

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



P0208

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

October 22, 2001

STID 2355

Morris F. Donnelly
Jeffrey W. Kerry
Kerry & Associates
151 Callahan Avenue, Ste. 202
San Leandro, CA 94577

RE: Palace Garage, 14336 Washington Avenue, San Leandro

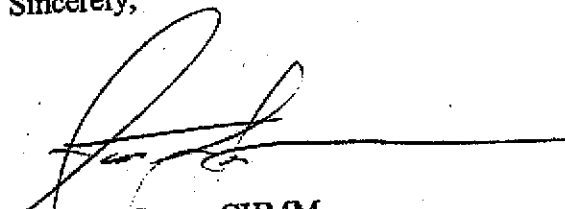
Dear Messrs. Donnelly and Kerry:

Thank you for our receipt of the September 25, 2001 All Cal Property Service, Inc. (All Cal) proposal for the continuing assessment of the fuel release at the subject site. All Cal proposes two additional push-tool sampling points, with up to two of the boreholes completed as small diameter monitoring wells following specific selection criteria.

This workplan is accepted as submitted.

Please call me at (510) 567-6783 should you have any questions and to inform me when field work has been scheduled.

Sincerely,



Scott O. Seery, CHMM
Hazardous Materials Specialist

cc: Chuck Headlee, RWQCB
Mike Bakaldin, San Leandro Hazardous Materials Program
John Mrakovich, All Cal Property Services, Inc.
P. O. Box 1652, Twain Harte, CA 95383

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



07-16-01
R0208

July 13, 2001

STID 2355

Morris F. Donnelly
Jeffrey W. Kerry
Kerry & Associates
151 Callahan Avenue, Ste. 202
San Leandro, CA 94577

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

RE: Palace Garage, 14336 Washington Avenue, San Leandro

Dear Messrs. Donnelly and Kerry:

Thank you for our receipt of the February 27, 2001 All Cal Property Service, Inc. (All Cal) report documenting the results of the 1st quarter 2001 sampling and monitoring activities at your site. This report represents one full year of well sampling and monitoring at this site.

The assessment work performed to date has generated good data, allowing a fairly good understanding of the dissolved gasoline plume geometry and contaminant distribution. However, the plume, as currently investigated, is still not fully defined, particularly in the downgradient direction from the former underground storage tank (UST) location. The downgradient "end point" of the plume has not been identified. Consequently, additional assessment work is required to satisfy this fundamental requirement.

I spoke with All Cal's John Mrakovich last week to discuss the expected scope of the next phase of the assessment. We still anticipate using GeoProbe[®] push-tool technology, as in the earliest phases of the investigation. Two sample points located close to Washington Avenue appear appropriate - one in front of your building, and another at the foot of the driveway leading between your and the neighboring building - with the option of installing one or two small-diameter, prepackaged wells if deemed prudent at the time of drilling to facilitate future sampling.

Please have your consultant submit a work plan for this next phase of the assessment to this office for review.

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



SENT 7-11-2000

20208

July 10, 2000

STID 2355

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

Morris F. Donnelly
Jeffrey W. Kerry
Kerry & Associates
151 Callahan Avenue, Ste. 202
San Leandro, CA 94577

RE: Palace Garage, 14336 Washington Avenue, San Leandro

Dear Messrs. Donnelly and Kerry:

Thank you for our receipt of the June 23, 2000 All Cal Property Service, Inc. (All Cal) report documenting the recent well installations at your site.

At this time, please adhere to a quarterly schedule of well sampling, monitoring and reporting. You are requested to initiate these scheduled tasks during the current quarter (3rd quarter, July - September) of 2000, and continuing until a year's worth of well sampling and monitoring data have been collected. Reports are due for submittal to this agency within 60 days of the completion of field activities for each quarterly event. This case will be tracked over this period of time, and the direction or scope of the project revised based on the nature of the data submitted.

Please call me at (510) 567-6783 should you have any questions.

Sincerely,



Scott O. Seery, CHMM
Hazardous Materials Specialist

cc: Chuck Headlee, RWQCB
Mike Bakaldin, San Leandro Hazardous Materials Program
John Mrakovich, All Cal Property Services, Inc.
27973 High Country Dr., Hayward, CA 94542-2530

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



Sent 1/3/00
Including cc's

20208

December 29, 1999

STID 2355

Morris F. Donnelly
Jeffrey W. Kerry
Kerry & Associates
151 Callahan Avenue, Ste. 202
San Leandro, CA 94577

