

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



56-26-01
R0158

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

STID 666

June 25, 2001

James Jiang and Hilda Wong
20950 Elbridge Court
Castro Valley CA 94552

RE: Former Walt's Auto Tech, 2896 Castro Valley Blvd., Castro Valley, CA 94546

Dear Mr. Jiang and Ms. Wong:

I am in receipt of your letter dated June 15, 2001 regarding the above referenced property. I understand that you would like to apply for the state "clean up fund". In fact I encourage you to reapply for this available financial resource. However, it appears that you had applied and been found to be ineligible by the State Fund office. You also questioned the responsible party's definition. I have had discussions this issue with your consultant, Mr. Seagul. You may also look up the definition within Article 11 Title 23 California Code of Regulation. However, I am not an attorney and can not give you any recommendation concerning your dispute with Ms. Quigley regarding this issue. Therefor, I recommend you to consult a competent attorney regarding this dispute.

Please inform me of the following:

Whether you have applied for the State Fund and been found to be ineligible

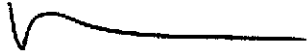
The State Fund office has informed you that Ms. Auigley, the previous landlord is in fact eligible and can apply.

I have had several discussions with Mr. David Seagul of Piers Environmental regarding the definition of Responsible Party.

For your convenience I have attached a copy of the page within Article 11, which contains the definition of Responsible Party (RP).

If you have any questions, please call me at (510) 567-6876.

Sincerely,



Amir K. Gholami, REHS
Hazardous Materials Specialist

C: David Siegel, Eras Environmental, Inc., 20861 Wilbeam Ave., #4, Castro Valley, CA 94546

President, Lincoln Trust Co., PO Box 5831, Denver, CO 80217

Jerry Breeden, Diversified Loan Services, 257 East Campbell Ave., Suite 3, Campbell
CA 95008

Robert M. Frost, c/o Frost & Wright, 20980 Redwood Rd., #260, Castro Valley, CA 94546

Bennett & Samuel Halsted, Piers Environmental Services, Inc. 1330 S. Bascom Ave., suite F,
San Jose, CA 95128

files

ARTICLE 11. CORRECTIVE ACTION REQUIREMENTS

2720. Additional Definitions

Unless the context clearly indicates otherwise, the following definition shall apply to terms used in this Article.

"Corrective action" means any activity necessary to investigate and analyze the effects of an unauthorized release; propose a cost-effective plan to adequately protect human health, safety, and the environment and to restore or protect current and potential beneficial uses of water; and implement and evaluate the effectiveness of the activity(ies). Corrective action does not include any of the following activities:

- (1) Detection, confirmation, or reporting of the unauthorized release; or
- (2) Repair, upgrade, replacement or removal of the underground storage tank.

"Cost effective" means actions that achieve similar or greater water quality benefits at an equal or lesser cost than other corrective actions.

"Federal act" means Subchapter IX (commencing with Section 6991) of Chapter 82 of Title 42 of the United States Code, as added by the Hazardous and Solid Waste Amendments of 1984 (P.L. 98-616), or as it may subsequently be amended or supplemented, and the regulations adopted pursuant thereto.

"Regulatory agency" means the Board, regional board, or any local, state, or federal agency which has responsibility for regulating underground storage tanks or which has responsibility for overseeing cleanup of unauthorized releases from underground storage tanks.

"Responsible party" means one or more of the following:

- (1) Any person who owns or operates an underground storage tank used for the storage of any hazardous substance;
- (2) In the case of any underground storage tank no longer in use, any person who owned or operated the underground storage tank immediately before the discontinuation of its use;
- (3) Any owner of property where an unauthorized release of a hazardous substance from an underground storage tank has occurred; and
- (4) Any person who had or has control over an underground storage tank at the time of or following an unauthorized release of a hazardous substance.

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



B-06-01

20158

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

Stid 666

March 5, 2001

James Jiang and Hilda Wong
20950 Elbridge Court
Castro Valley CA 94552

RE: Former Walt's Auto Tech, 2896 Castro Valley Blvd., Castro Valley, CA 94546

Dear Mr. Jiang and Ms. Wong:

It has come to my attention that there was an error on my last correspondence dated February 28th, 2001. In that letter I had erroneously referred to Mr. David Seagul of Piers Environmental. However, I understand that Mr. Seagul is working with Eras Environmental Inc. I apologize for this error. In that correspondence dated February 28th, 2001 I acknowledged receipt of receipt of "Addendum to Request for Site Closure" document dated February 22, 2001, 2000 by Mr. David Seagul of Eras Environmental, Inc. regarding the above referenced site.

I further added that the document updates some information regarding the request made in my correspondence dated January 16th, 2001, and requests that this office consider the above referenced site for closure. In that correspondence I indicated that the levels of chemical contaminants in the groundwater have been drastically reduced and that the level of contaminants present in soil must also be considered for closure purposes as well. This includes the level of chemical constituents and metals of concern previously detected in the soil including As and Lead at the above referenced site. In order to move further please accomplish the following:

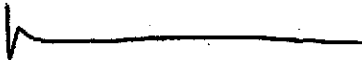
- Ensure that the water samples taken are being properly filtered (0.45 Micron) to ensure removal of residual soil in the water samples used for analysis.
- If you still find heavy metals in the groundwater, you must confirm that this is due to background levels as you claim either by sampling upgradient of the site and proving the existence of the heavy metals or by providing an investigative report already performed in the area.
- Please be advised that as an alternative, you may perform an investigation of the surrounding area to confirm back ground levels of heavy metals as well.

In summary, both soil and groundwater must be considered before the site can be considered for an eventual closure.

I have discussed the above with Mr. Seagul, your consultant as well.

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

Sincerely,



Amir K. Gholami, REHS
Hazardous Materials Specialist

C:David Siegel, Eras Environmental, Inc., 20861 Wilbeam Ave.,
#4, Castro Valley, CA 94546
President, Lincoln Trust Co., PO Box 5831, Denver,
CO 80217

Jerry Breeden, Diversified Loan Services, 257 East Campbell Ave.
Suite 3, Campbell CA 95008

Robert M. Frost, c/o Frost & Wright, 20980 Redwood Rd., #260,
Castro Valley, CA 94546

Bennett & Samuel Halsted, Piers Environmental Services, Inc. 1330 S.
Bascom Ave., suite F, San Jose, CA 95128
files

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



03-01-01

20158

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

Stid 666

February 28, 2001

James Jiang and Hilda Wong
20950 Elbridge Court
Castro Valley CA 94552

RE: Former Walt's Auto Tech, 2896 Castro Valley Blvd., Castro Valley, CA 94546

Dear Mr. Jiang and Ms. Wong:

I am in receipt of "Addendum to Request for Site Closure" document dated February 22, 2001, 2000 by Mr. David Seagul of Piers Environmental Services, Inc. regarding the above referenced site.

This document updates some information regarding the request made in my correspondence dated January 16th, 2001, and requests that this office consider the above referenced site for closure. In that correspondence I indicated that the levels of chemical contaminants in the groundwater have been drastically reduced and that the level of contaminants present in soil must also be considered for closure purposes as well. This includes the level of chemical constituents and metals of concern previously detected in the soil including As and Lead at the above referenced site. In order to move further please accomplish the following:

1. Ensure that the water samples taken are being properly filtered (0.45 Micron) to ensure removal of residual soil in the water samples used for analysis.
2. If you still find heavy metals in the groundwater, you must confirm that this is due to background levels as you claim either by sampling upgradient of the site and proving the existence of the heavy metals or by providing an investigative report already performed in the area.
3. As an alternative, you may perform an investigation of the surrounding area to confirm back ground levels of heavy metals as well.

Anyhow, both soil and groundwater must be considered before the site can be considered for an eventual closure.

I have discussed the above with Mr. Seagul, your consultant as well.

If you have any questions, please call me at (510) 567-6876.

Sincerely,



Amir K. Gholami, REHS
Hazardous Materials Specialist

C: President, Lincoln Trust Co., PO Box 5831, Denver,
CO 80217

Jerry Breeden, Diversified Loan Services, 257 East Campbell Ave.
Suite 3, Campbell CA 95008

Robert M. Frost, c/o Frost & Wright, 20980 Redwood Rd., #260,
Castro Valley, CA 94546

Bennett & Samuel Halsted, Piers Environmental Services, Inc. 1330 S.
Bascom Ave., suite F, San Jose, CA 95128
files

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



01-17-01

RO158

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

Stid 666

January 16, 2001

James Jiang and Hilda Wong
20950 Elbridge Court
Castro Valley CA 94552

RE: Former Walt's Auto Tech, 2896 Castro Valley Blvd., Castro Valley, CA 94546

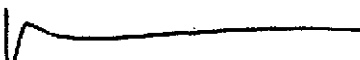
Dear Mr. Jiang and Ms. Wong:

This office is in receipt of a document dated December 28th, 2000 by Mr. David Seagul of Piers Environmental Services, Inc. regarding the above referenced site. In this document Mr. Seagul requests that this office consider the above referenced site for closure. Per our previous discussion the levels of chemical contaminants in the groundwater have been drastically reduced. However, the level of contaminants present in soil must also be considered for closure purposes as well. This includes the level of chemical constituents and metals of concern previously detected in the soil including As and Lead at the above referenced site. In general both soil and groundwater must be considered before the site can be considered for an eventual closure. According to this document the level of Total Oil & Grease is at 16,000ppm. Additionally the MTBE analysis needs to be accounted for as well.

