

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



SENT
03-24-06

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

March 24, 2006

Mr. Warren Hagstrom
Hagstrom Properties
260 Village Square
Orinda, CA 94563

Subject: Fuel Leak Case No. RO0000438, Hagstrom Property, 265 30th Street, Oakland, CA –
Work Plan Approval

Dear Mr. Hagstrom:

Alameda County Environmental Health (ACEH) staff has reviewed the fuel leak case file for the above-referenced site and the document entitled, "Revised Work Plan for Additional Site Assessment," dated March 15, 2006. The Work Plan proposes to collect soil and groundwater samples from one direct push boring immediately adjacent to a former UST located at 2964 Broadway. The Work Plan also proposes a geophysical survey to locate former product lines and proposes advancing three soil borings to assess soil conditions beneath the former pump islands and product lines at 265 30th Street. ACEH concurs with the proposed scope of work provided that technical comment 2 below is addressed as part of the field investigation.

We request that you address the following technical comments, perform the proposed work, and send us the reports described below.

TECHNICAL COMMENTS

1. **Proposed Direct Push Boring at 2984 Broadway.** ACEH concurs with the proposed scope of work for the direct push boring at 2964 Broadway.
2. **Soil Samples from 265 30th Street.** As described in the Work Plan, a minimum of one soil sample will be collected for laboratory analysis at two to three feet below grade (bg) and a minimum of one soil sample will be collected below five feet bg and above first-encountered groundwater from each of the three proposed soil borings at 265 30th Street. If staining, odor, or elevated PID readings are observed over an interval of several feet, a sufficient number of soil samples will be submitted for laboratory analyses to characterize the fuel hydrocarbon concentrations within this interval. ACEH concurs with the proposed soil sampling intervals. In addition to the proposed analyses for TPHg, TPHd, and BTEX, we request that the soil samples from 265 30th Street also be analyzed for ethylene dibromide and 1,2-dichloroethane by EPA Method 8260 and lead by ICAP or AA.
3. **Geotracker EDF Submittals.** A review of the Geotracker website for this sites indicates that analytical and other required data have not been uploaded to the Geotracker website. Pursuant to CCR Sections 2729 and 2729.1, beginning September 1, 2001, all analytical data, including monitoring well samples, submitted in a report to a regulatory agency as part

of the LUFT program, must be transmitted electronically to the SWRCB GeoTracker system via the internet. Additionally, beginning January 1, 2002, all permanent monitoring points utilized to collect groundwater samples (i.e. monitoring wells) and submitted in a report to a regulatory agency, must be surveyed (top of casing) to mean sea level and latitude and longitude to sub-meter accuracy, using NAD 83, and transmitted electronically to the SWRCB GeoTracker system via the internet. Beginning July 1, 2005, electronic submittal of a complete copy of all necessary reports is also required in Geotracker (in PDF format). Please upload all analytical data (collected on or after September 1, 2001), to the SWRCB's GeoTracker database website in accordance with the above-cited regulation.

TECHNICAL REPORT REQUEST

Please submit technical reports to Alameda County Environmental Health (Attention: Jerry Wickham), according to the following schedule:

- **July 28, 2006** – Soil and Groundwater Investigation Report

These reports are being requested pursuant to California Health and Safety Code Section 25296.10. 23 CCR Sections 2652 through 2654, and 2721 through 2728 outline the responsibilities of a responsible party in response to an unauthorized release from a petroleum UST system, and require your compliance with this request.

ELECTRONIC SUBMITTAL OF REPORTS

Effective **January 31, 2006**, the Alameda County Environmental Cleanup Oversight Programs (LOP and SLIC) require submission of all reports in electronic form to the county's ftp site. Paper copies of reports will no longer be accepted. The electronic copy replaces the paper copy and will be used for all public information requests, regulatory review, and compliance/enforcement activities. Instructions for submission of electronic documents to the Alameda County Environmental Cleanup Oversight Program ftp site are provided on the attached "Electronic Report Upload (ftp) Instructions." Please do not submit reports as attachments to electronic mail.

Submission of reports to the Alameda County ftp site is an addition to existing requirements for electronic submittal of information to the State Water Resources Control Board (SWRCB) Geotracker website. Submission of reports to the Geotracker website does not fulfill the requirement to submit documents to the Alameda County ftp site. In September 2004, the SWRCB adopted regulations that require electronic submittal of information for groundwater cleanup programs. For several years, responsible parties for cleanup of leaks from underground storage tanks (USTs) have been required to submit groundwater analytical data, surveyed locations of monitor wells, and other data to the Geotracker database over the Internet. Beginning July 1, 2005, electronic submittal of a complete copy of all necessary reports was required in Geotracker (in PDF format). Please visit the SWRCB website for more information on these requirements (http://www.swrcb.ca.gov/ust/cleanup/electronic_reporting).