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

RE: Palace Garage, 14336 Washington Avenue, San Leandro

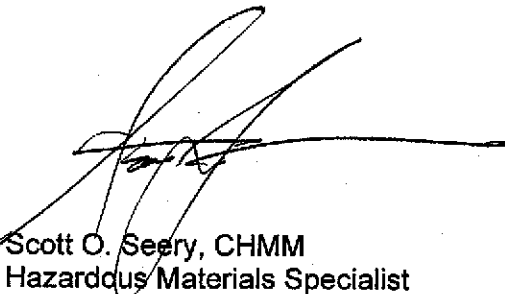
Dear Messrs. Donnelly and Kerry:

Thank you for our receipt of the December 10, 1999 All Cal Property Service, Inc. (All Cal) well installation workplan for the pending third stage of the environmental investigation at your site. This All Cal workplan calls for the construction of three (3) permanent monitoring wells in locations that reflect the apparent gasoline plume geometry mapped during the previous two Geoprobe® investigations completed earlier this year at this site.

The current All Cal well installation workplan is accepted as submitted.

Please call me at (510) 567-6783 when fieldwork has been scheduled or should you have any questions.

Sincerely,



Scott O. Seery, CHMM
Hazardous Materials Specialist

cc: Chuck Headlee, RWQCB
Mike Bakaldin, San Leandro Hazardous Materials Program
John Mrakovich, All Cal Property Services, Inc.
27973 High Country Dr., Hayward, CA 94542-2530

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



SENT 10-22-99
including cd 5

R0208

October 20, 1999

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

STID 2355

Morris F. Donnelly
Jeffrey W. Kerry
Kerry & Associates
151 Callahan Avenue, Ste. 202
San Leandro, CA 94577

RE: Palace Garage, 14336 Washington Avenue, San Leandro

Dear Messrs. Donnelly and Kerry:

Thank you for our receipt of the August 25, 1999 All Cal Property Service, Inc. (All Cal) report for the third stage of the environmental investigation at your site. This report also presents recommendations for additional tasks associated with the investigation.

The recent investigation was performed using Geoprobe™ tools as in the two previous stages. Eight (8) such borings were advanced, with soil and groundwater samples collected from each. All Cal reports that up to 59,000 micrograms per liter (ug/l) total petroleum hydrocarbons as gasoline (TPH-G) and 6000 ug/l benzene, among other fuel constituents, were identified in groundwater sampled from boring SB-12, located a distance of ~120' from the former tank location. In addition, up to 460 parts per million (ppm) TPH-G and 6.3 ppm benzene, among other compounds sought, were identified in soil samples collected at a depth of 15 - 15.5' in boring SB-13.

Boring logs appear to demonstrate that groundwater is first encountered in coarser-grained sediments (i.e., sand, gravel) reached at depths of ~12 - 15' below grade. These coarser sediments are overlain by a thick sequence of fine-grained materials, predominantly clay.

This office concurs with All Cal's assessment that plume geometry has been defined to the extent necessary to contemplate monitoring well placement. All Cal's proposed well locations (Fig. 1, August 1999 report) appear reasonable. However, a more complete work plan is now necessary as the project moves into the next significant phase of the investigation.

Messrs. Donnelly and Kerry
RE: 14336 Washington Ave., San Leandro
October 20, 1999
Page 2 of 2

Please have your consultant submit a well installation work plan to this office for review. Attached to this letter please find a copy of Appendix A, a broad outline to be followed by professional engineering or geologic consultants when preparing work plans of this sort.

This work plan is due within 60 days of the date of this letter.

Please call me at (510) 567-6783 should you have any questions.

Sincerely,



Scott O. Seery, CHMM
Hazardous Materials Specialist

Attachment

cc: Chuck Headlee, RWQCB (w/o)
Mike Bakaldin, San Leandro Hazardous Materials Program (w/o)
John Mrakovich, All Cal Property Services, Inc. (w/attachment)
27973 High Country Dr., Hayward, CA 94542-2530

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



20208

May 10, 1999

STID 2355

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

Morris F. Donnelly
Jeffrey W. Kerry
Kerry & Associates
151 Callahan Avenue, Ste. 202
San Leandro, CA 94577

RE: Palace Garage, 14336 Washington Avenue, San Leandro

Dear Messrs. Donnelly and Kerry:

Thank you for our receipt of the April 9, 1999 All Cal Property Service, Inc. (All Cal) report for the second stage of the environmental investigation at your site. This report also encloses a work plan proposing an additional phase of investigation.

All Cal reports that up to 91,000 micrograms per liter (ug/l) total petroleum hydrocarbons as gasoline (TPH-G) and 5900-ug/l benzene, among other fuel constituents, were identified in sampled groundwater encountered beneath the site. In addition, up to 3200 parts per million (ppm) TPH-G and 22 ppm benzene, among others, were also identified in soil samples collected at a depth of 15 - 15.5' in boring SB-6. These concentrations, particularly benzene, are higher than those collected from the borings advanced during the initial phase of the investigation.

