/30/90	6/30/91	PRODUCTS-COMP/OPS AGGREGATE	\$ 1,000,
	CLAIMS MADE OCCUR.				PERSONAL & ADVERTISING INJURY	\$ 1,000,
X	OWNER'S & CONTRACTOR'S PROT.				EACH OCCURRENCE	\$ 1,000,
				FIRE DAMAGE (Any one fire)	\$ 50,	
				MEDICAL EXPENSE (Any one person)	\$ 5,	
AUTOMOBILE LIABILITY					COMBINED SINGLE LIMIT	\$ 1,000,
B	X ANY AUTO	BUA200280970	6/30/90	6/30/91	BODILY INJURY (Per person)	\$
	ALL OWNED AUTOS				BODILY INJURY (Per accident)	\$
	SCHEDULED AUTOS				PROPERTY DAMAGE	\$
	HIRED AUTOS					
	NON-OWNED AUTOS					
	GARAGE LIABILITY					
EXCESS LIABILITY					EACH OCCURRENCE	AGGREGATE
	OTHER THAN UMBRELLA FORM				\$	\$
WORKER'S COMPENSATION AND EMPLOYERS' LIABILITY					STATUTORY	
C	WORKER'S COMPENSATION AND EMPLOYERS' LIABILITY	WC406944271	4/1/90	4/1/91	\$ 2,000,	(EACH ACCIDENT)
					\$ 2,000,	(DISEASE—POLICY LIMIT)
					\$ 2,000,	(DISEASE—EACH EMPLOYEE)
	OTHER					

DESCRIPTION OF OPERATIONS/LOCATIONS/VEHICLES/SPECIAL ITEMS

RE: ALL CALIFORNIA OPERATIONS OF THE NAMED INSURED.

CERTIFICATE HOLDER

DON FLANER JR.
M. DOUGLAS CONSTRUCTION
1243 ALPINE RD., #218
WALNUT CREEK, CA 94596

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF THE ISSUING COMPANY WILL ENDEAVOR TO MAIL 10 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

Western Operations

1252 Quarry Lane
Pleasanton, CA 94566
(415) 426-2600
Fax (415) 426-0106

Clayton
ENVIRONMENTAL
CONSULTANTS

September 28, 1990

Clayton Project No. 30903.00

Ms. Cynthia Chapman
ALAMEDA COUNTY HEALTH AGENCY
Hazardous Materials
80 Swan Way, Suite 200
Oakland, CA 94621

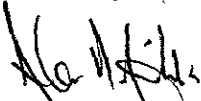
Dear Ms. Chapman:

Enclosed are three copies of our closure plan for removal of the three sumps located at the Southshore Carwash at 2351 Shore Line Drive in Alameda, California.

I trust that you have already received a check for \$375.00 from Harsch Investment Corporation for review of the plan and project oversight.

Please call me at (415) 426-2676 if you have any questions or you need more information.

Sincerely,



Alan D. Gibbs, R.G.
Supervisor, Geology Group

Enclosure

30903stip.ltr

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



September 12, 1990

Mr. Murray Stevens
Kamur Industries, Inc.
2351 Shoreline Drive
Alameda, CA 94501

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

Dear Mr. Stevens:

The Alameda County Division of Hazardous Materials has reviewed the work plan proposal submitted by Soil Tech Engineering dated August 30, 1990. The Division accepts the work plan with the following additions:

- * The first paragraph on page 6 discusses using an OVA for screening purposes on excavated soils. Please note that field sampling does need to be verified by laboratory analyses.
- * If stockpiled soils exceed the 1,000 ppm TPH level, you will need to determine if the soil meets the classification criteria for a hazardous waste as described in California Code of Regulations Title 22, Article 11. If the soil meets the definition of a hazardous waste, any request for storage greater than 90 days would need a variance from the State Department of Health Services.
- * If other groundwater monitoring wells located near the site are going to be used to determine gradient, the report will need to include documentation that those wells were surveyed to a known bench mark and that gradient has been established. Rationale for placement of wells to be installed should also be included in the report.
- * As stated in the 10 August 1990 Tri-Regional Recommendations, all work and reports which require geologic or engineering evaluations and judgments must be performed under the direction of an appropriately registered or certified professional. The report discussing the results of soil boring and monitoring well installation will require a registered geologist/engineer stamp and a statement describing the qualifications for each lead professional.