In order to facilitate electronic correspondence, we request that you provide up to date electronic mail addresses for all responsible and interested parties. Please provide current electronic mail addresses and notify us of future changes to electronic mail addresses by sending an electronic mail message to me at jerry.wickham@acgov.org.

PERJURY STATEMENT

All work plans, technical reports, or technical documents submitted to ACEH must be accompanied by a cover letter from the responsible party that states, at a minimum, the following: "I declare, under penalty of perjury, that the information and/or recommendations contained in the attached document or report is true and correct to the best of my knowledge." This letter must be signed by an officer or legally authorized representative of your company. Please include a cover letter satisfying these requirements with all future reports and technical documents submitted for this fuel leak case.

PROFESSIONAL CERTIFICATION & CONCLUSIONS/RECOMMENDATIONS

The California Business and Professions Code (Sections 6735, 6835, and 7835.1) requires that work plans and technical or implementation reports containing geologic or engineering evaluations and/or judgments be performed under the direction of an appropriately registered or certified professional. For your submittal to be considered a valid technical report, you are to present site specific data, data interpretations, and recommendations prepared by an appropriately licensed professional and include the professional registration stamp, signature, and statement of professional certification. Please ensure all that all technical reports submitted for this fuel leak case meet this requirement.

UNDERGROUND STORAGE TANK CLEANUP FUND

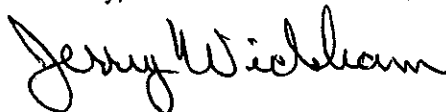
Please note that delays in investigation, later reports, or enforcement actions may result in your becoming ineligible to receive grant money from the state's Underground Storage Tank Cleanup Fund (Senate Bill 2004) to reimburse you for the cost of cleanup.

AGENCY OVERSIGHT

If it appears as though significant delays are occurring or reports are not submitted as requested, we will consider referring your case to the Regional Board or other appropriate agency, including the County District Attorney, for possible enforcement actions. California Health and Safety Code, Section 25299.76 authorizes enforcement including administrative action or monetary penalties of up to \$10,000 per day for each day of violation.

If you have any questions, please call me at (510) 567-6791.

Sincerely,



Jerry Wickham
Hazardous Materials Specialist

Enclosure: ACEH Electronic Report Upload (ftp) Instructions

Warren Hagstrom
March 24, 2006
Page 4

cc: David Reinsma, Trinity Source Group, Inc., 910 Mesa Grande Road, Aptos, CA 95003

Donna Drogos, ACEH
Jerry Wickham, ACEH
File

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



SENT
01-27-06

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

January 27, 2006

Mr. Warren Hagstrom
Hagstrom Properties
260 Village Square
Orinda, CA 94563

Subject: Fuel Leak Case No. RO0000438, Hagstrom Property, 265 30th Street, Oakland, CA

Dear Mr. Hagstrom:

Alameda County Environmental Health (ACEH) staff has reviewed the fuel leak case file for the above-referenced site and additional documentation regarding the history of the two 8,000-gallon underground storage tanks (USTs) removed from the site in December 1995. Documentation regarding the 1965 closure of the USTs was provided to us by Mr. David Reinsma of Trinity Source Group, Inc. in an electronic mail message dated January 12, 2006. In previous ACEH correspondence dated November 18, 2005, ACEH concurred with the scope of work as proposed in your Work Plan dated April 30, 2004. The April 30, 2004 Work Plan proposed the collection of soil and groundwater samples from five soil borings in the area of the two former USTs at 265 30th Street. Based on the information provided, additional investigation of methyl tert-butyl ether (MTBE) in groundwater in the area of the two 8,000-gallon USTs at 265 30th Street is not required (please see technical comment 1 below).

As discussed in our November 18, 2005 correspondence, ACEH requests that a minimum of one soil boring be advanced in the area of the former 1,500-gallon fuel oil tank at 2894 Broadway. Although previous correspondence from ACEH dated October 2, 1997 indicated that no further action related to this UST is required, recent evaluation of the sampling results for this UST indicate that further investigation is required based on the lack of groundwater samples collected in this area of the site, the detection of highly elevated total lead in soils, and unknown history of the former UST. Please see technical comment 5 below regarding the requested scope of work for the former UST at 2894 Broadway.

We request that you address the following technical comments and submit a revised Work Plan to conduct additional site investigation. This Work Plan is being requested pursuant to the Regional Water Quality Control Board's (Regional Board) authority under Section 13267 of the California Water Code.

TECHNICAL COMMENTS

1. **Extent of Groundwater Contamination.** The April 24, 2004 Work Plan proposed five exploratory borings to investigate the extent of groundwater contamination from the two former USTs at 265 30th Street. Based on the data provided to date, further delineation of the extent of groundwater contamination in the area of the two former USTs located at 265 30th Street, is not required.