I have discussed the above with Mr. Seagul, your consultant as well.

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

Sincerely,


Amir K. Gholami, REHS
Hazardous Materials Specialist

C: President, Lincoln Trust Co., PO Box 5831, Denver,
CO 80217
Jerry Breeden, Diversified Loan Services, 257 East Campbell Ave.
Suite 3, Campbell CA 95008
Robert M. Frost, c/o Frost & Wright, 20980 Redwood Rd., #260,
Castro Valley, CA 94546
Bennett & Samuel Halsted, Piers Environmental Services, Inc. 1330 S.
Bascom Ave., suite F, San Jose, CA 95128
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ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



Sent 1/31/00
Including cc's

R0158

Stid 666

January 27, 2000

James Jiang and Hilda Wong
20950 Elbridge Court
Castro Valley CA 94552

RE: Former Walt's Auto Tech, 2896 Castro Valley Blvd., Castro Valley, CA 94546

Dear Mr. Jiang and Ms. Wong:

This office is in receipt of "Report of Groundwater Sampling" Report dated January 13, 2000, submitted by Mr. Samuel H. Halsted of Piers Environmental Services, Inc. Thank you for submittal of this document.

Per this report the laboratory analysis revealed ND levels for TPH/g, BTEX, and TPH/d in MW-1, MW-2, and MW-3 except 280 PPB for TPH/d in MW-3. Enclosed I also received a copy of Browning-Ferris Industries (BFI) Vasco Road Landfill manifest for the disposal of Contaminated soil, which had occurred on February 6th, 1995.

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

Sincerely,

Amir K. Gholami, REHS
Hazardous Materials Specialist

C: President, Lincoln Trust Co., PO Box 5831, Denver,
CO 80217
Jerry Breeden, Diversified Loan Services, 257 East Campbell Ave.
Suite 3, Campbell CA 95008
Robert M. Frost, c/o Frost & Wright, 20980 Redwood Rd., #260,
Castro Valley, CA 94546
Bennett & Samuel Halsted, Piers Environmental Services, Inc. 1330 S.
Bascom Ave., suite F, San Jose, CA 95128
files

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

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



Sent 1/5/00
Including cc's

20158

1/5/2000

STID 666

Mr. Jiang & H. Wong
P.O. BOX 2945
Castro Valley, CA 94546

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

RE: Property at 2896 Castro Valley Blvd., Castro Valley, CA
94546

LANDOWNER NOTIFICATION AND PARTICIPATION REQUIREMENTS

Dear Messrs. Jiang, Wong:

This office is in receipt of a letter by Mr. Robert M. Frost, former landlord of the above referenced property. In his letter, Mr. Frost identified Messrs. Jiang and Wong as the only primary landlords.

Additionally, I sent you a letter regarding the landowner notification and participation requirements. I explained about the law and its requirements. I also enclosed "Sample Letter 2" and "Samples Letter 3", which had to be properly filled out by you and submitted to our office. However, to this date this office has not yet received the completed sample letter 2 and sample letter 3.

Enclosed please find the sample letters. Fill them out properly and submit to this office.

Please call me at (510)-567-6876, if you have any questions.

Sincerely,

Amir K. Gholami, REHS
Hazardous Materials Specialist

cc: Chuck Headlee, RWQCB

Attachments: Sample letter 2 and Sample letter 3, which must be filled out by the Responsible Party and mailed to Alameda County.

Alameda County Health care Services Agency
Environmental Health Services
1131 Harbor Bay Parkway, Suite 250
Alameda, CA 94502-6577

"List of Landowners" form
(Sample Letter 2)

SUBJECT: CERTIFIED LIST OF RECORD FEE TITLE OWNERS FOR (Site
name and address)
(to be filled in by the primary responsible party and mailed to
Alameda County)

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

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

Sincerely,

Signature of primary responsible party

Name of primary responsible party

Alameda County Health care Services Agency
Environmental Health Services
1131 Harbor Bay Parkway, Suite 250
Alameda, CA 94502-6577

**"Notice of Proposed Action" form
(Sample Letter 3)**

**SUBJECT: NOTICE OF PROPOSED ACTION SUBMITTED TO LOCAL AGENCY FOR
(site name and address)
(to be filled in by the primary responsible party and mailed to
Alameda county)**

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

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

Sincerely,

Signature of primary responsible party

Name of primary responsible party

cc: Names and addresses of all record fee title owners

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



Sent 12/14/99
Including cc's

20158

Stid 666

December 14, 1999

James Jiang and Hilda Wong
20950 Elbridge Court
Castro Valley CA 94552

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

RE: Former Walt's Auto Tech, 2896 Castro Valley Blvd., Castro Valley, CA 94546

Dear Mr. Jiang and Ms. Wong:

I am in receipt of "Report of Groundwater Sampling" Report dated October 26th, 1999 submitted by Mr. Samuel H. Halsted of Piers Environmental Services, Inc. According to this report the laboratory analysis revealed <0.5ppb for TPH/g and BTEX while <50 for TPH/d.

The groundwater flow gradient is to the southwesterly direction.

In my previous letter I requested that you send a copy of the soil disposal manifest from BFI Vasco Road Landfill to this office. This office has not yet received such manifest. Please provide a copy of the soil disposal manifest within 30 days or by January 14th, 2000.

I will be looking forward for the next quarterly monitoring report along with the requested items.

If you have any questions, please call me at (510) 567-6876.

Sincerely,

Amir K. Gholami, REHS
Hazardous Materials Specialist

C: President, Lincoln Trust Co., PO Box 5831, Denver,
CO 80217

Jerry Breeden, Diversified Loan Services, 257 East Campbell Ave.
Suite 3, Campbell CA 95008

Robert M. Frost, c/o Frost & Wright, 20980 Redwood Rd., #260,
Castro Valley, CA 94546

Bennett & Samuel Halsted, Piers Environmental Services, Inc. 1330 S.
Bascom Ave., suite F, San Jose, CA 95128

files

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director
October 25, 1999



SENT 10-26-99
including cc's

20158

STID 666

Mr. Jiang & H. Wong
P.O. BOX 2945
Castro Valley, CA 94546

California Central Trust Bank
C/O Diversified Loan Services
257 E Campbell Ave., #3
Campbell, CA 95008

President, Lincoln Frost Company
P.O. BOX 5831
Denver, CO 80217

ENVIRONMENTAL HEALTH SERVICES
ENVIRONMENTAL PROTECTION
1131 Harbor Bay Parkway, Suite 250
Alameda, CA 94502-6577
(510) 567-5700

Mr. Robert M. Frost
C/O Frost & Wright
20980 Redwood Road, #260
Castro Valley, CA 94546

RE: Property at 2896 Castro Valley Blvd., Castro Valley, CA
94546

LANDOWNER NOTIFICATION AND PARTICIPATION REQUIREMENTS

Dear Messrs. Jiang, Wong, Frost:

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

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

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

LANDOWNER NOTIFICATION

Re: 2896 Castro Valley Blvd., Castro Valley

October 25, 1999

Page 2 of 2

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

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

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

Please call me at (510) 567-6876 if you have any questions about the content of this letter.

Sincerely,



Amir K. Gholami, REHS
Hazardous Materials Specialist

cc: Chuck Headlee, RWQCB

Attachments: Sample letter 2 and Sample letter 3, which must be filled out by the Responsible Party and mailed to Alameda County.

Alameda County Health care Services Agency
Environmental Health Services
1131 Harbor Bay Parkway, Suite 250
Alameda, CA 94502-6577

"List of Landowners" form
(Sample Letter 2)

**SUBJECT: CERTIFIED LIST OF RECORD FEE TITLE OWNERS FOR (Site
name and address)
(to be filled in by the primary responsible party and mailed to
Alameda County)**

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

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

2. In accordance with section 25297.15(a) of Chapter 6.7 of
the Health & Safety Code, I, (name of primary responsible
party), certify that I am the sole landowner for the above
site.