We request that a monthly status report be sent that describes activities that have occurred at the site, to keep us informed of the events.

Copies of all investigation reports should also be sent to the Regional Water Quality Control Board, 1800 Harrison Street,

Shoreline Car Wash
September 12, 1990
Page 2

Suite 700, Oakland, 94612.

If you have any questions, please call the undersigned at
415/271-4320.

Sincerely,

Cynthia Chapman
Hazardous Materials Specialist

cc: Steven LuQuire, RWQCB
Richard Downs, Soil Tech Engineering
Joseph Munyer, Harsch Investment

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



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

September 12, 1990

Mr. Joseph S. Munyer
Harsch Investment Corporation
235 W. MacArthur Blvd.
Oakland, CA 94611

Dear Mr. Munyer:

This letter is an addendum to my letter of August 30, 1990. Clayton Environmental submitted a work plan proposal, dated May 23, 1990 to our office. This work plan was verbally approved by Ariu Levi. Clayton has since completed the activities in that work plan and submitted their July 11, 1990 addendum to address the resulting work at the site, which I commented on in my August 30 letter.

On September 11, 1990, I spoke with Mr. John Woodbury with the City of Alameda to let him know that work at the Texaco site has proceeded in accordance with the submitted work plans.

I certainly hope this letter puts Harsch Developments concerns over an occupancy permit at rest. If you have any further questions, I can be reached at 415/271-4320.

Sincerely,

Cynthia Chapman
Hazardous Materials Specialist

cc: Alan Gibbs
Roy Ikeda

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



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

August 30, 1990

Mr. Joseph S. Munyer
Harsch Investment Corporation
235 W. MacArthur Blvd.
Oakland, CA 94611

Dear Mr. Munyer:

This letter is to inform you of this Division's acceptance of the work plan proposal addendum, date July 11, 1990, submitted to our office by Clayton Environmental. This addendum proposed excavating trenches to determine the extent of soil contamination from the previous Texaco operation. Mr. Alan Gibbs has been keeping me informed of on-going activities at the site. He also assures me that I should be soon receiving a report on the activities going on at the former Texaco site and at the former drycleaning facility. As I indicated in our meeting on August 21, 1990, this office has very little information on site investigation activities at either site. With more complete information, we can provide the applicable regulatory oversight that is required for these projects.

Should you have any questions, please call me at 415/271-4320.

Sincerely,

Cynthia Chapman

Cynthia Chapman
Hazardous Materials Specialist

cc: Alan Gibbs
Roy Ikeda

rec'd 8/24/90



ENVIRONMENTAL BIO-SYSTEMS, INC.

Innovative Solutions for a Better Environment

August 21, 1990

Zaccor Corporation
791 Hamilton Avenue
Menlo Park, California 94025

Attention: Mr. Gary Zaccor

The following concerns a correction for a typographical error in EBS report #003-1135-01 of sampling performed at 2351 Shoreline Road in Alameda, CA.

Paragraph 4 of page 7 reads as follows:

The samples collected from the single boring placed to the east of the tank pit (EB5) did not indicate TPH concentrations in excess of 100 ppm (sample #S12).

The reference in this paragraph to sample #S12 is incorrect. The correct sample number is S13.

Copies of this letter should be forwarded to the applicable regulatory agencies referenced in the above mentioned report.

Please accept our apologies for this mistake. If we can be of any additional assistance to you, please call us at (415) 429-9988.

Sincerely,
ENVIRONMENTAL BIO-SYSTEMS, INC.

Timothy M. Babcock
Environmental Scientist
Project Supervisor

TMB/so

90 AUG 22 AM 10: 21

VIA RAPIFAX

August 20, 1990

2375 SHORELINE DR., ALAMEDA, CA

Roy H. Ikeda, Esq.
Crosby, Heafy, Roach,
& May
1999 Harrison Street
Oakland, CA 94612-3573

Dear Roy:

Pursuant to our recent conversations and your Thursday, August 16, 1990 letter, this is to confirm that I will not be available to attend the August 21 morning meeting on behalf of Texaco Refining and Marketing Inc. ("Texaco"). This is obviously a very important meeting and I would have liked to attend. Unfortunately, I was not made aware of the meeting until I received your fax on Thursday (indeed I was out of the office on Thursday and did not read it until Friday). On such short notice, I was unable to change a prior meeting which had been scheduled some two weeks earlier.