2. **Product Lines.** The "Fuel Tank Closure Report" for the USTs at 265 30th Street, dated January 18, 1996 and prepared by Compliance & Closure, Inc., concludes that, "the suspected source may be leakage in product lines leading to the fuel dispenser at the back of the existing building." The product lines do not appear to be shown in any documents in the case file. Please provide information on the known or suspected location of the product lines in the Work Plan requested below. Please propose any investigation necessary to delineate contamination from the product lines or provide the rationale as to why no further investigation of the product lines is necessary in the revised Work Plan requested below.
3. **Future Land Use.** Please describe any plans for changes in future land use for the site. A change from the current commercial use to a land use with a greater potential for exposure such as residential use may require additional evaluation due to greater potential for exposure to site contamination. Please present this information in the Revised Work Plan requested below.
4. **Utilities and Other Preferential Pathways.** The potential for utility lines and trenches (including sewers, storm drains, pipelines, and trench backfill within the vicinity of the site to act as preferential pathways for contaminant movement is to be evaluated. The depth of utilities is to be compared to current and potential future groundwater elevations to assess whether utilities are likely or potential preferential pathways for contaminant movement. The locations and depths for utilities located within proximity to the site are to be plotted on a site map. Any sensitive receptors in the vicinity of the site are to be identified and their locations plotted on a map of the site vicinity. Please present these results in the revised Work Plan requested below.
5. **Former UST at 2894 Broadway.** One 1,500-gallon UST discovered beneath the sidewalk in front of 2894 Broadway was removed on August 25, 1997. The UST was reportedly used to store heating oil but the history of the UST appears to be poorly known. Two soil samples collected from the bottom of the excavation and two soil samples collected from the north and east sidewall were analyzed for TPHg, TPHd, TPHm, BTEX and MTBE. The western and southern sidewalls of the excavation were not sampled. TPHm was detected in all soil samples at concentrations ranging from 490 to 2,900 milligrams per kilogram (mg/kg). Samples collected from the soil stockpile contained up to 13,000 mg/kg of TPHm and 1,800 mg/kg of total lead. No total lead analyses were conducted for soil samples from the excavation bottom or sidewalls. Based on the lack of groundwater samples collected from the site, the detection of highly elevated total lead in the soils, and unknown history of the tank, ACEH requests that a minimum of one soil boring be advanced immediately adjacent to the location of the former 1,500-gallon UST at 2894 Broadway to investigate the extent of soil and groundwater contamination.

Soil samples are to be collected continuously for logging purposes and samples preserved for possible chemical analysis at 5-foot depth intervals. ACEH also requests that soil samples be submitted for analyses for all depth intervals where staining, odor, or elevated PID readings are observed. If staining, odor, or elevated PID readings are observed over an interval of several feet, a sufficient number of soil samples from this interval should be submitted for laboratory analyses to characterize the fuel hydrocarbon concentrations within this interval. One soil sample collected from the capillary fringe is to be submitted for laboratory analyses from the soil boring.

Soil samples are to be analyzed for TPHg, TPHd, and TPHm by EPA Method 8015M or 8260, BTEX, chlorinated hydrocarbons, ethylene dibromide, and 1,2-dichloroethane by EPA Method 8260 and cadmium, chromium, lead, nickel, and zinc by ICAP or AA. We also request that soil samples be collected at depths of 2.5 and 7.5 feet below ground surface and analyzed for total lead. One grab groundwater sample is to be collected from the first-encountered water-bearing zone. The groundwater sample is to be analyzed for TPHg, TPHd, and TPHm by EPA Method 8015M or 8260, BTEX, chlorinated hydrocarbons, ethylene dibromide, 1,2-dichloroethane, and fuel oxygenates by EPA Method 8260 and cadmium, chromium, lead, nickel, and zinc by ICAP or AA. Please present plans to collect soil and groundwater samples in the revised Work Plan requested below.

6. **Geotracker EDF Submittals.** A review of the Geotracker website for this sites indicates that analytical and other required data have not been uploaded to the Geotracker website. Pursuant to CCR Sections 2729 and 2729.1, beginning September 1, 2001, all analytical data, including monitoring well samples, submitted in a report to a regulatory agency as part of the LUFT program, must be transmitted electronically to the SWRCB GeoTracker system via the internet. Additionally, beginning January 1, 2002, all permanent monitoring points utilized to collected groundwater samples (i.e. monitoring wells) and submitted in a report to a regulatory agency, must be surveyed (top of casing) to mean sea level and latitude and longitude to sub-meter accuracy, using NAD 83, and transmitted electronically to the SWRCB GeoTracker system via the internet. Beginning July 1, 2005, electronic submittal of a complete copy of all necessary reports is also required in Geotracker (in PDF format). Please upload all analytical data (collected on or after September 1, 2001), to the SWRCB's GeoTracker database website in accordance with the above-cited regulation.

