

ALAMEDA COUNTY
HEALTH CARE SERVICES



AGENCY
DAVID J. KEARS, Agency Director

R0322

Stid 4246

July 30, 1999

Gary King
Tri-City Properties
5157 Broghy Dr.
Fremont, CA 94536 Fremont, CA 94536

ENVIRONMENTAL HEALTH SERVICES

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

Re: 2691 Castro Valley Blvd., Castro Valley, CA 94546

LANDOWNER NOTIFICATION AND PARTICIPATION REQUIREMENTS

Dear Mr. King:

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.

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ENVIRONMENTAL HEALTH SERVICES

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

Stid 4246

May 25, 1999

Gary King
Tri-City Properties
5157 Broghy Dr.
Fremont, CA 94536

Subject: 2691 Castro Valley Blvd., Castro Valley, CA 94546

Dear Mr. King:

This office has attempted to inform you of your legal obligations regarding the above referenced site through several past correspondences including the last letter dated March 15th, 1999.

There are several issues, which must be addressed to further evaluate this case for closure:

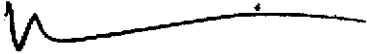
- 1000-gallon waste oil tank closure report has not been submitted. Please submit this report.
- There are also some confusion regarding the water samples taken from the site previously as to whether the sample was taken from the tank or from the tank pit. It is also unclear at what depth the soil samples were taken.
- The ground water depth was not noted during the tank removal/sampling, etc.

The above information is needed to properly address the closure of this site.

Please address the above issues within 14 days from the receipt of this letter by June 8th, 1999. This office can only consider the case for closure after the above issues have been properly resolved.

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

Sincerely,


Amir K. Gholami, REHS
Hazardous Materials Specialist

C: Mr. & Ms. Anthony B. Varni & Marlene M. Varni, P.O. Box 570,
Hayward, CA 94543

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



R0# 322

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

Stid 4246

March 15, 1999

Gary King
Tri-City Properties
5157 Broghy Dr.
Fremont, CA 94536

Subject: 2691 Castro Valley Blvd., Castro Valley, CA 94546

Dear Mr. King:

I have reviewed the subject files regarding the 1000-gallon waste oil tank removal on June 1988. As you are aware, this office does not have final tank closure report and the property owner, Anthony Varni, does not possess such report either.

There are also some confusion regarding the water samples taken from the site previously as to whether the sample was taken from the tank or from the tank pit. In addition, It is unclear at what depth the soil samples were taken. In addition the ground water depth was not noted during the tank removal/sampling, etc. Anyhow, there is lack of sufficient data to properly address the closure of this site.

Please address the above underlined issues within 30 days from the receipt of this letter by April 15, 1999. This office can only consider the case for closure after the above issues have been properly addressed.

Please contact me at (510)-567-6876 if you have any question.

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



RO# 322

Std 4246/lop

November 25, 1996

Gary King
Tri-City Properties
5157 Brophy Dr
Fremont CA 94536

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

Subject: 2691 Castro Valley Blvd., Castro Valley CA 94546

Dear Mr. King:

This office has recently reviewed the case file regarding the removal of a 1,000-gallon waste oil tank from the subject site in June 1988. This tank reportedly had holes and corrosion at the time of removal. A final tank closure report is not on file with this office. Per our telephone conversation on November 25, 1996, the property owner, Anthony Varni, does not possess a closure report regarding the removal of this tank.

Our file does include laboratory analytical results of soil samples collected from the tank pit and a water sample obtained on June 24, 1988. It is not known if the water sample was collected from the tank itself, or from groundwater present in the tank pit during removal activities. In addition, there is no documentation in regard to sampling/testing and fate of the soil removed during tank closure activities. The consultant, ENSCO Environmental Services, Inc., who completed the tank removal, has since gone out of business, and according to you, Mr. Varni does not have any documentation to help clarify this information.

Trace concentrations of TPH-G, TPH-D, and xylenes were detected in the soil samples collected from the former tank pit. However, elevated levels of petroleum hydrocarbons (5,500 ppb TPH-G, 6,200 ppb TPH-D, 15,000 ppb oil & grease, and 11/30/7.6/620 ppb BTEX, respectively) were detected in the water sample. Chain-of-custody documentation indicates "water sample from tank" which leads me to believe that the water sample was representative of the product contents inside the tank rather than groundwater within the tank pit.

In order to clarify the above mentioned discrepancies, this Department would typically request that at least one soil boring be installed at the location of the former tank in order to collect confirmatory soil and groundwater samples. However, it is my understanding that a building was placed over this location. With the absence of the above information and because groundwater in this location is assumed to be relatively shallow (groundwater has ranged from 3 ft. to 9 ft. below ground surface at sites located on the opposite side of Castro Valley Blvd.), please submit the following information regarding the construction of the building located above the former underground storage tank:

- Date built
- Type of moisture barrier installed
- Type and thickness of building foundation
- Site map of building structures relative to the former tank

Please submit this information to this office no later than December 13, 1996. Thank you for your attention to this matter. Please call me at (510)567-6755 if you have questions.

Sincerely,


Amy Leech
Hazardous Materials Specialist

King

Re: 2691 Castro Valley Blvd.

November 25, 1996

Page 2 of 2

c: Anthony B. Varni, PO Box 570, Hayward CA 94543
ALL/files