Sincerely,

Signature of primary responsible party

Name of primary responsible party

Alameda County Health care Services Agency
Environmental Health Services
1131 Harbor Bay Parkway, Suite 250
Alameda, CA 94502-6577

**"Notice of Proposed Action" form
(Sample Letter 3)**

**SUBJECT: NOTICE OF PROPOSED ACTION SUBMITTED TO LOCAL AGENCY FOR
(site name and address)
(to be filled in by the primary responsible party and mailed to
Alameda county)**

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

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

Sincerely,

Signature of primary responsible party

Name of primary responsible party

cc: Names and addresses of all record fee title owners

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



R0158

ENVIRONMENTAL HEALTH SERVICES

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

Stid 666

September 20, 1999

James Jiang and Hilda Wong
20950 Elbridge Court
Castro Valley CA 94552

RE: Former Walt's Auto Tech, 2896 Castro Valley Blvd., Castro Valley, CA 94546

Dear Mr. Jiang and Ms. Wong:

This office is in receipt of "Report of Groundwater Sampling" Report dated August 27, 1999 submitted by Mr. Samuel H. Halsted of Piers Environmental Services, Inc. Thank you for the submission of the report. The laboratory results reveal "ND" for almost all the involved chemicals including TPH/g, TPH/d, and BTEX.

According to this report the groundwater flow gradient is to the southwesterly direction. I understand that the soil disposal manifest from BFI Vasco Road Landfill, once located, will be provided within 60 to 90 days as of the date of the submitted report.

I will be looking forward for the next quarterly monitoring report along with the items requested by November 27th, 1999.

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

Sincerely,

Amir K. Gholami, REHS
Hazardous Materials Specialist

C: President, Lincoln Trust Co., PO Box 5831, Denver,
CO 80217
Jerry Breeden, Diversified Loan Services, 257 East Campbell Ave.
Suite 3, Campbell CA 95008
Robert M. Frost, c/o Frost & Wright, 20980 Redwood Rd., #260,
Castro Valley, CA 94546
Bennett & Samuel Halsted, Piers Environmental Services, Inc. 1330 S.
Bascom Ave., suite F, San Jose, CA 95128
files

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



POISS

Stid 666

May 11, 1999

James Jiang and Hilda Wong
20950 Elbridge Court
Castro Valley CA 94552

ENVIRONMENTAL HEALTH SERVICES

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

RE: Former Walt's Auto Tech, 2896 Castro Valley Blvd., Castro Valley, CA 94546

Dear Mr. Jiang and Ms. Wong:

I am in receipt of "Quarterly Groundwater Sampling Report" dated April 27, 1999 submitted by Mr. Samuel H. Halsted of Piers Environmental Services, Inc. Thank you for the submission of the report. The laboratory results show "ND" for almost all the involved chemicals. However, I would like to discuss couple of issues in regard to the above report:

- The report does not indicate the groundwater flow gradient. Please submit a map with such information.
- Submit manifest for the soil removed previously from the above referenced site. This item was also requested in my previous letter dated April 5, 1999.
- Perform and submit Three more successive quarters of analysis of chemical constituents including MTBE in the monitoring wells.
- Ensure that there is no gap in the submission of the quarterly monitoring reports.

I will be looking forward for the next quarterly monitoring report along with the items requested by Aug 27th, 1999.

This is a formal request for technical information and hence any delays should be requested in writing.

Please call me at (510) 567-6876, if you have any questions.

Sincerely,



**Amir K. Gholami, REHS
Hazardous Materials Specialist**

**C: President, Lincoln Trust Co., PO Box 5831, Denver,
CO 80217**

**Jerry Breeden, Diversified Loan Services, 257 East Campbell Ave.
Suite 3, Campbell CA 95008**

**Robert M. Frost, c/o Frost & Wright, 20980 Redwood Rd., #260,
Castro Valley, CA 94546**

Files

**Bennett & Samuel Halsted, Piers Environmental Services,
Inc. 1330 S. Bascom Ave., suite F, San Jose, CA 95128**

This is a formal request for technical information and hence any delays should be requested in writing.

If you have any questions, please call me at (510) 567-6876.

Sincerely,



Amir K. Gholami, REHS
Hazardous Materials Specialist

C: President, Lincoln Trust Co., PO Box 5831, Denver,
CO 80217
Jerry Breeden, Diversified Loan Services, 257 East Campbell Ave.
Suite 3, Campbell CA 95008
Robert M. Frost, c/o Frost & Wright, 20980 Redwood Rd., #260,
Castro Valley, CA 94546
Files

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



RO # 158

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

Stid 666

April 5, 1999

James Jiang and Hilda Wong
20950 Elbridge Court
Castro Valley CA 94552

RE: Former Walt's Auto Tech, 2896 Castro Valley Blvd., Castro Valley, CA 94546

Dear Mr. Jiang and Ms. Wong:

As you are aware I sent you a letter in March 3, 1999 regarding the need to perform and submit four successive "Quarterly Groundwater Monitoring Report" to this office. In addition, I requested that you submit manifest for the soil removed from the above referenced site.

Furthermore, I explained that the requested information is necessary to proceed further with the above referenced site and that Amy Leach and Brian Oliva, formerly of our office, had also requested such information in the past. To this date, this office has not received any of the requested information. However, I discussed the situation with you over the telephone on April 1, 1999. You indicated that you would be willing to perform and send in the first report by this week. **Please ensure that the following issues are addressed:**

1. Perform and submit **four successive quarters** of analysis of chemical constituents in the monitoring wells. This analysis must include MTBE constituent as well.
2. If The analysis indicate the existence of MTBE, Make certain that the MTBE level indicated by the lab analysis is not a false positive by performing "EPA method 8260".
3. Provide manifest for the soil removed from the site. *How did you dispose of this soil?*
4. Make certain that there is no gap in the submission of the quarterly monitoring reports.

Please provide the next quarterly monitoring report along with the items requested above within **14 days** from the receipt of this letter or by **April 19, 1999**.

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



RO # 158

Stid 666

March 3, 1999

James Jiang and Hilda Wong
PO Box 2945
Castro Valley CA 94546

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

RE: Former Walt's Auto Tech, 2896 Castro Valley Blvd., Castro Valley, CA 94546

Dear Mr. Jiang and Ms. Wong:

This office has assigned me to oversee the above case. I have reviewed the files and the Quarterly Groundwater Monitoring Report dated April 21, 1997 submitted by CGS Sampling Specialists. According to our files, Amy Leech, formerly of our office, had requested you to provide certain information, which are necessary to proceed further with the above referenced site. Later on Brian Oliva, formerly of our office, also requested some information to be submitted to this office. To this date, this office has not received any of the requested information. **Please ensure that the following issues are addressed:**

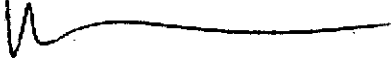
1. Perform and submit **four successive quarters** of analysis of chemical constituents in the monitoring wells. This analysis must include MTBE constituent as well.
2. If The analysis indicate the existence of MTBE, Make certain that the MTBE level indicated by the lab analysis is not a false positive by performing "EPA method 8260".
3. Provide **manifest for the soil removed** from the site. How did you dispose of this soil?
4. Make certain that there is **no gap in the submission of the quarterly monitoring reports**.

Please provide the next quarterly monitoring report along with the items requested above within **30 days** from the receipt of this letter.

This is a formal request for technical information and hence any delays should be requested in writing.

If you have any questions, please call me at (510) 567-6876.

Sincerely,



Amir K. Gholami, REHS
Hazardous Materials Specialist

C: President, Lincoln Trust Co., PO Box 5831, Denver,
CO 80217
Jerry Breeden, Diversified Loan Services, 257 East Campbell Ave.
Suite 3, Campbell CA 95008
Robert M. Frost, c/o Frost & Wright, 20980 Redwood Rd., #260,
Castro Valley, CA 94546
files

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



R0#158

April 29, 1998

ENVIRONMENTAL HEALTH SERVICES

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

STID#666

James Jiang and Hilda Wong
PO Box 2945
Castro Valley, CA 94546

Subject: Former Walt's Auto Tech, 2896 Castro Valley Blvd, Castro Valley, CA 94546

Dear Mr. Jiang and Ms. Wong:

This office has completed a review of the status of the subject site. In telephone conversations with you on previous occasions, you have requested "closure" of the site regarding the underground storage tanks (USTs), and the oversight by this office. However in a letter previously sent to you by Amy Leech, from this office, you were requested to provide certain information critical to the requested closure. This information has not been received by our office.

The information required by this office are entailed in the following:

1. You need to provide this office with four successive quarters of analysis of chemical constituents in the monitoring wells (only one quarter has been received by this office).
2. This office requested manifests for soils removed from the site, no such manifests have been forwarded to this office.
3. Why has there been a five year gap in the data submitted?

Following receipt of the requested data, or clarification of these issues, this office will consider closure of the site.

If you have any questions please do not hesitate to call this office. The telephone number is (510) 567-6737. I look forward to a quick resolution of the requisite actions needed for closure.