All Cal correctly concludes that further assessment work is required to reasonably define the extent of the release from this site.

I contacted All Cal's John Mrakovich today to discuss the expected scope of the next phase of the assessment. We still anticipate using so-called "rapid site assessment tools" as in the prior two phases. However, it appears prudent at this time to increase the number of sample points and to expand their locations laterally from the source zone in an attempt to reach the leading edge of the plume quickly. I anticipate that this expanded scope will prove more cost-effective in the long run, reducing remobilization and associated labor costs.

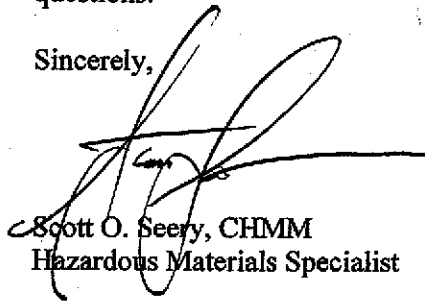
Attached please find a base map supplied by All Cal on which is indicated the proposed additional sample locations Mr. Mrakovich and I discussed today (A-E). These sample locations are in addition to those already proposed by All Cal for the pending phase of work (SB-8, -9, and -10).

The cited All Cal work plan is accepted, with the addition of five more sample points, for the next phase of this investigation.

Messrs. Donnelly and Kerry
RE: 14336 Washington Ave., San Leandro
May 10, 1999
Page 2 of 2

Please call me at (510) 567-6783 when fieldwork has been scheduled or should you have any questions.

Sincerely,



Scott O. Seery, CHMM
Hazardous Materials Specialist

Attachment

cc: Chuck Headlee, RWQCB (w/o)
Mike Bakaldin, San Leandro Hazardous Materials Program (w/o)
John Mrakovich, All Cal Property Services, Inc. (w/ attachment)
27973 High Country Dr., Hayward, CA 94542-2530

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



RO#208

February 26, 1999

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

STID 2355

Morris F. Donnelly
Jeffrey W. Kerry
Kerry & Associates
151 Callahan Avenue, Ste. 202
San Leandro, CA 94577

RE: Palace Garage, 14336 Washington Avenue, San Leandro

Dear Messrs. Donnelly and Kerry:

Thank you for our receipt of the February 17, 1999 All Cal Property Service, Inc. (All Cal) report for the initial stage of the environmental investigation at your site. This report also encloses a work plan proposing an additional phase of investigation.

All Cal reports that up to 69,000 micrograms per liter (ug/l) total petroleum hydrocarbons as gasoline (TPH-G) and 670-ug/l benzene, among other fuel constituents, were identified in sampled ground water encountered beneath the site. In addition, up to 4700 parts per million (ppm) TPH-G and 12 ppm benzene, among others, were also identified in soil samples collected at a depth of 15 - 15.5' in boring SB-1. SB-1 was advanced through the area of the former fuel dispenser.

All Cal correctly concludes that further assessment work is required to reasonably define the extent of the release from the former tanks at this site. A phased approach will be necessary. The enclosed work plan scope appears to adequately address this issue. Therefore, the All Cal work plan is accepted as submitted for the next phase of this investigation.

Please call me at (510) 567-6783 when fieldwork has been scheduled.

Sincerely,



Scott O. Seery, CHMM
Hazardous Materials Specialist

cc: Chuck Headlee, RWQCB
Mike Bakaldin, San Leandro Hazardous Materials Program
Bob Chambers, Alameda County District Attorney's Office
John Mrakovich, All Cal Property Services, Inc.
27973 High Country Dr., Hayward, CA 94542-2530

ALAMEDA COUNTY
HEALTH CARE SERVICES



AGENCY
DAVID J. KEARS, Agency Director

RO# 208

January 25, 1999

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

STID 2355

Morris F. Donnelly
Jeffrey W. Kerry
Kerry & Associates
151 Callahan Avenue, Ste. 202
San Leandro, CA 94577

RE: Palace Garage, 14336 Washington Avenue, San Leandro

Dear Messrs. Donnelly and Kerry:

Thank you for our receipt of the January 20, 1999 All Cal Property Service, Inc. (All Cal) work plan for the initial phase of the investigation at the subject site. All Cal proposes the installation of up to four (4) "Geoprobe" soil borings in locations about the former underground storage tank pit. The results of this work will help guide any additional work that might be required to adequately assess the extent of the impact, and will assist in determining the appropriate corrective action.

The cited All Cal work plan has been accepted with the following clarification:

- Groundwater samples are to be collected from the completed boreholes using a device that will minimize the potential for the loss of volatile constituents in collected samples. A "mini" bailer is such a device.

Please call me at (510) 567-6783 when fieldwork has been scheduled.