TECHNICAL REPORT REQUEST

Please submit technical reports to Alameda County Environmental Health (Attention: Jerry Wickham), according to the following schedule:

- **March 10, 2006** – Revised Work Plan

These reports are being requested pursuant to California Health and Safety Code Section 25296.10. 23 CCR Sections 2652 through 2654, and 2721 through 2728 outline the responsibilities of a responsible party in response to an unauthorized release from a petroleum UST system, and require your compliance with this request.

ELECTRONIC SUBMITTAL OF REPORTS

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In order to facilitate electronic correspondence, we request that you provide up to date electronic mail addresses for all responsible and interested parties. Please provide current electronic mail addresses and notify us of future changes to electronic mail addresses by sending an electronic mail message to me at jerry.wickham@acgov.org.

PERJURY STATEMENT

All work plans, technical reports, or technical documents submitted to ACEH must be accompanied by a cover letter from the responsible party that states, at a minimum, the following: "I declare, under penalty of perjury, that the information and/or recommendations contained in the attached document or report is true and correct to the best of my knowledge." This letter must be signed by an officer or legally authorized representative of your company. Please include a cover letter satisfying these requirements with all future reports and technical documents submitted for this fuel leak case.

PROFESSIONAL CERTIFICATION & CONCLUSIONS/RECOMMENDATIONS

The California Business and Professions Code (Sections 6735, 6835, and 7835.1) requires that work plans and technical or implementation reports containing geologic or engineering evaluations and/or judgments be performed under the direction of an appropriately registered or certified professional. For your submittal to be considered a valid technical report, you are to present site specific data, data interpretations, and recommendations prepared by an appropriately licensed professional and include the professional registration stamp, signature, and statement of professional certification. Please ensure all that all technical reports submitted for this fuel leak case meet this requirement.

UNDERGROUND STORAGE TANK CLEANUP FUND

Please note that delays in investigation, later reports, or enforcement actions may result in your becoming ineligible to receive grant money from the state's Underground Storage Tank Cleanup Fund (Senate Bill 2004) to reimburse you for the cost of cleanup.

AGENCY OVERSIGHT

If it appears as though significant delays are occurring or reports are not submitted as requested, we will consider referring your case to the Regional Board or other appropriate agency, including the County District Attorney, for possible enforcement actions. California Health and Safety Code, Section 25299.76 authorizes enforcement including administrative action or monetary penalties of up to \$10,000 per day for each day of violation.

If you have any questions, please call me at (510) 567-6791.

Sincerely,



Jerry Wickham
Hazardous Materials Specialist

Enclosure: ACEH Electronic Report Upload (ftp) Instructions

cc: David Reinsma, Trinity Source Group, Inc., 910 Mesa Grande Road, Aptos, CA 95003

Donna Drogos, ACEH
Jerry Wickham, ACEH
File

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



SENT
11-18-05

ENVIRONMENTAL HEALTH SERVICES
ENVIRONMENTAL PROTECTION
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(510) 567-6700
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November 18, 2005

Mr. Warren Hagstrom
Hagstrom Properties
260 Village Square
Orinda, CA 94563

Subject: Fuel Leak Case No. RO0000438, Hagstrom Property, 265 30th Street, Oakland, CA –
Work Plan Approval

Dear Mr. Hagstrom:

Alameda County Environmental Health (ACEH) staff has reviewed the fuel leak case file for the above-referenced site and the document entitled, "Site Conceptual Model and Work Plan for Additional Investigation," dated April 30, 2004 and prepared on your behalf by RRM, Inc. The case file for fuel leak case RO0000438 consists of fuel releases from two separate tank systems: a former 1,500-gallon underground storage tank (UST) at 2894 Broadway, which was removed on August 25, 1997 and two 8,000-gallon USTs, which were removed in December 2005 from the sidewalk in front of 265 30th Street. The "Site Conceptual Model and Work Plan for Additional Investigation," describes the physical conditions at the site, investigation data collected to date, and identifies data gaps to be addressed for the fuel release from the two 8,000-gallon USTs at 265 30th Street. Soil borings are proposed at five locations to define the lateral extent of groundwater contamination. ACEH concurs with the proposed scope of work for the fuel release from the two former 8,000-gallon USTs at 265 30th Street provided the technical comments below are addressed.