Texaco feels that it would be valuable to attend such a meeting but I have advised my clients that it would not be wise to do so without representation of counsel. Hence, the only way I can be contacted tomorrow morning is by telephoning the Alameda County Water District at (415) 659-1970, where I will be in conference with Mr. Steven Inn of that office.

In the future, Texaco would greatly appreciate being notified well in advance of any meetings such as this. Texaco is interested in handling this matter as fairly and efficiently as is possible.

Very truly yours,

MARK J. ASPLUND

MJA
2002.wn
cc: Cynthia Chapman

7/27/90

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

EMERGENCY <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	HAS STATE OFFICE OF EMERGENCY SERVICES REPORT BEEN FILED? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	FOR LOCAL AGENCY USE ONLY I HEREBY CERTIFY THAT I AM A DESIGNATED GOVERNMENT EMPLOYEE AND THAT I HAVE REPORTED THIS INFORMATION TO LOCAL OFFICIALS PURSUANT TO SECTION 25180.7 OF THE HEALTH AND SAFETY CODE. SIGNED: <u>Cynthia Chapman</u> DATE: <u>7/25/90</u>
REPORT DATE 07 <u>25</u> 90	CASE #	

REPORTED BY	NAME OF INDIVIDUAL FILING REPORT <u>Cynthia Chapman</u>	PHONE <u>(415) 271-4320</u>	SIGNATURE <u>Cynthia Chapman</u>
	REPRESENTING <input checked="" type="checkbox"/> LOCAL AGENCY <input type="checkbox"/> OWNER/OPERATOR <input type="checkbox"/> REGIONAL BOARD <input type="checkbox"/> OTHER	COMPANY OR AGENCY NAME <u>Alameda County Health Department</u>	
ADDRESS <u>80 Swan Way, Room 200</u> CITY <u>Oakland</u> STATE <u>CA</u> ZIP <u>94621</u>			

RESPONSIBLE PARTY	NAME <u>Mr. Murray Stevens</u> <input type="checkbox"/> UNKNOWN	CONTACT PERSON <u>Mr. Murray Stevens</u>	PHONE <u>()</u>
	ADDRESS <u>2351 Shoreline Dr</u> CITY <u>Alameda</u> STATE <u>CA</u> ZIP <u>94501</u>		

SITE LOCATION	FACILITY NAME (IF APPLICABLE) <u>Shoreline Car Wash</u>	OPERATOR <u>Mr. Murray Stevens</u>	PHONE <u>(415) 523-7866</u>
	ADDRESS <u>2351 Shoreline Drive</u> CITY <u>Alameda</u> COUNTY <u>Alameda</u> ZIP <u>94501</u>		
	CROSS STREET <u>Park Street</u>		

IMPLEMENTING AGENCIES	LOCAL AGENCY <u>Alameda County Health</u>	AGENCY NAME	CONTACT PERSON <u>Cynthia Chapman</u>	PHONE <u>(415) 271-4320</u>
	REGIONAL BOARD <u>San Francisco Bay</u>		<u>Lester Feldman</u>	PHONE <u>(415) 264-1255</u>

SUBSTANCES INVOLVED	(1) NAME <u>Gasoline</u>	PLT/DEFT Exhibit <u>26</u>	QUANTITY LOST (GALLONS) <input checked="" type="checkbox"/> UNKNOWN
	(2)	WIT: <u>DENNIS BYRNE</u> DATE: <u>11/22/91</u> <u>ERL</u> <u>ELYSE R GARDNER CSR</u>	<input type="checkbox"/> UNKNOWN

DISCOVERY/ABATEMENT	DATE DISCOVERED <u>07</u> <u>25</u> <u>90</u>	HOW DISCOVERED <input type="checkbox"/> TANK TEST <input checked="" type="checkbox"/> TANK REMOVAL <input type="checkbox"/> OTHER	<input type="checkbox"/> INVENTORY CONTROL <input type="checkbox"/> SUBSURFACE MONITORING <input type="checkbox"/> NUISANCE CONDITIONS
	DATE DISCHARGE BEGAN <input checked="" type="checkbox"/> UNKNOWN	METHOD USED TO STOP DISCHARGE (CHECK ALL THAT APPLY) <input checked="" type="checkbox"/> REMOVE CONTENTS <input type="checkbox"/> REPLACE TANK <input type="checkbox"/> CLOSE TANK <input type="checkbox"/> REPAIR TANK <input type="checkbox"/> REPAIR PIPING <input type="checkbox"/> CHANGE PROCEDURE	
	HAS DISCHARGE BEEN STOPPED? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO IF YES, DATE <u>07</u> <u>25</u> <u>90</u>	<input type="checkbox"/> OTHER <u>Removed tanks</u>	