Sincerely,


Scott O. Seery, CHMM
Hazardous Materials Specialist

cc: Mee Ling Tung, Director, Environmental Health
Chuck Headlee, RWQCB
Mike Bakaldin, San Leandro Hazardous Materials Program
Bob Chambers, Alameda County District Attorney's Office
John Mrakovich, All Cal Property Services, Inc.
27973 High Country Dr., Hayward, CA 94542-2530

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



20208

December 29, 1998

ENVIRONMENTAL HEALTH SERVICES

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

STID 2355

Mr. Jeffrey Kerry
Mr. Morris Donnelly
Kerry & Associates
151 Callahan Avenue, Ste. 202
San Leandro, CA 94577

RE: Palace Garage, 14336 Washington Avenue, San Leandro

Dear Messrs. Kerry and Donnelly:

In correspondence from this office dated May 23, 1994, you were requested to submit a Preliminary Site Assessment (PSA) work plan for the assessment of the release of gasoline from the underground storage tank (UST) previously located at the subject site. You were advised of the California law and regulations that support this request, and the steps involved with the assessment process. The requested work plan was due for submittal by July 8, 1994. No work plan was received.

In subsequent correspondence from this office dated August 7, 1995, you were again requested to submit a PSA work plan. A period of 45 days was given to submit the requested work plan. As before, no work plan was received.

On October 30, 1995, a "NOTICE OF VIOLATION" was issued due to your failure to submit the requested PSA work plan. You were given until November 30, 1995 to submit a work plan. You were advised that failure to comply with this request was a violation of provisions of the California Health and Safety Code (HSC). You were also advised that HSC Section 25299(b) provided for civil penalties of up to \$5000 per day of violation for failure to comply with this request. No work plan was submitted.

On January 10, 1997 a "FINAL NOTICE OF VIOLATION" was issued for your continued failure to comply with our requests for the submittal of a PSA work plan. You were directed to submit the requested work plan by February 10, 1997. You were again advised of the civil penalties of up to \$5000 per day for failure to comply with this request. No work plan was ever submitted. Copies of the aforementioned correspondence are attached for your reference.

There is a clear record documenting your chronic failure to comply with the statutory requirement to assess the release from the UST at this site. Ample opportunity to comply has been provided over the last 4 years, yet compliance has not been realized.

Messrs. Kerry and Donnelly
RE: 14336 Washington Ave., San Leandro
December 29, 1998
Page 2 of 2

Please be advised that this case has now been referred to the Alameda County District Attorney's Office to pursue enforcement action.

Should you have any questions, you may contact me at (510) 567-6783.

Sincerely,



Scott O. Seery, CHMM
Hazardous Materials Specialist

Attachments

cc: Mee Ling Tung, Director, Environmental Health
Chuck Headlee, RWQCB
Bob Chambers, Alameda County District Attorney's Office (w/attachments)
Mike Bakaldin, San Leandro Hazardous Materials Program

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



120208

January 10, 1997

STID 2355

Jeffrey Kerry
Morris Donnelly
Kerry & Associates
151 Callahan Avenue, Ste. 202
San Leandro, CA 94577

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

"FINAL NOTICE OF VIOLATION"

RE: PALACE GARAGE, 14336 WASHINGTON BOULEVARD, SAN LEANDRO

Dear Messrs. Kerry and Donnelly:

This letter is in response to your continued failure to submit a work plan which was requested in two separate Alameda County Health Care Services Agency's letters dated May 23, 1994, August 4, 1995, and October 30, 1995. This office has not received a work plan for a preliminary site assessment (PSA) work plan for the initial assessment of soil and ground water conditions following the 1991 discovery of an apparent release from the former underground storage tank. The requested PSA work plan was due November 30, 1995.

At this time you are directed to submit the referenced PSA work plan within 30 days of the date of this letter or by February 10, 1997.

Please be advised that failure to satisfy this request will result in the referral of this case to the Alameda County District Attorneys Office. Please be further advised that Section 25299(b) of the California Health and Safety Code, among other possible statutes, provides for civil penalties of up to \$5000 per tank per day for failure to comply with this directive.

Please call me at your earliest convenience concerning this matter. Failure to reply to this request may subject you additional penalties. Please contact me at 510/567-6880 should you have any questions about the content of this letter.