ACEH also requests that one soil boring be advanced in the area of the former 1,500-gallon fuel oil tank at 2894 Broadway. Although previous correspondence from ACEH dated October 2, 1997 indicates that no further action related to this UST is required, recent evaluation of the sampling results for this UST indicate that further investigation is required based on the lack of groundwater samples collected in this area of the site, the detection of highly elevated total lead in soils, and unknown history of the former UST. Please see technical comment 6 below regarding the requested scope of work for this boring.

We request that you address the following technical comments, perform the proposed work, and send us the reports described below. Please provide 72-hour advance written notification to this office (e-mail preferred to jerry.wickham@acgov.org) prior to the start of field activities.

TECHNICAL COMMENTS

1. **Proposed Boring Locations.** The five proposed boring locations are acceptable provided that the proposed boring west of the former USTs is immediately adjacent to the former product lines. Please see comment 2 below.

2. **Product Lines.** The "Fuel Tank Closure Report" for this site, dated January 18, 1996 and prepared by Compliance & Closure, Inc., concludes that "the suspected source may be leakage in product lines leading to the fuel dispenser at the back of the existing building." The product lines do not appear to be shown in any documents in the case file. Please provide any information you may have on the known or suspected location of the product lines in the Soil and Groundwater Investigation Report requested below. As discussed in comment 1 above, the proposed boring west of the former USTs is to be located immediately adjacent to the former product lines.
3. **Laboratory Analyses of Soil Samples.** The Work Plan indicates that soil samples will be collected continuously and that samples will be preserved for possible chemical analysis at 5-foot depth intervals. ACEH concurs with the collection of continuous soil samples for logging and the submittal of soil samples for laboratory analyses at five-foot depth intervals provided that the following conditions are met:
 - ACEH requests that soil samples be submitted for analyses for all depth intervals where staining, odor, or elevated PID readings are observed. If staining, odor, or elevated PID readings are observed over an interval of several feet, a sufficient number of soil samples from this interval should be submitted for laboratory analyses to characterize the fuel hydrocarbon concentrations within this interval.
 - One soil sample collected from the capillary fringe is to be submitted for laboratory analyses from each soil boring.

Please present these results in the Soil and Groundwater Investigation Report requested below.

4. **Laboratory Analyses.** ACEH requests that all soil and groundwater samples be analyzed for TPHg EPA Method 8015M or 8260, BTEX, ethylene dibromide, 1,2-dichloroethane, and fuel oxygenates (MTBE, DIPE, ETBE, TAME, and TBA) by EPA Method 8260. Please present these results in the Soil and Groundwater Investigation Report requested below.
5. **Utilities and Other Preferential Pathways.** The potential for utility lines and trenches (including sewers, storm drains, pipelines, and trench backfill within the vicinity of the site to act as preferential pathways for contaminant movement is to be evaluated. The depth of utilities is to be compared to current and potential future groundwater elevations to assess whether utilities are likely or potential preferential pathways for contaminant movement. The locations and depths for utilities located within proximity to the site are to be plotted on a site map. Any sensitive receptors in the vicinity of the site are to be identified and their locations plotted on a map of the site vicinity. Please present these results in the Soil and Groundwater Investigation Report requested below.
6. **Former UST at 2894 Broadway.** One 1,500-gallon UST discovered beneath the sidewalk in front of 2894 Broadway was removed on August 25, 1997. The UST was reportedly used to store heating oil but the history of the UST appears to be poorly known. Two soil samples collected from the bottom of the excavation and two soil samples collected from the north and east sidewall were analyzed for TPHg, TPHd, TPHm, BTEX and MTBE. The western and southern sidewalls of the excavation were not sampled. TPHm was detected in all soil samples at concentrations ranging from 490 to 2,900 milligrams per kilogram (mg/kg). Samples collected from the soil stockpile contained up to 13,000 mg/kg of TPHm and 1,800

mg/kg of total lead. No total lead analyses were conducted for soil samples from the excavation bottom or sidewalls. Based on the lack of groundwater samples collected from the site, the detection of highly elevated total lead in the soils, and unknown history of the tank, ACEH requests that one soil boring be advanced immediately adjacent to the location of the former 1,500-gallon UST at 2894 Broadway to investigate the extent of soil and groundwater contamination. The soil boring is to be advanced using the methods proposed for the other five soil borings proposed at 265 30th Street. Soil samples are to be collected at 5-foot depth intervals to the total depth of the boring and at the intervals discussed in comment 3. These soil samples are to be analyzed for TPHg, TPHd, and TPHm by EPA Method 8015M or 8260, BTEX, chlorinated hydrocarbons, ethylene dibromide, 1,2-dichloroethane, and fuel oxygenates by EPA Method 8260 and cadmium, chromium, lead, nickel, and zinc by ICAP or AA. We also request that soil samples be collected at depths of 2.5 and 7.5 feet below ground surface and analyzed for total lead. One grab groundwater sample is to be collected from the first-encountered water-bearing zone. The groundwater sample is to be analyzed for TPHg, TPHd, and TPHm by EPA Method 8015M or 8260, BTEX, chlorinated hydrocarbons, ethylene dibromide, 1,2-dichloroethane, and fuel oxygenates by EPA Method 8260 and cadmium, chromium, lead, nickel, and zinc by ICAP or AA. Please present these results in the Soil and Groundwater Investigation Report requested below.