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 type="checkbox"/> UNKNOWN <input type="checkbox"/> OTHER
--------------	---	---

CASE TYPE	CHECK ONE ONLY <input type="checkbox"/> UNDETERMINED <input type="checkbox"/> SOIL ONLY <input checked="" 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 checked="" 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
----------------	--

REMEDIAL ACTION	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"/> MUMP & 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) <u>To be proposed</u>
-----------------	--

3 product tanks (10K gal) removed from the service station. Preliminary soil samples indicate high contamination (around 10,000ppm). Groundwater is shallow here (located right near the beach) and soil is all sand. At the removal, they did some soil borings, and are in the process of putting a workplan together.



#478798

LETTER OF TRANSMITTAL

Date: July 3, 1990
TO: Catherine Chesick/Alameda Hazmat
FROM: LaVette Smith/Zaccor Corporation
PROJECT: South Shore Car Wash
Alameda, CA

Catherine:

I apologize for the mistake in communication regarding the above mentioned project. I understood Gary Zaccor as asking for an early morning inspection on the 13th of July. However, this project was already scheduled for the 13th of July. Murray Stevens and Gary Zaccor are requesting, if possible, that this inspection be scheduled on July 12, 1990 in the early afternoon due to the opening of Big 5 sporting good store on July 13. (This is what I misunderstood).

Please call my office as soon as possible, if you have any questions and I will further explain this situation.

ZACCOR CORPORATION

Sincerely,

ZACCOR CORPORATION

Gary Zaccor

HAMILTON AVENUE

MENLO PARK, CA 94025

(415) 326-7753

JUL 3 1990 8:13

TOTAL P.01
PAGE 001

ZACCOR
CORPORATION

LIC. #578788

LETTER OF TRANSMITTAL

Date: July 2, 1990
TO: Catherine Chesick
FROM: Ballete Smith / Zaccor
PROJECT: South Shore Car Wash
Shoreline Blvd.
Alameda, Ca.

Catherine:

We would like to confirm ~~is~~
a tank removal inspection which was
scheduled for July 13, 1990. It would
be most convenient for our client
to have this scheduled for early
morning. (Big 5 sporting goods store
is having a Grand Opening that day
Mr. Stevens would like to have tank
pull scheduled earlier to avoid the
afternoon traffic). Please call our
office to confirm the time, as soon
as possible.

70 5:30 - Left message with
the answering service that
I have the tank pull scheduled
for Fri. July 13 at 8:30am

MILTON AVENUE

ALAMEDA COUNTY HEALTH CARE SERVICES AGENCY
 DEPARTMENT OF ENVIRONMENTAL HEALTH
 HAZARDOUS MATERIALS DIVISION
 80 SWAN WAY, ROOM 200
 OAKLAND, CA 94621
 PHONE NO. 415/271-4320

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 assure compliance with State and local laws. The project proposed herein is now released for issuance of any required building permits for construction.

A 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

Performance 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.

R. Cheek 6/28/90

UNDERGROUND TANK CLOSURE/MODIFICATION PLANS

1. Business Name South Shore Car Wash
 Business Owner Murray Stevens
2. Site Address 2351 Shoreline Dr.
 City Alameda Zip 94501 Phone 415) 523-7866
3. Mailing Address Same as above
 City _____ Zip _____ Phone _____
4. Land Owner Kamur Industries Harsch Development
 Address 2351 Shoreline Dr. City, State Alameda, CA Zip 94501
5. EPA I.D. No. CAC000279209
6. Contractor Zaccor Corporation
 Address 791 Hamilton Ave.
 City Menlo Park Phone 415) 363-2181
 License Type class A ID# 9442021941 4718712
7. Consultant _____
 Address _____
 City _____ Phone _____