Sincerely,

Dale Klettke, CHMM
Hazardous Materials Specialist

Messrs. Kerry and Donnelly
RE: Palace Garage, 14336 Washington Ave., San Leandro
January 10, 1997
Page 2 of 2

c: Dale Klettke--files
John Maracavich, c/o ALLCAL Property Services, Inc., 27973 High Country Drive,
Hayward, CA 94542
Bob Chambers, Alameda County District Attorney's Office
Mike Bakaldin, San Leandro Hazardous Materials Program

2355nov1fnl



October 30, 1995

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

STID 2355

Jeffrey Kerry
Morris Donnelly
Kerry & Associates
151 Callahan Avenue, Ste. 202
San Leandro, CA 94577

"NOTICE OF VIOLATION"

RE: PALACE GARAGE, 14336 WASHINGTON BOULEVARD, SAN LEANDRO

Dear Messrs. Kerry and Donnelly:

This letter is in response to your continued failure to submit a work plan which was requested in two separate Alameda County Health Care Services Agency's letters dated May 23, 1994 and August 4, 1995. This office has not received a work plan for a preliminary site assessment (PSA) work plan for the initial assessment of soil and ground water conditions following the 1991 discovery of an apparent release from the former underground storage tank. The requested PSA work plan was due July 8, 1994.

At this time you are directed to submit the referenced PSA work plan within 30 days of the date of this letter or by November 30, 1995.

Please be advised that failure to satisfy this request will result in the referral of this case to the Alameda County District Attorneys Office. Please be further advised that Section 25299(b) of the California Health and Safety Code, among other possible statutes, provides for civil penalties of up to \$5000 per tank per day for failure to comply with this directive.

Please call me at your earliest convenience concerning this matter. Failure to reply to this request may subject you additional penalties. Please contact me at 510/567-6880 should you have any questions about the content of this letter.

Sincerely,

A handwritten signature in black ink, appearing to read "Dale Klettke", with a long horizontal flourish extending to the right.

Dale Klettke, CHMM
Hazardous Materials Specialist

Messrs. Kerry and Donnelly

RE: Palace Garage, 14336 Washington Ave., San Leandro

October 30, 1995

Page 2 of 2

TOP

c: Jun Makishima, Interim Agency Director
Gil Jensen, Alameda County District Attorney's Office
Mike Bakaldin, San Leandro Hazardous Materials Program

2355nov1.dkt

**ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY**

DAVID J. KEARS, Agency Director



R0208

RAFAT A. SHAHID, Director

August 7, 1995

STID 2355

Jeffrey Kerry
Morris Donnelly
Kerry & Associates
151 Callahan Avenue, Ste. 202
San Leandro, CA 94577

DEPARTMENT OF ENVIRONMENTAL HEALTH
Environmental Protection Division
1131 Harbor Bay Parkway, #250
Alameda, CA 94502-6577
(510) 567-6700

RE: PALACE GARAGE, 14336 WASHINGTON BOULEVARD, SAN LEANDRO

Dear Messrs. Kerry and Donnelly:

Your attention is directed to the attached correspondence from this office dated May 23, 1994 in which is requested, among others, the submittal of a preliminary site assessment (PSA) work plan for the initial assessment of soil and ground water conditions following the 1991 discovery of an apparent release from the former underground storage tank. The requested PSA work plan was due July 8, 1994.

Although a response to this work plan request, dated June 8, 1994, was received, this response attempted to address an issue regarding soil stockpile transport and disposal. To date, a PSA work plan has not been received.

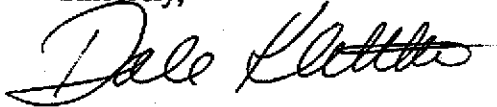
At this time you are directed to submit the referenced PSA work plan within 45 days of the date of this letter.

Please be advised that failure to satisfy this request will result in the referral of this case to the appropriate enforcement agency. Please be further advised that Section 25299(b) of the California Health and Safety Code, among other possible statutes, provides for civil penalties of up to \$5000 per tank per day for failure to comply with this directive.

I have taken over management of this case effective July 12, 1995 from Scott Seery of this office. Please call feel free to contact me at 510/567-6880 should you have any questions about the content of this letter.

Messrs. Kerry and Donnelly
RE: Palace Garage, 14336 Washington Ave., San Leandro
August 7, 1995
Page 2 of 2

Sincerely,

A handwritten signature in cursive script, appearing to read "Dale Klettke".

Dale Klettke
Hazardous Materials Specialist

attachments

cc: Rafat A. Shihid, Agency Director
Gil Jensen, Alameda County District Attorney's Office
Mike Bakaldin, San Leandro Hazardous Materials Program

ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY

DAVID J. KEARS, Agency Director



R0208

RAFAT A. SHAHID, ASST. AGENCY DIRECTOR

STID 2355

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

May 23, 1994

Jeffrey Kerry
Morris Donnelly
Kerry & Associates
151 Callahan Avenue, Ste. 202
San Leandro, CA 94577

RE: PALACE GARAGE, 14336 WASHINGTON BOULEVARD, SAN LEANDRO

Dear Messrs. Kerry and Donnelly:

This office has completed a subsequent review of the case file for this site, up to and including the information submitted under Kerry & Associates cover dated October 11, 1993. Of the two documents submitted under the October 1993 cover, only one of the documents, a May 28, 1993 Century West Engineering Corporation (CWEC) letter report presenting recent soil stockpile analyses, is information not previously in our case file.