- 7. Geotracker EDF Submittals.** Pursuant to CCR Sections 2729 and 2729.1, beginning September 1, 2001, all analytical data, including monitoring well samples, submitted in a report to a regulatory agency as part of the LUFT program, must be transmitted electronically to the SWRCB GeoTracker system via the internet. Additionally, beginning January 1, 2002, all permanent monitoring points utilized to collect groundwater samples (i.e. monitoring wells) and submitted in a report to a regulatory agency, must be surveyed (top of casing) to mean sea level and latitude and longitude to sub-meter accuracy, using NAD 83, and transmitted electronically to the SWRCB GeoTracker system via the internet. Beginning July 1, 2005, electronic submittal of a complete copy of all necessary reports is also required in Geotracker (in PDF format). Please upload all analytical data (collected on or after September 1, 2001), to the SWRCB's GeoTracker database website in accordance with the above-cited regulation **by January 12, 2006.**

TECHNICAL REPORT REQUEST

Please submit technical reports to Alameda County Environmental Health (Attention: Jerry Wickham), according to the following schedule:

- **March 30, 2006** – Soil and Groundwater Investigation Report

These reports are being requested pursuant to California Health and Safety Code Section 25296.10. 23 CCR Sections 2652 through 2654, and 2721 through 2728 outline the responsibilities of a responsible party in response to an unauthorized release from a petroleum UST system, and require your compliance with this request.

ELECTRONIC SUBMITTAL OF REPORTS

ACEH's Environmental Cleanup Oversight Programs (LOP and SLIC) now request submission of reports in electronic form. The electronic copy is intended to replace the need for a paper copy and is expected to be used for all public information requests, regulatory review, and compliance/enforcement activities. Instructions for submission of electronic documents to the Alameda County Environmental Cleanup Oversight Program FTP site are provided on the attached "Electronic Report Upload Instructions." Submission of reports to the Alameda County FTP site is an addition to existing requirements for electronic submittal of information to the State Water Resources Control Board (SWRCB) Geotracker website. In September 2004, the SWRCB adopted regulations that require electronic submittal of information for groundwater cleanup programs. For several years, responsible parties for cleanup of leaks from underground storage tanks (USTs) have been required to submit groundwater analytical data, surveyed locations of monitoring wells, and other data to the Geotracker database over the Internet. Beginning July 1, 2005, electronic submittal of a complete copy of all reports is required in Geotracker (in PDF format). Please visit the State Water Resources Control Board for more information on these requirements (http://www.swrcb.ca.gov/ust/cleanup/electronic_reporting).

PERJURY STATEMENT

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PROFESSIONAL CERTIFICATION & CONCLUSIONS/RECOMMENDATIONS

The California Business and Professions Code (Sections 6735, 6835, and 7835.1) requires that work plans and technical or implementation reports containing geologic or engineering evaluations and/or judgments be performed under the direction of an appropriately registered or certified professional. For your submittal to be considered a valid technical report, you are to present site specific data, data interpretations, and recommendations prepared by an appropriately licensed professional and include the professional registration stamp, signature, and statement of professional certification. Please ensure all that all technical reports submitted for this fuel leak case meet this requirement.

UNDERGROUND STORAGE TANK CLEANUP FUND

Please note that delays in investigation, later reports, or enforcement actions may result in your becoming ineligible to receive grant money from the state's Underground Storage Tank Cleanup Fund (Senate Bill 2004) to reimburse you for the cost of cleanup.

AGENCY OVERSIGHT

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If you have any questions, please call me at (510) 567-6791.

Sincerely,



Jerry Wickham
Hazardous Materials Specialist

Enclosure: ACEH Electronic Report Upload (ftp) Instructions

cc: David Reinsma, RRM, Inc., 3912 Portola Drive, Suite 8, Santa Cruz, CA 95062

Donna Drogos, ACEH
Jerry Wickham, ACEH
File

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



03-07-03

RO0000438

March 6, 2003

Warren Hagstrom
Hagstrom Properties
260 Village Square
Orinda, CA 94563

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

RE: Hagstrom Properties, 265 30th St., Oakland, CA 94601

Dear Mr. Hagstrom:

I have been recently assigned to oversee the clean up process at the above referenced site. I have also discussed the case with Mr. Dave Reinsma of RRM, Inc. I have also reviewed all the files including Mr. Reisma's recent email to me regarding the above referenced Site. Per my discussion with Mr. Reisma, you need to fill out and submit to this office an "Underground Storage Tank Unauthorized Release (Leak) Contamination Site Report". According to our records and a letter By Mr. Don Hwang of our office, this form has not yet been submitted and the removal of two 8000-gallon tanks has not yet been closed by this office. Please provide all necessary documentation per my discussion with Mr. Reisma of RRM, Inc. regarding these two tanks.