Sincerely,

Brian P. Oliva, REHS, REA
Hazardous Materials Specialist

C: Attn: President, Lincoln Trust Co., PO Box 5831, Denver, CA 80217
Attn: Jerry Breeden, Diversified Loan Services, 257 East Cambell Ave., Ste 3, Cambell CA 95008
Attn: Robert Frost, c/o Frost and Wright, 20980 Redwood Rd., #260, Castro Valley, CA 94546
files

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



RO#158

Std 666/lop
June 24, 1997

James Jiang and Hilda Wong
PO Box 2945
Castro Valley CA 94546

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

NOTICE OF VIOLATION

Subject: 2896 Castro Valley Blvd., Castro Valley CA 94546

Dear Mr. Jiang and Ms. Wong:

This office has completed a review on the status of the subject site. In our letters to you dated February 1, 1995 and March 14, 1997 (see copies attached), this office directed you to submit quarterly monitoring and sampling reports for the subject site. To date, however, this office has not received any communication from you on this matter. Therefore, this letter constitutes a Notice that you are in violation of specific laws to investigate and remediate this site.

Failure to furnish technical reports regarding documented or potential ground water contamination violates Section 13267 (b) of the California Water Code. The Regional Water Quality Control Board (RWQCB) can impose civil penalties of up to \$1,000 per day for each day in which this violation occurs.

You are directed to immediately furnish the request quarterly reports or begin quarterly groundwater monitoring at this site. In addition, you are required to submit manifest for disposal of the approximately 85 cubic yards of contaminated soil which was excavated from this site in October 1993. Failure to respond *will* result in referral of this case to the RWQCB or Alameda County District Attorney's Office to consider for enforcement action. Modifications of required tasks or extensions of stated deadlines must be confirmed in writing by either this agency or RWQCB. The requested quarterly monitoring report(s) and manifests for soil disposal are due to this office no later than July 15, 1997.

Please call me at (510)567-6755 if you have questions or require additional information.

Sincerely,

Amy Leech
Hazardous Materials Specialist

ATTACHMENT

c: Attn: President, Lincoln Trust Co., PO Box 5831, Denver CO 80217
Attn: Jerry Breeden, Diversified Loan Services, 257 E Campbell Ave Ste 3, Campbell CA 95008
Attn: Robert M. Frost, c/o Frost & Wright, 20980 Redwood Rd., #260, Castro Valley CA 94546
Bob Chambers, Alameda County District Attorney's Office
ALL/Files

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



R0#158

Std 666/lop

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

March 14, 1997

James Jiang and Hilda Wong
PO Box 2945
Castro Valley CA 94546

Subject: 2896 Castro Valley Blvd., Castro Valley CA 94546

Dear Mr. Jiang and Ms. Wong:

This office recently completed a review of the status and case history in regard to soil and groundwater investigations as a result of leaking underground storage tanks at the subject site. On February 1, 1995, a letter from this office (see copy attached) was sent to Mr. Jerry Breeden of Diversified Loan Services requesting post-remediation monitoring of the three groundwater monitoring wells and submission of technical reports to this office.

To date, we have not received the requested groundwater monitoring reports for the subject site. A recent review of the County Assessor Records indicates that you are now the property owners of this site. Please submit the requested groundwater monitoring reports to this office within the next 15 days, or by March 31, 1997.

The review of environmental assessment/investigations for the subject site has been transferred from Scott Seery to the undersigned of this office. If you have any questions or would like to schedule an appointment to discuss this site, please contact me at (510) 567-6755.

Sincerely,

Amy Leech
Hazardous Materials Specialist

ATTACHMENT

c: Attn: President, Lincoln Trust Co., PO Box 5831, Denver CO 80217
Attn: Jerry Breeden, Diversified Loan Services, 257 E Campbell Ave Ste 3, Campbell CA 95008
Attn: Robert M. Frost, c/o Frost & Wright, 20980 Redwood Rd., #260, Castro Valley CA 94546
ALL/Files

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



R0158

RAFAT A. SHAHID, Assistant Agency Director

STID 666

February 1, 1995

ALAMEDA COUNTY CC4530
ENVIRONMENTAL PROTECTION DIVISION
1131 HARBOR BAY PKWY., #250
ALAMEDA CA 94502-6577

Mr. Jerry Breeden
Diversified Loan Services
257 E. Campbell Avenue, Ste. 3
Campbell, CA 95008

RE: 2896 CASTRO VALLEY BOULEVARD, CASTRO VALLEY

Dear Mr. Breeden:

I am in receipt and have completed review of the December 15, 1994 Gen-Tech Environmental (GTE) Report on Soil and Groundwater Corrective Action at 2896 Castro Valley Blvd., Castro Valley, CA. Report review was performed in context with the body of work performed to date at the site.

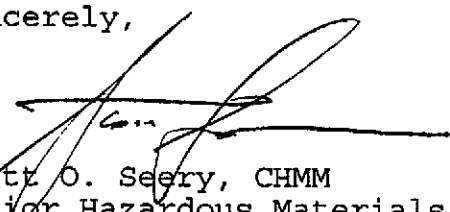
This office concurs with the conclusion articulated in the cited GTE report, i.e., the excavation project appears to have been substantially successful at removing the bulk of soil contamination from the site.

Post-remediation monitoring of the wells at this site is now required. Please begin to implement a **semi-annual** schedule of well sampling and ground water elevation gauging during the 1st and 3rd quarters of this year, to begin no later than the end of March 1995. Sample analytes shall be TPH-G, TPH-D, BTEX, and SVOCs. Technical reports are to be submitted after each event.

Please submit the documents associated with the disposal of the remaining stockpiled soil (stockpile #3 and #5) once such has been completed.

I may be reached at 510/567-6783 should you have any questions.

Sincerely,


Scott O. Seery, CHMM
Senior Hazardous Materials Specialist

cc: Rafat A. Shahid, Agency Director
Gil Jensen, Alameda County District Attorney's Office
Robert Frost, 20980 Redwood Rd., #260, Castro Valley 94546
Stuart Solomon, Gen-Tech Environmental

ALAMEDA COUNTY
HEALTH CARE SERVICES



AGENCY

DAVID J. KEARS, Agency Director

R0158

RAFAT A. SHAHID, Assistant Agency Director

STID 666

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

August 16, 1994

Mr. Stuart Solomon
Gen-Tech Environmental
1936 Camden Avenue, Ste. 1
San Jose, CA 95124

RE: 2896 CASTRO VALLEY BOULEVARD, CASTRO VALLEY

Dear Mr. Solomon:

This letter follows our telephone conversation this afternoon during which we discussed the status of soil remediation and site restoration for the subject site. I have agreed to allow the implementation of certain tasks (which I understand to be) proposed in the July 5, 1994 Gen-Tech Environmental Report on *Preliminary Sampling and Request for Modification to Remediation Workplan*. This decision was based solely on information conveyed to me during today's conversation, presented in the absence of my review of the cited work plan, to be performed in context with the body of work completed to date.

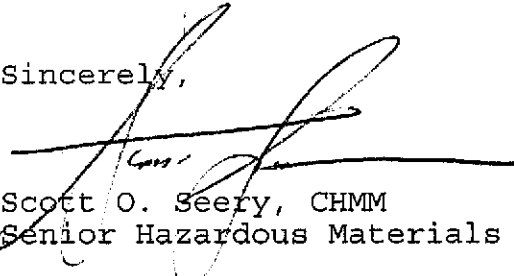
Following is a summary of tasks approved for implementation following today's conversation:

- 1) Reintroduction of previously-excavated, *non-impacted* material back into the excavation. Such material reportedly represents overburden removed during the process of reaching targeted hydrocarbon-impacted material located at a depth associated with the capillary fringe. I understand that this material does not represent that which was excavated from shallow depth from areas proximal to the former underground tank site(s).
- 2) Evaluate hydrocarbon-impacted and stockpiled material for off-site transport and disposal at an appropriate, licensed landfill. Should an appropriate landfill accept this material, such may be transported to the landfill for disposal. (This option was in lieu of on-site treatment and reintroduction once acceptable contaminant levels had been achieved following treatment.)

Please call me when field work associated with these outlined tasks is slated to begin. I may be reached at 510/567-6700.

Mr. Stuart Solomon
RE: 2896 Castro Valley Blvd.
August 16, 1994
Page 2 of 2

Sincerely,



Scott O. Seery, CHMM
Senior Hazardous Materials Specialist

cc: Rafat A. Shahid, Assistant Agency Director
Gil Jensen, Alameda County District Attorney's Office
Kevin Graves, RWQCB
Pam Evans, ACDEH
Robert Frost, Esq., Frost & Wright
20980 Redwood Rd, #260
Castro Valley, CA 94546
Jerry Breeden, Diversified Loan Services
257 E. Campbell Ave., #3
Campbell, CA 95008

ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY

DAVID J. KEARS, Agency Director



R0158

RAFAT A. SHAHID, ASST. AGENCY DIRECTOR

STID 666

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

January 20, 1994

Mr. Jerry Breeden
Diversified Loan Service
257 E. Campbell Avenue, #3
Campbell, CA 95008

RE: 2896 CASTRO VALLEY BOULEVARD, CASTRO VALLEY

Dear Mr. Breeden:

This office is in receipt and has completed review of the September 29, 1993 Gen Tech Environmental, Inc. (GTE) *Work Plan for Initial Soil and Groundwater Remediation*, submitted under GTE cover dated November 22, 1993. This plan details cleanup activities deemed as "interim." However, following review of the cited work plan in context with the provisions of Article 11 of Title 23, California Code of Regulations (CCR), and discussions with GTE's Stuart Solomon, the proposed work is considered by this author to be less interim, and more of a final corrective action plan (CAP), per Section 2722 et seq. of Article 11.