600151
 6-5-90
 600

8. Contact Person for Investigation

Name Gary Zaccor Title President
Phone 363-2181

9. Total No. of Tanks at facility 3

10. Have permit applications for all tanks been submitted to this office?
Yes [] No []

11. State Registered Hazardous Waste Transporters/Facilities

a) Product/Waste Tranporter

Name Allied Oil and Pumping EPA I.D. No. CAT080014277
Address P.O. Box 399
City Alviso State CA Zip 95002

b) Rinsate Transporter

Name Allied Oil and Pumping EPA I.D. No. CAT080014277
Address P.O. Box 399
City Alviso State CA Zip 95002

c) Tank Transporter

Name Erickson, Inc. EPA I.D. No. CAD009466392
Address 225 Parr Blvd.
City Richmond State CA Zip 94801

d) Tank Disposal Site

Name Erickson, Inc. EPA I.D. No. CAD009466392
Address 225 Parr Blvd.
City Richmond State CA Zip 94801

e) Contaminated Soil Transporter

Name _____ EPA I.D. No. _____
Address _____
City _____ State _____ Zip _____

12. Sample Collector

Name Tim Babcock
 Company Environmental Bio-Systems
 Address 30028 Industrial Parkway, Southwest
 City Hayward State CA Zip 94544 Phone 415) 429-9988

13. Sampling Information for each tank or area

Tank or Area		Material sampled	Location & Depth
Capacity	Historic Contents (past 5 years)		
1-10,000	gasoline, leaded	soil	One sample beneath each tank end - no deeper than 2 feet below the tank bottom
1-10,000	gasoline	soil	
1-10,000	gasoline	soil	
<i>One sample must be collected for every 20 feet of piping</i>			

14. Have tanks or pipes leaked in the past? Yes [] No [x] unknown

If yes, describe. _____

15. NFPA methods used for rendering tank inert? Yes [x] No []

If yes, describe. triple rinse, hydroblast and dry ice at
6.5 lbs per 100 gallons

An explosion proof combustible gas meter shall be used to verify tank inertness.

16. Laboratories

Name Mobile Chem Labs, Inc.
 Address 1678 Redrez Valley Road
 City Lafayette State CA Zip 94549
 State Certification No. 2463401

So far as I know, the tanks are properly inspected and the piping is properly inspected.

17. Chemical Methods to be used for Analyzing Samples

Contaminant Sought	EPA, DHS, or Other Sample Preparation Method Number	EPA, DHS, or Other Analysis Number
TPH & BTX + E	5030 8020 or 8240 prep method	GCFID, DHS method 8020 or 8240
<p>The following RWQCB detection limits must be met:</p> <p>TPH & 1.0 ppm (soil) BTX E 5.0 ppb (soil)</p>		
TPH/Gasoline	Unknown	EPA Method 5030/8015/5020

18. Submit Site Safety Plan

19. Workman's Compensation: Yes No

Copy of Certificate enclosed? Yes No

Name of Insurer State Fund

20. Plot Plan submitted? Yes No

21. Deposit enclosed? Yes No

22. Please forward to this office the following information within 60 days after receipt of sample results.

- a) Chain of Custody Sheets
- b) Original Signed Laboratory Reports
- c) TSD to Generator copies of wastes shipped and received
- d) Attachment A summarizing laboratory results

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 and safety.

* { I will notify the Department of Environmental Health at least two (2) working days (48 hours) after approval of this closure plan in advance to schedule any required inspections. 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.

Signature of Contractor

Name (please type) Gary A. Zaccor
Signature *Gary A Zaccor*
Date May 22, 90

Signature of Site Owner or Operator

Name (please type) Murray Stevens
Signature *Murray Stevens*
Date May 24, 90

SITE SAFETY PLAN

1. Site to be barricaded prior to excavation and warning signs and/or tape labeled NO SMOKING UNDERGROUND TANK TEST and CAUTION OPEN TRENCH put around areas of excavation.
2. All personnel from Zaccor Corporation will have hard hats, rubber gloves, eye protection and disposable coveralls (if needed)
3. All personnel will have cartridge type respirators.
4. Gastech 1314 Vapor Meter supplied by Zaccor Corporation will be present. A second Gastech will be supplied by Environmental Bio-Systems during sampling.
5. Air Quality Control Board will be notified prior to excavation.
6. Underground Service Alert will be contacted prior to excavation for underground utilities.
7. Zaccor Corporation will supply an industrial hygienist only in the event of large scale remediation requirements.