We understand that the tank pit has been restored to grade and is now asphalt capped. However, information describing the source of the materials used for pit restoration, or the eventual disposition of the previously-excavated, stockpiled, and treated soil, has not been presented. Please present these data. Should the treated soil still be found on site, however, please contact me to discuss the variety of options available to you for disposal or reuse.

As we have written previously, several throughgoing holes were observed in the former underground storage tank (UST) during its February 1991 closure. Although high concentrations of fuel compounds were not discovered in native soil collected from below the removed UST, high concentrations were discovered in excavated material. Further, as the depth of UST excavation was increased following tank removal, field evidence of contamination likewise increased. We are not aware whether final soil samples were collected from the bottom of the UST pit once excavation ceased. Our interpretation of these data is that an unauthorized release of fuel hydrocarbons has occurred at this site.

Please be advised that the San Francisco Bay Regional Water Quality Control Board (RWQCB), and the Corrective Action Regulations, Article 11, Title 23, California Code of Regulations (CCR), require additional environmental investigations to be performed when unauthorized releases are discovered. The initial

Messrs. Kerry and Donnelly
RE: 14336 Washington Blvd.
May 23, 1994
Page 2 of 4

investigation is in the form of a **Preliminary Site Assessment**, or PSA. The information gathered by the PSA is used to determine the extent of the environmental impact resulting from the release, and whether further assessment or cleanup are necessary. A PSA must be conducted in accordance with the RWQCB Staff Recommendations for the Initial Evaluation and Investigation of Underground Tanks, the State Water Resources Control Board (SWRCB) Leaking Underground Fuel Tank (LUFT) Field Manual, and Article 11 of 23CCR.

A PSA is required at this site.

In order to proceed with a PSA, you should obtain the professional services of a reputable environmental consultant. Your responsibility is to have the consultant submit a PSA work plan outlining planned activities pertinent to meeting the criteria described in the referenced guidance documents. These criteria are broadly outlined in the attached **Appendix A** from the RWQCB.

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

The PSA work plan is due within 45 days of the date of this letter, or by July 8, 1994. Work should commence no later than 30 days following work plan approval.

A report must be submitted within **45 days** of the completion of field activities associated with this phase of work at the site. Subsequent reports are to be submitted **quarterly** until this site qualifies for final RWQCB "sign off."

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

- o Details and results of all work performed during the designated reporting period: records of field observations

Messrs. Kerry and Donnelly
RE: 14336 Washington Blvd.
May 23, 1994
Page 3 of 4

and data, boring and well construction logs, water level data, chain-of-custody forms, laboratory results for all samples collected and analyzed (including QA/QC data), tabulations of free product thicknesses and dissolved fractions, etc.

- o Status of ground water contamination and characterization
- o Interpretation of results: water level contour maps showing gradients, free and dissolved product plume definition maps for each target compound, geologic cross sections, etc.
- o Recommendations for additional work

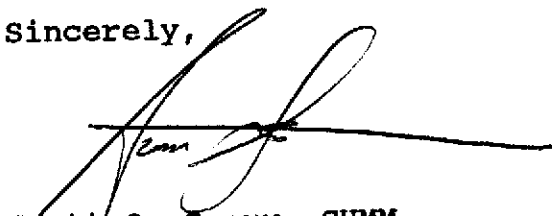
All reports and proposals must be submitted under seal of a California-registered geologist or civil engineer with the appropriate environmental background. Please include a statement of qualifications for each lead professional involved with this project.

Additionally, your site does appear on the State Water Resources Control Board (SWRCB) listing of reported unauthorized releases. Please find attached the notification form to be used for this purpose. Please supply the information requested in this notification form and return to this office within 15 days.

Please be advised that this is a formal request for technical reports pursuant to California Water Code Section 13267(b). Failure to respond may result in the referral of this case to the RWQCB or other appropriate agency for enforcement action.

Please feel free to call me at 510/271-4530, should you have any questions.