The cited plan's proposed scope of work, among other tasks, includes: 1) demolition of the pump island and canopy; 2) excavation and temporary stockpiling of overburden soil; 3) excavation and on-site, ex-situ, augmented biotreatment of hydrocarbon-contaminated soil; 4) phased, in-situ, augmented biotreatment of hydrocarbon-impacted ground water; 5) site restoration using biotreated and overburden soil; and, 6) post remediation monitoring.

This CAP has been accepted with the following provisions:

- 1) Confirmation soil samples collected from the excavation shall be analyzed for TPH-G, TPH-D, BTEX, TOG (EPA 5520), SVOC (EPA 8270) and the metals chromium (Cr), nickel (Ni), lead (Pb), cadmium (Cd), zinc (Zn) and selenium (Se).
- 2) **Pre-treatment** samples collected from the soil stockpile shall be tested for all target analytes noted in item 1, above. In determining whether or not such material is a hazardous waste, sampling strategies must adhere to the requirements of "Test Methods for Evaluating Solid Waste, Physical/Chemical Methods," SW-846, 3rd Edition, U.S. Environmental Protection Agency, 1986. Contaminant

Mr. Jerry Breeden
RE: 2896 Castro Valley Blvd.
January 20, 1994
Page 2 of 3

concentrations must be compared to applicable hazardous waste levels pursuant to the provisions of Section 66261.24 of Article 2, Division 4.5 of Title 22 CCR, including, but not necessarily limited to: 1) Total Threshold Limit Concentrations (TTL) and Soluble Threshold Limit Concentrations (STLC) for persistent and bioaccumulative toxic substances (Tables II and II); and, 2) maximum concentration of contaminants for the toxicity characteristic (Table I).

Listed substances which exceed the published TTL are considered hazardous waste. Those substances which in total concentration exceed 10 times (10 x) the listed STLC, must be further tested using the Waste Extraction Test (WET) and/or Toxicity Characteristic Leaching Procedure (TCLP) to determine if extracts from the sampled material exceed the listed hazardous waste values. Materials which are determined to meet or exceed applicable hazardous waste levels must be handled, treated, transported and disposed of accordingly using only certified hazardous waste haulers and state-permitted treatment, storage and disposal (TSD) facilities.

Materials determined to be hazardous waste will require the issuance of a variance from the State Department of Toxic Substances Control (DTSC) to be treated on-site as proposed.

- 3) Neither ex-situ nor in-situ soil cleanup levels have been proposed. Such would be based on an assessment of human health and environmental risk associated with allowing certain latent levels of contaminants to remain behind. Therefore, in the absence of such proposed risk-based cleanup goals, effort should be expended to seek **ambient**, or background, levels for the inorganic (i.e., metals) and **nondetectable** (ND) levels for the organic compounds. "ND" levels for organic compounds are required for reintroduction of previously-excavated soil into the site.
- 4) As described in the GTE work plan, a discrete sample for each 20 yards³ of soil is required for confirmation of the effectiveness of soil treatment, assuming, following pre-treatment analysis, that no portions of the stockpiled soil have been determined to be a hazardous waste.
- 5) Treated and extracted ground water must be reclaimed, as proposed, whenever feasible, or discharged under NPDES permit or to a permitted POTW, consistent with RWQCB

Mr. Jerry Breeden
RE: 2896 Castro Valley Blvd.
January 20, 1994
Page 3 of 3

Resolution No. 88-160. Upon completion of the ground water treatment phase of the project, this office must be apprised of where this water was discharged, the specifics of which may be presented in the final report documenting the results of the CAP.

- 6) Current and post-remediation monitoring and sampling will continue on a quarterly basis until otherwise notified. Ground water samples are to be analyzed for the target compounds listed in item 1. In addition, should nitrogen compounds be added to ground water during treatment to enhance and stimulate biological activity, post-remediation ground water sampling will also require analysis for nitrates.

Please call this office when field work is slated to begin. I may be reached at 510/271-4530. Additionally, when we last spoke, you indicated that the property, which was in the process of foreclosure, would be placed at auction on or around January 5, 1994. Please advise me of the current ownership interest in the property as soon as you are made aware.

Sincerely,



Scott O. Seery, CHMM
Senior Hazardous Materials Specialist

cc: Rafat A. Shahid, Assistant Agency Director
Gil Jensen, Alameda County District Attorney's Office
Rich Hiett, RWQCB
Brit Johnson, ACDEH
Robert Frost, Esq., Frost & Wright
Stuart Solomon, Gen Tech Environmental, Inc.

ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY

DAVID J. KEARS, Agency Director



R0158

RAFAT A. SHAHID, ASST. AGENCY DIRECTOR

STID 666

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

November 23, 1993

Mr. Jerry Breeden
Diversified Loan Services
257 E. Campbell Avenue, #3
Campbell, CA 95008

RE: 2896 CASTRO VALLEY BOULEVARD, CASTRO VALLEY

Dear Mr. Breeden:

This letter follows in the wake of my telephone messages to your office on November 10 and 18, 1993, and my conversation with Mr. Stuart Solomon of Gen-Tech Environmental and your telephone message to me, both occurring November 18, 1993.

As you have been made aware, the Alameda County Department of Environmental Health (ACDEH) was not in receipt of a technical work plan describing proposed excavation or other corrective action activities prior to initiation of said work at the referenced site. Mr Solomon advised me during our November 18 conversation, however, that his records indicate a copy of this work plan had been sent to ACDEH. Nonetheless, no evidence of the cited work plan has been uncovered at this office.

For your information, Section 2722(e) of Article 11, Title 23, California Code of Regulations (CCR), allows a period of 60 calendar days following work plan submittal for the local agency to review, revise, and (hopefully) approve such plans. The responsible party (RP) may begin implementation of the plan following this 60 day period, unless otherwise advised in writing by the local agency. However, the RP must notify the local agency of the intent to implement the plan after this period has lapsed, and comply with any conditions the local agency may determine appropriate to set. Neither the 60 day review period nor notification of intent to implement requirements were met.

This office today received a copy of Gen-Tech's work plan. This work plan will be reviewed as soon as possible; however, because of current case loads, such review may not be completed for several weeks. In the interim, your attention is directed to Article 11 of 23CCR for further information regarding the appropriate elements of an acceptable corrective action plan (CAP).

Mr. Jerry Breeden
RE: 2896 Castro Valley Blvd.
November 23, 1993
Page 2 of 2

Please call me at 510/271-4530 should you have any question about the issues discussed in this letter.

Sincerely,



Scott O. Seery, CHMM
Senior Hazardous Materials Specialist

cc: Rafat A. Shahid, Assistant Agency Director
Gil Jensen, Alameda County District Attorney's Office
Jim Ferdinand, Alameda County Fire Department
Robert Frost, Frost & Wright, 20980 Redwood Rd., Ste. 260
Castro Valley, CA 94546
Stuart Solomon, Gen-Tech Env., 1936 Camden Ave., Ste. 1
San Jose, CA 95124

ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY

DAVID J. KEARS, Agency Director



RO158

RAFAT A. SHAHID, ASST. AGENCY DIRECTOR

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

STID 666

August 16, 1993

Mr. Robert Frost
Frost & Wright
20980 Redwood Road, Ste. 260
Castro Valley, CA 94546-5930

RE: (FORMER) WALT'S EXXON, 2896 CASTRO VALLEY BLVD.

NOTICE OF VIOLATION

Dear Mr. Frost:

Your attention is directed to the January 10, July 21, and October 28, 1992 correspondence from this office (attached) which outline the required sampling, monitoring and reporting schedule for this site. This schedule is fully based on requirements set forth in Chapter 16 of Title 23, California Code of Regulations (CCR), and the August 10, 1990 Tri-Regional Board Staff Recommendations for Preliminary Evaluation and Investigation of Underground Tank Sites.

The monitoring wells located at this site have only been sampled and reports submitted twice since this project was initiated during September 1990. In fact, no sampling, monitoring, or reporting occurred during the entire 1991 year, and occurred only once during 1992. The results of the 1992 event were memorialized in the October 26, 1992 C-REM Engineers report.

Please be advised that you are currently in violation of Section 2652(d), and Section 2720 et seq. of Article 11, 23CCR, among others, for failure to submit the requisite technical reports and perform the required work. Substantial civil penalties can be levied upon conviction.

Please be further advised that you should begin adhering to the sampling, monitoring, and reporting schedule outlined in the attached referenced correspondence, or face the possibility of this case being referred to the Alameda County District Attorney's Office for potential enforcement action.