Furthermore, I understand that Ms. Eva Chu of our office has issued a letter dated January 9th, 1999, which indicates no further action being necessary concerning the one single 1500-gallon underground storage tank.

Enclosed please find a copy of "Underground Storage Tank Unauthorized Release (Leak) Contamination Site Report". Please fill out and submit the form to this office as soon as possible.

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

Sincerely,

Amir K. Gholami, REHS
Hazardous Materials Specialist

C: Mr. Dave Reinsma, RRM, Inc., 3912 Portola Dr., Suite 8, Santa Cruz, CA 95062-5267
Files

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



*Sent 1/20/00
Including cc's*

p0438

January 19, 2000

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

Warren Hagstrom
Hagstrom Properties
260 Village Square
Orinda, CA 94563

Dear Mr. Hagstrom,

Subject: Hagstrom Properties, 265-30th St., Oakland, CA 94601;
Stid 4732

We have reviewed the letter report, "Soil and Groundwater Investigation Report, ...
Project No. FA03, October 26, 1999" prepared by RMM, Inc. This report is approved.

A review of your file for case closure found that it had only one "Underground Storage Tank Unauthorized Release (Leak) / Contamination Site Report" and it seems to have been incorrectly completed. This was for a waste oil tank. However, none of the tanks removed were indicated to have contained waste oil. According to our records, the following underground tanks were removed: a 8000 gal. fuel oil/diesel and a 8000 gal. gasoline tank were removed on December 18, 1995, and a 1500 gal. heating oil was removed on August 25, 1997. Please complete and return the enclosed "Underground Storage Tank Unauthorized Release (Leak) / Contamination Site Report" forms.

If you have any questions, please call me at (510) 567-6746.

Sincerely,

Don Hwang
Hazardous Materials Specialist

Enclosures (3): "Underground Storage Tank Unauthorized Release (Leak) /
Contamination Site Report"

c: Dave Reinsma, RRM, Inc., 3912 Portola Dr., Suite 8, Santa Cruz, CA 95062-5267
file

LS



R0438

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

September 22, 1999

Warren Hagstrom
Hagstrom Properties
260 Village Square
Orinda, CA 94563

Re: Hagstrom Properties, 265-30th St., Oakland, CA 94601;
Stid 4732

LANDOWNER NOTIFICATION AND PARTICIPATION REQUIREMENTS

Dear Mr. Hagstrom:

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.

Mr. Hagstrom
Page 2 of 2
September 22, 1999

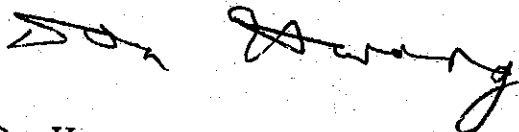
In accordance with Section 25297.15(a) of Ch. 6.7 of the Health & Safety Code, you must certify to the local agency that all current record owners of fee title to the site have been informed of the proposed action before the local agency may do any of the following:

- 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) 567-6746 should you have any questions about the content of this letter.

Sincerely,



Don Hwang
Hazardous Materials Specialist

Enclosures

C: file

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



R0438

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

August 3, 1999

Warren Hagstrom
Hagstrom Properties
260 Village Square
Orinda, CA 94563

Re: Hagstrom Properties, 265-30th St., Oakland, CA 94601;

Stid 4732

Dear Mr. Hagstrom,

We have reviewed the modification to "Work Plan for Preliminary Site Investigation, ... (CCI Project No. 12058-2, May 2, 1996)" prepared by Compliance and Closure, Inc. This included the analyses for Total Extractable Petroleum Hydrocarbons. The work plan with this modification is approved.

We have also received the manifests and bills of lading documenting the disposition of the soil removed from the excavation of the underground storage tanks as requested.

If you have any questions, please call me at (510) 567-6746.