Sincerely,



Scott O. Seery, CHMM
Senior Hazardous Materials Specialist

attachments

Messrs. Kerry and Donnelly
RE: 14336 Washington Blvd.
May 23, 1994
Page 4 of 4

cc: Rafat A. Shahid, Assistant Agency Director, Env. Health
Gil Jensen, Alameda County District Attorney's Office
Mike Bakaldin, San Leandro Fire Department
Rob Weston, ACDEH

ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY

DAVID J. KEARS, Agency Director



RAFAT A. SHAHID, ASST. AGENCY DIRECTOR

R0208

STID 2355

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

August 25, 1993

Jeffrey Kerry
Morris Donnelly
Kerry & Associates
151 Callahan Avenue, Ste. 202
San Leandro, CA 94577

RE: PALACE GARAGE, 14336 WASHINGTON BOULEVARD, SAN LEANDRO -
UNDERGROUND STORAGE TANK LEAK AND ASSESSMENT FILE

Dear Messrs. Kerry and Donnelly:

This office is currently reviewing the underground storage tank (UST) leak and assessment file for the referenced site. The information presently available in this file appears incomplete. Absent are any reports describing environmental assessment work occurring at the site since submittal of the March 7, 1991 Century West Engineering Corporation (CWE) report documenting the results of the February 11, 1991 UST closure.

The observation of holes in the tank and significant fuel hydrocarbon concentrations in excavated soils indicate an unauthorized release had occurred at this site, requiring some degree of additional assessment of the site. The cited CWE report reached the same conclusion. Your letter of March 13, 1991 indicated CWE's recommendations for additional assessment would occur.

Please submit all documents relating to activities occurring at the site since March 1991. These documents are due within the next 30 days. Please be advised that this letter constitutes an official request for technical reports pursuant to California Water Code Section 13267(b).

You may contact me at 510/271-4530 should you have any questions. Thank you in advance for your timely attention to this matter.

Sincerely,

A handwritten signature in black ink, appearing to read 'Scott O. Seery', written over a horizontal line.

Scott O. Seery, CHMM
Senior Hazardous Materials Specialist

cc: Rafat A. Shahid, Assistant Agency Director
Gil Jensen, Alameda County District Attorney's Office
Mike Bakaldin, San Leandro Fire Department

August 20, 1991

Appendix A

Workplan for Initial Subsurface Investigation

In recent years, the number of initial site investigations related to unauthorized releases of fuel products has increased dramatically. To assure that the workplans associated with these investigations can be reviewed and approved in a timely manner, it is essential that these documents have uniform organization and content.

The purpose of this appendix is to present an outline to be followed by professional engineering or geologic consultants in preparing workplans to be submitted for review and approval by Local Implementing Agencies and the Regional Board.

A statement of qualifications and the registration number of the California registered engineer and/or California registered geologist responsible for the project must be included with the submitted workplan and subsequent reports.

This appendix should be used in conjunction with the " Tri-Regional Board Staff Recommendations for Preliminary Evaluation and Investigation of Underground Tank Sites", August 1990.

PROPOSAL AND REPORT FORMAT

I. Introduction

- A. Statement of Scope of Work
- B. Site location
- C. Background
- D. Site History

- 1. Brief description of the type of business and associated activities that take place at the site, including the number and capacity of operating tanks.
- 2. Description of previous businesses at the site.
- 3. Complete description of tank activities, tank contents, and tank removal.
 - a. number of underground tanks, uses, etc...

(include the volume and construction material of each tank)

b. Date of tank removal and condition of tank upon removal.

c. Description of all waste removal, including copies of all manifests.

d. Filing status and copy of unauthorized release form, if not previously submitted.

e. previous tank testing results and date. Include discussion of inventory reconciliation methods and results for previous three years.

f. Estimate of the total quantity of product lost.

4. Other spill, leak, and accident history at the site, including any previously removed tanks.

5. Describe any previous subsurface work at the site or adjacent sites.

II. Site Description

A. Vicinity description and hydrogeologic setting.

B. Vicinity map (including wells located on-site or on adjoining lots, as well as any nearby surface water bodies (streams, ponds, etc...)).

C. Site map to include:

1. Adjacent streets.

2. Site building locations

3. Tank locations.

4. Island locations and piping to pumps from tanks.

5. Any known subsurface conduits, underground utilities, etc...

D. Existing soil contamination and excavation results.

1. Provide details of sampling procedures and methods used.

2. Indicate depth to groundwater, if encountered.

3. Describe soil types and soil strata encountered in excavation(s).

4. Provide in tabular form the analytic results of all previous soil and water sampling. The location of these samples should be included on the site map. The date sampled, the identity of the sampler, and signed laboratory data sheets need to be included. The laboratory data sheets must include the laboratory's assessment of the condition of samples upon receipt, including: a) temperature, b) container type, c) air bubbles present/absent in VOA bottles, d) proper preservation, and e) any other relevant information which might affect the analytic results of the sample(s).

5. Identify underground utilities.

6. Describe any unusual problems encountered during excavation or tank removal.

7. Describe in detail the methods used for storing, characterizing, and disposing of all contaminated soil and groundwater.

8. Reference all required permits, including those issued by the Air Quality Management District and local underground tank permitting agency and public encroachment permits when drilling offsite..