Please contact me at 510/271-4530 to discuss this case.

Mr. Robert Frost
RE: 2896 Castro Valley Blvd.
August 16, 1993
Page 2 of 2

Sincerely,



Scott O. Seery, CHMM
Senior Hazardous Materials Specialist

attachments

cc: Rafat A. Shahid, Assistant Agency Director
Gil Jensen, Alameda County District Attorney's Office
Jim Ferdinand, Alameda County Fire Department
files

ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY



DAVID J. KEARS, Agency Director

RAFAT A. SHAHID, ASST. AGENCY DIRECTOR

R0158

STID 666

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 28, 1992

Mr. Robert Frost
Frost & Wright
20980 Redwood Road, Ste. 260
Castro Valley, CA 94546-5930

RE: 2896 CASTRO VALLEY BOULEVARD

Dear Mr. Frost:

Thank you for the recent submittal of the October 26, 1992 C-REM Engineers monitoring report for sampling and monitoring work performed during September and October 1992 at the referenced site. The cited report also presented a ground water gradient map for the months of March and April 1992 omitted from the previous C-REM Engineers report dated April 30, 1992.

In conformance with the January 10, 1992 correspondence from this office (attached), please be certain that ground water elevation and gradients are determined monthly for 12 consecutive months, beginning September 1992 and ending with the August 1993 event. Water samples are to be collected quarterly and analyzed for the suite of target compounds listed in the cited January 10 correspondence until further notice.

Reports are also due on a quarterly schedule. Please include running tabulations of all sample analyses, depth-to-water and elevation measurements. Data presented in such a format enables an efficient review of data, and the observation of potential trends contributing to the distribution and concentration of contaminants in ground water.

Please call me at 510/271-4530, or -4320, should you have any questions.

Sincerely,


Scott O. Seery, CHMM
Senior Hazardous Materials Specialist

attachment

cc: Rafat A. Shahid, Assistant Agency Director
Gil Jensen, Alameda County District Attorney's Office
Rich Hiett, RWQCB
John Drake, Lakeshore Financial
Ed Howell - files

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

R0158

RAFAT A. SHAHID, Assistant Agency Director

July 21, 1992

STID 666

Mr. John Drake
Lakeshore Financial
21060 Redwood Road, Ste. 250
Castro valley, CA 94546

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

RE: (FORMER) WALT'S AUTO TECH, 2896 CASTRO VALLEY BOULEVARD

Dear Mr. Drake:

I spoke July 14, 1992 with Mr. Mark Woods of C-REM Engineers, Inc., the consulting firm authoring the April 30, 1992 quarterly monitoring report for the referenced site. This report documents the results of work occurring at the site during the first quarter of 1992. I initially spoke with Mr. Woods to request some additional monitoring and sampling information not included with the cited report. Mr. Woods informed me that Lakeshore Financial had recently advised C-REM to cease all work, although Lakeshore had contracted with C-REM to implement the required sampling and reporting tasks associated with the investigation at the site. He respectfully declined my request for additional information.

I spoke today with Mr. Robert Frost, the owner of record for this site. I advised Mr. Frost that the site investigation had fallen behind the established monitoring schedule memorialized in the January 10, 1992 correspondence from this office. Mr. Frost was advised that this was not the first time Lakeshore Financial has become delinquent in the performance and reporting of prescribed work. Mr. Frost seemed surprised by this fact.

Your attention is directed to the cited January 10, 1992 departmental correspondence (copy attached) which sets forth the sampling, monitoring and reporting schedule for this site. You are advised to begin adhering to this schedule **immediately**. Hence, quarterly sampling and monthly ground water elevation monitoring should begin by August 1992. Reports are due quarterly until this site qualifies for closure.

Be advised that this is a formal request for technical reports pursuant to California Water Code Section 13267(b). Failure to respond could result in the referral of this case to the RWQCB or Alameda County District Attorney's Office for possible enforcement action. Please be further advised that this is the third time Lakeshore Financial has been advised of the potential for enforcement action.

Mr. John Drake
RE: 2896 castro Valley Blvd.
July 21, 1992
Page 2 of 2

I encourage you to contact me at 510/271-4530 to discuss this matter more fully.

Sincerely,



Scott O. Seery, CHMM
Senior Hazardous Materials Specialist

attachment

cc: Rafat A. Shahid, Assistant Agency Director, Env. Health
Gil Jensen, Alameda County District Attorney's Office
Rich Hiatt, RWQCB
Bob Bohman, Castro Valley Fire Department
Robert Frost, 20980 Redwood Road, Castro Valley 94546
files

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



RAFAT A. SHAMID, Assistant Agency Director

R0186

January 10, 1992

DEPARTMENT OF ENVIRONMENTAL HEALTH
80 Swan Way, Rm. 210
Oakland, CA 94621
(415) 271-4300

Mr. John Drake
Lakeshore Financial
21060 Redwood Road
Castro Valley, CA 94546

RE: (FORMER) WALT'S AUTO TECH, 2896 CASTRO VALLEY BOULEVARD

Dear Mr. Drake:

It has come to the attention of this Department that requisite quarterly status reports documenting sampling and monitoring activities occurring at the referenced site have not been submitted for the entire 1991 period. Such reports are mandated by Section 2652(d) of Title 23, California Code of Regulations (CCR). Further, the State Water Resources Control Board LUFT Field Manual (Section II, Part E-12) and the August 10, 1990 San Francisco Bay Regional Water Quality Control Board (RWQCB) Staff Recommendations for the Initial Investigation and Evaluation of Underground Tanks require that monitoring well sampling schedules shall at no time be less frequent than quarterly. Any deviation from this schedule requires RWQCB staff concurrence.

At this time you are directed to adhere to the following sampling and monitoring schedule:

- 1) Water levels in each well are to be measured and recorded monthly for the next consecutive 12 months, beginning January 1992 and ending December 1992. Water levels are to be measured quarterly thereafter until case closure. Gradient determinations are to be calculated for each month, and illustrated on gradient contour maps.
- 2) Ground water samples are to be collected quarterly. Samples from all wells are to be analyzed for total petroleum hydrocarbons as gasoline (TPH-G), and benzene, toluene, ethylbenzene and xylene (BTEX). Wells MW-1 and -3 are also to be analyzed for total oil and grease (TOG) (EPA Method 5520), dissolved metals (Pb, Cr, Se, As), and semivolatile organics (EPA Method 8270), in addition to TPH-G and BTEX.
- 3) Detailed summary reports are to be submitted quarterly until this site qualifies for final "sign off" by the RWQCB. Such reports are due the first day of the second month of each subsequent quarter (i.e., February 1, May 1, August 1, and November 1). The next report is due May 1, 1992 and shall document the results of all site activities occurring during the 1st quarter of 1992.

Mr. John Drake
RE: 2896 Castro Valley Blvd.
January 10, 1993
Page 2 of 2

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

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

All reports and proposals must be submitted under seal of a California-Registered Geologist, -Certified Engineering Geologist, or -Registered Civil Engineer.

Please be advised that this is a formal request for technical reports pursuant to California Water Code Section 13257 (b). Failure to respond or a late response could result in the referral of this case to the RWQCB for enforcement, possibly subjecting the responsible party to civil penalties to a maximum of \$1,000 per day. Any extensions of the stated deadlines, or modifications of the required tasks, must be confirmed in writing by either this agency or the RWQCB.

You may reach me at 510/271-4320 should you have any questions.

Sincerely,


Scott O. Seery, CHMM
Hazardous Materials Specialist

cc: Rafat A. Shahid, Assistant Agency Director, Environmental Health
Edgar Howell, Chief, Hazardous Materials Division
Gil Jensen, Alameda County District Attorney's Office
Lester Feldman, RWQCB
Howard Hatayama, DTSC
Bob Bohman, Castro Valley Fire Department

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



R0158

Certified Mailer # P 062 127 996

February 1, 1991

Mr. Dan Dineen
Lakeshore Financial
21060 Redwood Road, Suite 250
Castro Valley, CA 94546

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

RE: FORMER WALT'S AUTO TECH, 2896 CASTRO VALLEY BOULEVARD

Dear Mr. Dineen:

It has come to the attention of this Department that the technical report documenting all site activities and sample analyses associated with the performance of the requisite preliminary site assessment (PSA) at the referenced site has not been submitted to this office as of this writing. The noted PSA was completed on or around September 27, 1990. Technical reports are generally due within 30 days of the completion of field activities. Hence, the noted PSA report is currently 3 months overdue. Further, the 4th quarter 1990 report, due February 1, 1991, is also currently overdue for submittal.

You are directed to submit the noted PSA and 4th quarter 1990 sampling reports within 15 days of the date of this letter, or by February 16, 1991. Please be advised that this is a formal request for technical reports pursuant to California Water Code Section 13267 (b). Failure to respond or a late response will result in the referral of this case to the RWQCB for enforcement, possibly subjecting the responsible party to civil penalties to a maximum of \$1,000 per day. Any extensions of the stated deadlines, or modifications of the required tasks, must be confirmed in writing by either this agency or the RWQCB.