NOTES:

1. Any changes in this document must be approved by this Department.
2. Any leaks discovered must be submitted to this office on an underground storage tank unauthorized leak/contamination site report form within 5 days of its discovery.
3. Three (3) copies of this plan must be submitted to this Department. One copy must be at the construction site at all times.
4. After approval of plan, notification of at least two (2) working days (48 hours) must be given to this Department prior to removal of tank(s).
5. A copy of your approved plan must be sent to the landowner.
6. Triple rinse means that:
 - a) Final rinse must contain less than 100 ppm of Gasoline (EPA method 8020 for soil, or EPA method 602 for water) or Diesel (EPA method 418.1). Other methods for halogenated volatile organics (EPA method 8010 for soil, EPA method 601 for water) may be required. The composition of the final rinse must be demonstrated by an original or facsimile report from a laboratory certified for the above analyses.
 - b) Tank interior is shown to be free from deposits or residues upon a visual examination of tank interior.
 - c) Tank should be labelled as "tripled rinsed; laboratory certified analysis available upon request" with the name and address of the contractor.

If all the above requirements cannot be met, the tank must be transported as a hazardous waste.

7. Any cutting into tanks requires local fire department approval.

UNDERGROUND TANK CLOSURE/MODIFICATION PLANS

ATTACHMENT A

SAMPLING RESULTS

Tank or Area	Contaminant	Location & Depth	Results (specify units)

INSTRUCTIONS

2. SITE ADDRESS

Address at which closure or modification is taking place.

5. EPA I.D. NO.

This number may be obtained from the State Department of Health Services, 916/324-1781.

6. CONTRACTOR

Prime contractor for the project.

7. OTHER

List professional consultants here.

12. SAMPLE COLLECTOR

Persons who are collecting samples.

13. SAMPLING INFORMATION

Historic contents - the principal product(s) used in the last 5 years.

Material sampled - i.e., water, oil, sludge, soil, etc.

16. LABORATORIES

Laboratories used for chemical and geotechnical analyses.

17. CHEMICAL METHODS:

All sample collection methods and analyses should conform to EPA or DHS methods.

Contaminant - Specify the chemical to be analyzed.

Sample Preparation Method Number - The means used to prepare the sample prior to analyses - i.e., digestion techniques, solvent extraction, etc. Specify number of method and reference if not an EPA or DHS method.

Analysis Method Number - The means used to analyze the sample - i.e., GC, GC-MS, AA, etc. Specify number of method and reference if not a DHS or EPA method.

NOTE:

Method Numbers are available from certified laboratories.

18. SITE SAFETY PLAN

A plan outlining protective equipment and additional specialized personnel in the event that significant amount of hazardous materials are found. The plan should consider the availability of respirators, respirator cartridges, self-contained breathing apparatus (SCBA) and industrial hygienists.

19. ATTACH COPY OF WORKMAN'S COMPENSATION

20. PLOT PLAN

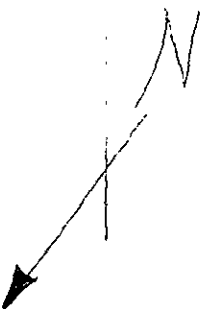
The plan should consists of a scaled view of the facility at which the tank(s) are located and should include the following information:

- a) Scale
- b) North Arrow
- c) Property Line
- d) Location of all Structures
- e) Location of all relevant existing equipment including tanks and piping to be removed
- f) Streets
- g) Underground conduits, sewers, water lines, utilities
- h) Existing wells (drinking, monitoring, etc.)
- i) Depth to ground water
- j) All existing tanks in addition to the ones being pulled

rev. 9/88
mam

Shoreline Drive Carwash
Southshore Carwash
2351 Shoreline Drive
Alameda, California

SHORELINE DRIVE



10,000 gallon
Regular
gasoline

Existing Dispenser Island

10,000 gallon
Super unleaded
gasoline

16,000 gallon
in tanks
gasoline

ALTO... ..