III. Plan for determining the extent of soil contamination on site.

A. Describe the method/technique(s) proposed for determining the extent of contamination within the excavation.

B. Describe sampling methods and procedures to be used.

1. If soil gas survey is planned, then:

a. Identify number of boreholes, location (on site map), sampling depth, etc...

b. Identify subcontractors, if any

c. Identify methods or techniques used for analysis

d. Provide quality assurance plan for field testing

Please note that soil gas surveys are not considered to

be a substitute for discrete soil samples from the excavation, borings, and/or wells, but is considered to be a screening tool only.

2. If soil borings are to be used to determine the extent of soil contamination, then:

a. Identify number and location (on site map) of proposed borings

b. Indicate anticipated depth of borings

c. Describe soil classification system, soil sampling method and rationale for it's use

d. Describe boring drilling method, including decontamination procedures.

e. Describe boring abandonment method

C. Describe the method(s) and criteria used to screen soil for petroleum hydrocarbon contamination, including a complete description of procedures to be used for storing and disposal of any excavated soil. If on-site soil aeration is to be used to remediate soil, then a complete description of the treatment method is required:

1. Volume and rate of aeration/turning

2. Method of containment and cover

3. Wet weather contingency plans

Other on-site soil treatment methods (bioremediation, etc....) require approval by the Regional Board. Off-site storage or treatment requires permits issued by the Regional Board.

D. Describe security measures planned for excavated hole and contaminated soil (i.e., six foot fence surrounding excavation, spoil piles, ripped up piping, etc...).

IV. Plan for determining groundwater contamination

Construction and placement of wells should adhere to the requirements specified in "Tri-Regional Board Staff Recommendations for Preliminary Evaluation and Investigation of Underground Tank Sites", August, 1990.

A. Placement of monitoring wells including rationale for their locations should be discussed. Their positions should be detailed on a scaled site map.

B. Drilling method for construction of monitoring wells, including decontamination procedures.

1. Expected depth and diameter of monitoring wells
2. Expected drilling date
3. Sampling method and sampling interval (split spoon, every 5', at changes of lithology, at the soil/water interface, etc...)
4. Well design and construction specifications, including casing type, diameter, screen length and interval, and filter pack and screen slot specifications including rationale for their selection (sieve analysis, etc..).
5. Depth interval and type of seal
6. Construction diagram for wells
7. Well development method and criteria used for assessing adequacy of development (the time period between construction, development, and sampling should be noted)
8. Plans for characterizing and disposing of cutting spoils and development water (contact your Regional Board or Local Implementing Agency for guidance if on-site disposal is proposed)
9. Surveying plan for wells (requirements include surveying to established benchmark to 0.01 foot).

C. groundwater sampling plans (this should include plans for sampling of on-site domestic wells).

1. Water level measurement method
2. Method(s) for measuring free-product, observation of sheen and odor (must be done prior to well purging; the use of an interface probe when checking for the presence of free-product is highly recommended)
3. Well purging procedures
4. Well purge water characterization and disposal plans
5. Water sample collection protocol (include the pH, conductivity, and temperature of groundwater prior to sampling)

6. Compounds being sampled for and analytic methodology
(see Table 2, Tri-Regional Recommendations)

7. Quality assurance/Quality Control plan

8. Chain of custody procedures

V. Site safety plan

A Preliminary Site Assessment report, documenting the results of the site investigation(s) proposed in the workplan should be submitted to the Local Implementing Agency and the Regional Board as soon as possible following completion of the work. This report should include recommendations for additional work needed to adequately remediate the subject site. A proposed implementation schedule for the additional work should also be included.

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



R0208

Certified Mail # P 833 981 300

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

April 10, 1989

PALACE GARAGE
14336 WASHINGTON AVE.
SAN LEANDRO, CALIFORNIA 94578

DEAR MANAGERS:


Dames & Moore, an Environmental Consulting Co., located at 221 Main St., San Francisco, CA has requested information concerning all the environmental information we have on your site. In accordance to Section 25511(c), California Health & Safety Code, Division 20, we are notifying you of this request.

For your information, part of this section states, "The administrative agency shall release the information to the public, but not earlier than 30 days after the date of mailing the notice of the request for information, unless prior to the expiration of the 30 day period, the handler files an action in an appropriate court for a declaratory judgement that the information is subject to protection under subdivision (b) or for an injunction prohibiting disclosure of the information to the public and promptly notifies the administering agency of that action".

If our office does not receive any of these documents within 30 days, we will assume all the information we have on your company is not confidential.

If you have any questions, please contact Larry Seto, Senior Hazardous Materials Specialist, at 271-4320.

Sincerely,


Rafat A. Shahid, Chief,
Hazardous Materials Program

RAS:LS:mnc

cc: Larry Seto
Files