Please contact this Department at 415/271-4320 should you have any questions regarding the content of this letter.

Sincerely,


Scott O. Seery
Hazardous Materials Specialist

cc: Rafat A. Shahid, Assistant Agency Director, Alameda County
Department of Environmental Health
Edgar Howell, Chief, Hazardous Materials Division
Gil Jensen, Alameda County District Attorney's Office
Howard Hatayama, DHS
Lester Feldman, RWQCB
Bob Bohman, Castro Valley Fire Department
Greg Gouvea, ASE
files

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



R0158

May 22, 1990

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

Mr. Dan Dineen
Lakeshore Financial
21060 Redwood Road, Ste. 250
Castro Valley, CA 94546

RE: PRELIMINARY SITE ASSESSMENT WORKPLAN PROPOSAL: 2896 CASTRO
VALLEY BLVD., CASTRO VALLEY, ALAMEDA COUNTY

Dear Mr. Dineen:

This letter is in response to this Department's review of the April 27, 1990 Aqua Science Engineers, Inc. workplan proposal for the investigation of subsurface contamination at the referenced site. This workplan amends the previous Aqua Science, Inc. workplan dated January 10, 1990.

The noted workplan has been accepted by this office for the initial stages of site investigation. Field activities associated with this project should begin no later than 30-days from the date of this letter, or by June 22, 1990. The final Aqua Science Engineers, Inc. report documenting the results of all field activities, well and boring logs, laboratory analyses, gradient determinations and maps, among others, for this stage of site assessment must be submitted within 15-days of your receipt of this report.

Please notify this office of the date field activities associated with this project are scheduled to begin. You may contact me at 415/271-4320 should you have any questions.

Sincerely,


Scott O. Seery
Hazardous Materials Specialist

cc: Rafat A. Shahid, Assistant Agency Director, Alameda County
Department of Environmental Health
Gil Jensen, Alameda County District Attorney's Office
Howard Hatayama, DHS
Lester Feldman, RWQCB
Bob Bohman, Castro Valley Fire Department
Greg Gouvea, ASE
Greg Burg, ASE
files

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Director



R0158

Telephone Number: (415)

March 1, 1990

Mr. Greg Gouvea
Aqua Science Engineers, Inc.
P. O. Box 535
San Ramon, CA 94583

RE: SOIL/GROUNDWATER WORKPLAN PROPOSAL, 2896 CASTRO VALLEY BLVD.,
CASTRO VALLEY

Dear Mr. Gouvea:

This letter is in response to our review of the January 10, 1990 Aqua Science Engineers, Inc. workplan proposal for the investigation of subsurface contamination at the referenced site. The noted workplan may be approved for this stage of site contaminant assessment providing the following issues are resolved to the satisfaction of this office:

- 1) All reports and proposals must be submitted under seal of a California-Registered Geologist, -Certified Engineering Geologist, or -Registered Civil Engineer. Include a statement of qualifications;
- 2) Based upon local topography and surface water drainage patterns within the Castro Valley basin, the approximate groundwater flow direction is presumed to be to the south or southwest, towards Chabot(?) Creek. Therefore, it is recommended that the location of proposed monitoring well MW-1 be moved approximately 15-20 feet to the southeast from its proposed location. This will place MW-1 within 10-feet and somewhat southwest of the former waste oil tank pit, potentially better suited to identify contaminants in both soil and groundwater derived from leaks associated with the waste oil tank.

Mr. Greg Gouvea
RE: 2896 Castro Valley Blvd.
March 1, 1990
Page 2 of 3

Concerns about potential contaminant migration in the direction of the original location of proposed MW-1 can be resolved through advancement of an additional boring in this area. Following completion of the current phase of work and determination of the actual groundwater flow direction, additional wells/borings may be required;

- 3) All borings not completed as wells should be advanced to first groundwater, at a minimum. As indicated in the January 10 proposal, soil samples from all borings should be collected at 5-foot intervals. Additional samples are required at any significant changes in lithology or zones where field screening techniques identify auger cuttings which appear "hot";
- 4) Describe methods for free product measurement, and observation of sheen and/or odor. This topic was not discussed in the referenced Pratt Consulting Company monitoring protocol (Appendix B);
- 5) Consistant with RWQCB guidelines, soil samples collected from MW-1 and other borings in proximity to the former waste oil tank pit, as well as water samples collected from MW-1 after development, should also be analyzed for: TPH-D; priority metals (ICAP/AA); PCB, PCP, PNA and creosote (EPA Method 8270). These tests are in addition to TPH-G, TOC (Method 503 A/D & E) and ClHC (Method 8010/601) analyses previously cited in this proposal. Further, be certain that the method used for TPH-G/D detection is that outlined by the LUFT program (GC/FID), and provide a discussion of applicable preservation techniques;
- 6) Please be certain that the proposed Site Safety Plan adheres to guidelines specified under Part 1910.120 (i)(2) of 29 CFR;
- 7) Provide assurance that wells will be constructed under appropriate Zone 7 permits;

Mr. Greg Gouvea
RE: 2896 Casro Valley Blvd.
March 1, 1990
Page 3 of 3

Please submit, in a timely fashion, a response which adequately addresses the previous list of items. This submittal may be in the form of an addendum to the January 10 proposal. Additionally, please submit copies of all reports, proposals and addenda to the RWQCB (Attn: Lester Feldman), including the January 10 proposal.

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

Sincerely,



Scott O. Seery
Hazardous Materials Specialist

SOS:mam

cc: Rafat A. Shahid, Assistant Agency Director, Alameda County
Department of Environmental Health
Lester Feldman, RWQCB
Howard Hatayama, DHS
Mike Hood, Alameda County Building and Inspection Department
Bob Bohman, Castro Valley Fire Dept.
Gil Jensen, Alameda County District Attorney, Consumer and
Environmental Protection Division
Dan Dineen, Lakeshore Financial
Files



Certified Mailer #P 833 981 264

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

December 27, 1989

Mr. Dan Dineen
Lakeshore Financial
2100 Lakeshore Blvd., Ste. B
Oakland, CA 94606

RE: SITE ASSESSMENT REQUEST, 2896 CASTRO VALLEY BLVD.,
CASTRO VALLEY

NOTICE OF VIOLATION

Dear Mr. Dineen:

This Notice of Violation is in response to your failure to submit for review a preliminary site assessment proposal for the subsurface investigation of soils and groundwater underlying the referenced Castro Valley site. The request for this site assessment proposal was outlined in correspondence from this office dated August 30, 1989, and required submittal of said proposal within 30 days. To date, no such proposal has been received by this office.

Please be advised that the unauthorized subsurface release of product from underground storage tank systems strictly constitutes unlawful disposal of hazardous waste and is in violation of Section 25189.5 of the California Health and Safety Code. Pursuant to Section 66328(d) of Title 22, California Code of Regulations (CCR), you are hereby directed to submit a Plan of Correction for this site by January 15, 1989 which addresses the subsurface contamination underlying the referenced site by way of preliminary site assessment proposal, as previously requested.

Further, we are still awaiting receipt of copies of Uniform Hazardous Waste Manifests which accompanied the disposal of the underground storage tank previously stored above-grade at the site. These copies should be included with your submittal of a Plan of Correction.

Mr. Dan Dineen
RE: 2896 Castro Valley Blvd.
Castro Valley
December 27, 1989
Page 2 of 2

Please be advised that this will be your last notification from this agency. Failure to respond fully to this request will result in your case being referred to the Alameda County District Attorney's Office for enforcement action. Your attention is directed to Sections 25189, 25189.5, and 25191 of the California Health and Safety Code which provides for civil and/or criminal penalties of up to \$25,000 per day, per violation, and jail sentences of up to 36 months. Further, the pollution of groundwater and failure to comply with cleanup orders carries the potential of additional fines up to \$10,000 per day being levied by the Regional Water Quality Control Board (RWQCB) upon uncooperative responsible parties.

Your Plan of Correction must be accompanied by a check totalling \$831 to help defer the cost of our review of these plans and our oversight of the remediation process. Checks should be made out to the County of Alameda. As a reminder, a copy of each plan should also be sent to the RWQCB (Attn: Lester Feldman) for their review.

Should you have any questions, please call the undersigned at (415) 271-4320.

Sincerely,



Scott O. Seery
Hazardous Materials Specialist

SOS:mam

cc: Rafat A. Shahid, Assistant Agency Director, Alameda County
Department of Environmental Health
Gil Jensen, Alameda County District Attorney, Consumer and
Environmental Protection Division
Howard Hatayama, DHS
Lester Feldman, RWQCB
Bob Bohman, Castro Valley Fire Dept.
Mike Hood, Alameda County Building and Inspection Department
Walter Quigley
Files

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



R0158

November 3, 1989

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

Waltz Exxon Service
2896 Castro Valley Blvd
Castro Valley, CA 94546

RE:2896 Castro Valley Blvd
NOTICE OF LEGAL OBLIGATION

Dear owner/operator:

Our records indicate that there are underground tank(s) at your site at the above facility.