**STATE
COMPENSATION
INSURANCE
FUND**

P.O. BOX 807, SAN FRANCISCO, CA 94101-0807

CERTIFICATE OF WORKERS' COMPENSATION INSURANCE

March 29, 1990

POLICY NUMBER: 801858-90
CERTIFICATE EXPIRES: 03-15-91

┌

Alameda County Environmental Health
80 Swan Wy Rm 200
Oakland, Ca 94621

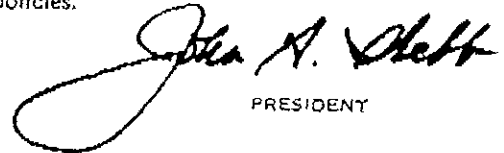
L

This is to certify that we have issued a valid Workers' Compensation insurance policy in a form approved by the California Insurance Commissioner to the employer named below for the policy period indicated.

This policy is not subject to cancellation by the Fund except upon ³⁰ten days' advance written notice to the employer.

We will also give you ³⁰ten days' advance notice should this policy be cancelled prior to its normal expiration.

This certificate of insurance is not an insurance policy and does not amend, extend or alter the coverage afforded by the policies listed herein. Notwithstanding any requirement, term, or condition of any contract or other document with respect to which this certificate of insurance 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.


PRESIDENT

ENDORSEMENT #2065 ENTITLED CERTIFICATE HOLDERS' NOTICE
EFFECTIVE 03-15-90 IS ATTACHED TO AND FORMS A PART OF THIS POLICY.

EMPLOYER

┌

Zaccor Companies Inc
791 Hamilton Ave
Menlo Park, Ca 94025

L



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.

NAME AND ADDRESS OF AGENCY: Robert B. Suhr & Co.
 P. O. Box 448
 Santa Clara, CA 95052
 FAX (408)244-7981

COMPANIES AFFORDING COVERAGE:
 COMPANY A: Fireman's Ins. Co. via
 COMPANY B: Swett and Crawford
 COMPANY C:

NAME AND ADDRESS OF INSURED:
 The Zaccor Companies Inc
 791 Hamilton Avenue
 Menlo Park, California
 94025

COMPANY D:
 COMPANY E:

CODE: SUB CODE:

==== COVERAGES =====

THIS IS TO CERTIFY THAT POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE 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 TERMS, EXCLUSIONS, AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

COMP LETTER	TYPE OF INSURANCE	POLICY NUMBER	EFFECTIVE/EXPIRATION DATE	LIMITS OF LIABILITY IN THOUSANDS (0000)
A	GENERAL LIABILITY	F89CF00852		
X	COMPLETION GUARANTEE LIABILITY		12/31/89 TO 12/31/90	
				GENERAL LIABILITY: \$ 1,000
X	CLAIMS MADE OCCUPATIONAL OWNERS & CONTRACTORS PROTECTIVE			PRODUCTS COMPLETION: \$ 1,000
				PERSONAL & ADVERTISING INJURY: EACH OCCURRENCE: \$ 1,000
				FIRE DAMAGE (ANY 1 FIRE): \$ 50,
				MEDICAL EXPENSE (ANY 1 PERSON):

AUTOMOBILE LIABILITY

ANY AUTO TO ESL
 ALL OWNED AUTOS
 SCHEDULED AUTOS
 NON-OWNED
 NON-OPERATED

COMP LETTER	TYPE OF INSURANCE	POLICY NUMBER EFFECTIVE/EXPIRATION DATE	LIMITS OF LIABILITY IN THOUSANDS (000) EA. OCCUR./AGGREGATE
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EXCESS LIABILITY

TO

OTHER THAN UMBRELLA FORM

WORKERS COMPENSATION AND EMPLOYERS' LIABILITY

TO

STATUTORY

EACH ACCIDENT:
DISEASE POLICY LIMIT:
DISEASE EACH EMPLOYEE:

OTHER

TO

DESCRIPTION OF OPERATIONS/LOCATIONS/VENUE/SPECIAL ITEMS:

CANCELLATION PROCEDURE: IF THE ABOVE DESCRIBED POLICIES ARE CANCELLED BEFORE THE EXPIRATION DATE THERE IS THE ISSUING COMPANY WILL ENDEAVOR TO MAIL 30 DAYS WRITTEN NOTICE TO THE BELOW NAMED CERTIFICATE HOLDER. BUT FAILURE TO MAIL SUCH NOTICE SHALL IMPOSE NO OBLIGATION OR LIABILITY OF ANY KIND UPON THE COMPANY, ITS AGENTS OR REPRESENTATIVES.