In accordance with the California Code of Regulations, Title 23, Chapter 3, Subchapter 16 Underground Tank Regulations you must perform one of the following actions:

1. Submit a tank closure plan to this Department as required by Article 7, 2670, or
2. Apply for a permit as required by Article 10, 2710.

Notify this Department within 10 days of your intentions and to obtain the necessary instructions and forms.

Please note that section 25299 of the California Health and Safety Code states that any operator or owner of an underground storage tank is liable for a civil penalty of not less than five hundred dollars or more than five thousand dollars per day for failure to obtain a permit, or failing to properly close an underground storage tank, as required by section 25298.

If you have any questions concerning this matter, please contact this office at 271-4320.

Sincerely,


Thomas F. Peacock, Senior HMS
Hazardous Materials Division

TFP:tfp

cc: Gil Jensen, Alameda County District Attorney, Consumer and
Environmental Protection Agency
Lester Feldman, RWQCB

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



R0158

DEPARTMENT OF ENVIRONMENTAL HEALTH
Hazardous Materials Program
60 Swan Way, 14th Floor
Oakland, CA 94612
(415) 271-4320

August 30, 1989

Mr. John Christian
Lakeshore Financial
21060 Redwood Rd., Ste. 250
Castro Valley, CA 94546

RE: PRELIMINARY SITE ASSESSMENT, 2896 CASTRO VALLEY BLVD.,
CASTRO VALLEY, CA 94546

Dear Mr. Christian:

Our office has been notified by Mr. Dick Bigelow, in correspondence dated August 11, 1989, that the above referenced property was sold to you and Mr. Robert M. Frost on June 29, 1989. Mr. Bigelow was acting agent to Mr. and Mrs. Walter Quigley, the previous owners of the property, during the negotiation and closure periods.

During a telephone conversation between yourself and Mr. Scott Seery of this office on August 17, 1989, you acknowledged to Mr. Seery that you knew previously of the requirement to assess the extent of subsurface contamination at this site and, in fact, was an issue crucial in closing the sale. Please reference the attached letter from this office addressed to Mr. Quigley, dated May 8, 1989, in which was requested a Site Assessment proposal and the disposal of a previously-removed underground storage tank (UST) which is currently stored on the east side of the station building.

All terms and conditions outlined in the May 8, 1989 request now apply to the current property owners. As such, you must satisfy the following items:

- 1) Submit within 30-days a Site Assessment proposal following the criteria discussed in the May 8, 1989 correspondence;
- 2) Remit a check totalling \$831 to cover county time in review and oversight of the site assessment;

Mr. John Christian
Lakeshore Financial
RE: 2896 Castro Valley Blvd.
Castro Valley
August 30, 1989
Page 2 of 2

- 3) Dispose of the UST within 30 days as a Hazardous Waste using proper hazardous waste protocol (i.e., Uniform Hazardous Waste Manifest, licensed hazardous waste hauler, permitted TSD facility, etc.). Submit copies of all receipts and manifests associated with this activity.

Please be advised that the issuance of demolition, construction, and/or occupancy permits may be impacted by your response to the conditions outlined in this letter.

Should you have any questions, please call Scott Seery, Hazardous Materials Specialist, at 415/271-4320.

Sincerely,

Rafat A. Shahid

Rafat A. Shahid, Chief
Hazardous Materials Division

RAS:SOS:mam

Enclosure

cc: Howard Hatayama, DHS (w/ enclosure)
Lester Feldman, RWQCB (w/ enclosure)
Bob Bohman, Castro Valley Fire Dept. (w/ enclosure)
Gil Jensen, Alameda County District Attorney, Consumer and
Environmental Protection Division (w/ enclosure)
Mark Thompson, Alameda County District Attorney, Consumer and
Environmental Protection Division (w/ enclosure)
Mike Hood, Alameda County Building and Inspection Dept. (w/ encl.)
Scott Seery, Alameda County Hazardous Materials Division
Files

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



R0158

DEPARTMENT OF ENVIRONMENTAL HEALTH
Hazardous Materials Program
80 Swan Way, Rm. 200
Oakland, CA 94621
(415) 271-4320

May 8, 1989

Mr. Walter Quigley
4662 Lockridge Way
Castro Valley, CA 94546

RE: SOIL AND GROUNDWATER CONTAMINATION, 2896 CASTRO VALLEY BLVD.,
CASTRO VALLEY: REQUEST FOR SITE ASSESSMENT

Dear Mr. Quigley:

Our office has completed a review of several geotechnical reports and tank closure documents generated by various consultants, dating from October 28, 1986 to February 2, 1988, concerning the referenced site. As was outlined in the most recent report by Giles Engineering Associates, Inc. for Quaker State Minit-Lube, Inc. of Salt Lake City, Utah and dated February 2, 1988, significant soil contamination was evidenced in several borings advanced during site exploration activities performed by this firm. Prior reports by Geonomics, Inc. and JHA Geotechnical Consultants, Inc., dated June 30, 1987 and October 28, 1986, respectively, confirm the presence of hydrocarbon contamination in soils associated with the fuel tank cluster and waste oil tank. The referenced Geonomics, Inc. report was generated following closure in June 1987 of three (3) fuel and one (1) waste oil underground storage tanks (UST). This report identified groundwater contamination in the vicinity of the 5000-gallon gasoline tank. Further, soil samples collected from native soil below the waste oil UST contained up to 1.6% (16,000 ppm) of total oil and grease (TOG) and 5300 ppm of total petroleum hydrocarbons characterized as gasoline (TPH-G). The waste oil UST was also observed to suffer from severe corrosion and multiple holes. Contamination of this magnitude (≥ 100 ppm) is referred to as a "confirmed release" by the Regional Water Quality Control Board - San Francisco Bay Region (RWQCB).

Due to this site's "confirmed release" status and the groundwater contamination already identified at this site, additional investigative work must be performed to further define the extent of vertical and lateral impact upon groundwater and soils resulting from the noted contamination. The information gathered by this investigation must be used to determine an appropriate course of action to

Mr. Walter Quigley
RE: 2896 Castro Valley Blvd.
Castro Valley
May 8, 1989
Page 2 of 3

remediate the site. This site assessment should be conducted in accordance with the RWQCB Staff Recommendations for Initial Evaluation and Investigation of Underground Tanks. The major elements of such an investigation are summarized in the attached Appendix A.

In order to proceed with the site investigation, you should obtain professional services from a reputable engineering/geotechnical consulting firm. The responsibility of your consultant is to submit for review a proposal outlining planned activities pertinent to meeting the criteria outlined in this letter and the attached Appendix A. Once the site assessment has been completed, a technical report summarizing site related activities and conclusions must be submitted to this office and RWQCB. All reports and proposals must be submitted under seal of a California-Certified Engineering Geologist, California-Registered Geologist, or California-Registered Civil Engineer.

This office will oversee the site assessment for the referenced site. This oversight will include our review and comment on work proposals, and technical guidance on appropriate investigative approaches. However, the issuance of monitoring well installation permits will be through Zone 7. The RWQCB may choose to take over as lead agency if it is determined following the site assessment that there has been a substantial impact upon groundwater.

Please submit a Site Assessment proposal within 30 days of the receipt of this letter. Accompanying this proposal must be a check totalling \$831 to help defer the cost of our review of this plan and our oversight of the remediation process. This check should be made out to the County of Alameda. A copy of this proposal should also be sent to the RWQCB (Attn: Scott Hugenberger) for their review.

Further, as was discussed previously in a telephone conversation between yourself and Mr. Scott Seery of this office several weeks ago, the storage of the waste oil UST in its current location, above-grade on the east side of the station building, constitutes a safety hazard. As such, it is in violation of the Uniform Fire Code and California Hazardous Waste Laws to continue to allow this tank to remain on-site. Therefore, you must properly dispose of this tank as a hazardous waste at a licensed treatment, storage, or disposal (TSD) facility. The tank must be accompanied by a Uniform Hazardous Waste Manifest. This activity must also occur within thirty (30) days of your receipt of this letter. You must provide a copy to this office of the manifest used to document this tank's disposal.

Mr. Walter Quigley
RE: 2896 Castro Valley Blvd.
Castro Valley
May 8, 1989
Page 3 of 3

If you have any questions, please call Scott Seery, Hazardous Materials Specialist, at 415/271-4320.

Sincerely,



Rafat A. Shahid, Chief
Hazardous Materials Program

RAS:SOS:mam

cc: Howard Hatayama, DHS
Scott Hugenberger, RWQCB
Bob Bohman, Castro Valley Fire Dept.
Gil Jensen, Alameda County District Attorney, Consumer and
Environmental Protection Division
Pari Miraftabi, Alameda County Building and Inspection Dept.
Scott Seery, Alameda County Hazardous Materials Program
Files

Enclosure