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

CERTIFICATE HOLDER

Alameda County
Environmental Health
80 Swan Way #200
Oakland, California 94621

DATE ISSUED: 03/29/90

M. Raymond
SUPERVISOR, ENVIRONMENTAL HEALTH

3/30/90

Oakland City Center
500 12th Street
Suite 100
Oakland, CA 94607-4014
(415) 893-3600

Woodward-Clyde Consultants

September 15, 1989
8910116A

Alameda County Health Care Services Agency
Department of Environmental Health
Hazardous Materials program
80 Swan Way, Rm. 200
Oakland, CA 94621

Attention: Larry Seto, Senior Hazardous Materials Specialist

Subject: Site Exploration At Park Street and Shore Line Drive
Alameda, California

Gentlemen:

Please find enclosed a copy of our report which summarizes the results of our site exploration at the subject site. The purpose of that exploration was to explore for evidence of soil or groundwater contamination at the site of a planned commercial development by Harsch Investments Corporation. The results of that exploration show that there is detectable soil and groundwater contamination at a former gasoline station and near a former dry cleaners.

This report is being submitted for Harsch Development as the initial data report for review by your department. We request that you review this report and respond with your comments regarding the need for remediation at the site. We are prepared to meet with you or other County staff to discuss the next course of action to develop a remediation plan and to implement that plan prior to development of the site. We would appreciate a prompt response as site development will be delayed if remediation work does not begin soon.

Please call if you have any questions or wish to meet with the undersigned or Harsch Investment staff. Please call Mr. Herman Engbers, at Harsch Investment, (415/658-1400) if you have any questions for Harsch Investment, or if there is a review fee.

9/19/89
LARRY SETO
SENIOR HAZARDOUS MATERIALS SPECIALIST
WOODWARD-CLYDE CONSULTANTS



Sincerely,

WOODWARD-CLYDE CONSULTANTS

Albert P. Ridley, C.E.G. 926
Senior Consultant

APR:tt
8910116A-2/COT

cc: Herman Engbers

↓

1) EVAL. DETERM. LATERAL extent contamination.

2) PROPOSE REMEDIATION
1A) - AGE OF DRY CLEANER, POSS. UBT?

1) ALL BUILDINGS EXCEPT 60 ym TO BE REMOVED. WERE ALL TANKS ETC. EMPTIED BEFORE DEMOL.

- CLOSURE PLAN FOR IN USE UBT'S
- ALTERN. OF POST REMOVED UBT'S
- REMOVAL OF SUMPS ETC. RELATED TO CAN WASH

- ADDITIONAL LINES ON W/O UBT'S AT TSK ACO?
- 5 VENT LINES FOUND.
- PIPING ASSOC. W/ REMOVED TANKS STILL IN PLACE?

2) GROUND WATER GRADIENT ESTABLISHED? CAN'T BE EST.

3) WHY WERE WELLS ...



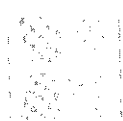
MICHAEL DØSEN
Vice President

Bob Leste

HARSCH INVESTMENT CORP.

235 W. MacArthur Blvd., Suite 630 • Oakland, California 94611
Telephone (510) 658-1400 FAX (510) 653-5469

BERNARD M. LEVY
VICE PRESIDENT/CORPORATE COUNSEL
CORPORATE SECRETARY



HARSCH
INVESTMENT CORP.

1121 S.W. SALMON STREET PORTLAND, OREGON 97205
MAIL TO: P.O. BOX 2708 PORTLAND, OREGON 97208
TELEPHONE (503) 242-2900 • FAX (503) 274-2093

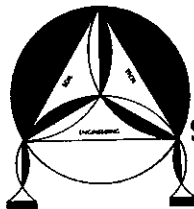
ALAN D. GIBBS, R.G.
Supervisor, Geology
Western Operations

San Francisco

1252 Quarry Lane
P.O. Box 9019
Pleasanton, CA 94566
(510) 426-2676
Fax (510) 426-0106

A Marsh & McLennan Company

Clayton
ENVIRONMENTAL
CONSULTANTS



SOIL TECH ENGINEERING, INC.

FRANK HAMEDI—FARD
General Manager

*Field, Laboratory Soil Testing, Soil Foundation
Assessment & Remediation, Underground Tanks
Soil & Ground Water Contamination*

298 BROKAW ROAD
SANTA CLARA, CA 95050

(408) 496-0265
(800) 281-TECH
Fax (408) 988-3343