Sincerely,

Don Hwang
Hazardous Materials Specialist
DH

C: file

Gary Mulkey, Compliance and Closure, Inc.,
7020 Koll Center Parkway, Su. 134, Pleasanton, CA 94566

ALAMEDA COUNTY
HEALTH CARE SERVICES



AGENCY
DAVID J. KEARS, Agency Director

R0438

July 21, 1999

Warren Hagstrom
Hagstrom Properties
260 Village Square
Orinda, CA 94563

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

Re: Hagstrom Properties, 265-30th St., Oakland, CA 94601;
Stid 4732

Dear Mr. Hagstrom,

My letter of July 2, 1999 regarding "Work Plan for Preliminary Site Investigation, ... (CCI Project No. 12058-2)" dated May 2, 1996 by Compliance and Closure, Inc., was discussed with your consultant, Gary Mulkey. The following points were brought to my attention:

- 1) The workplan was previously reviewed and accepted by Madhulla Logan on June 12, 1996.
- 2) Soil borings not monitoring wells would be installed. Additionally, the following modifications are to be included:
- 3) Analyses for Total Extractable Petroleum Hydrocarbons (TEPH) required. One of the tanks contained fuel oil or diesel. TPH-Diesel cannot detect higher chain petroleum hydrocarbons.
- 4) There were no manifests or bills of lading documenting the disposition of the stockpiled soil from the excavation of the underground storage tanks. Provide.

Please submit the requested information within 30 days. If you have any questions, please call me at (510) 567-6746.

Sincerely,

Don Hwang
Hazardous Materials Specialist

C: file

Gary Mulkey, Compliance and Closure, Inc.,
7020 Koll Center Parkway, Su. 134, Pleasanton, CA 94566
/s.

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



R0738

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

July 2, 1999

Warren Hagstrom
Hagstrom Properties
260 Village Square
Orinda, CA 94563

Re: Hagstrom Properties, 265-30th St., Oakland, CA 94601;
Stid 4732

Dear Mr. Hagstrom,

"Work Plan for Preliminary Site Investigation, ... (CCI Project No. 12058-2)" dated May 2, 1996 by Compliance and Closure, Inc., was reviewed. The following items need to be addressed:

- 1) Placement of monitoring wells: Rational for their locations. Also, are the locations downgradient of the underground storage tanks?
- 2) Analyses for Total Extractable Petroleum Hydrocarbons (TEPH) required. One of the tanks contained fuel oil or diesel. TPH-Diesel cannot detect higher chain petroleum hydrocarbons.
- 3) Additionally, there were no manifests or bills of lading documenting the disposition of the stockpiled soil from the excavation of the underground storage tanks. Provide.

Please submit the requested information within 30 days. If you have any questions, please call me at (510) 567-6746.

Sincerely,

Don Hwang
Hazardous Materials Specialist

C: file

ALAMEDA COUNTY
HEALTH CARE SERVICES



AGENCY
DAVID J. KEARS, Agency Director

Ro# 438

Alameda County CC4580
Environmental Health Services
1131 Harbor Bay Pkwy., #250
Alameda CA 94502-6577
(510)567-6700 FAX(510)337-9335

June 12, 1996

Warren Hagstrom,
Hagstrom Properties
360 Village Square,
Orinda, CA - 95463

Ref: 265 30th Street, Oakland, California

Dear Mr. Hagstrom:

I am in receipt of the "Workplan For Site Investigation", dated May 2, 1996 and the "Addendum Letter", dated June 5, 1996, prepared by Compliance and Closure, Inc. for the above referenced property. This information has been reviewed and is acceptable to this Department.

This Department should be notified prior to initiating any field work. If you have any question, you may contact me at (510) 567-6764.

Sincerely,

Madhulla Logan,
Hazardous Material Specialist

CC: Gary Mulky, Compliance and Closure, Inc, 7020 Koll Center Parkway, Suite 134,
Pleasanton, CA - 94566

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



RO# 438

RAFAT A. SHAHID, DIRECTOR

April 4, 1996

Mr. Gary K. Mulky
Compliance and Closure, Inc
7020 Koll Center Parkway, Suite 134
Pleasanton, CA - 94566

Alameda County Environmental Health Div.
Environmental Protection Services
1131 Harbor Bay Parkway, Room 250
Alameda CA 94502-6577
(510)567-6700 fax: (510)337-9335

Ref: Hagstrom Properties, 265 30th Street, Oakland, CA

Dear Mr. Mulky:

I am in receipt of the Tank Closure Report, dated January 18, 1996 for the above referenced property. Two fuel underground storage tanks were removed on December 7, 1995 from the referenced site. A total of six soil samples were collected from both the underground storage tanks. The samples were analyzed for gasoline, diesel, BTEX, benzopyrene, and naphthalene. The laboratory analysis of the soil samples indicated concentrations of gasoline up to 6700 ppm. No other contaminant was identified.

Since significant concentrations of gasoline has been identified on site, this Department requires that atleast two borings be installed on site and soil samples be collected at 5 feet intervals to a depth of 30 feet or to the depth of groundwater.. Also, a grab groundwater sample should be collected from each of the borings. The soil and groundwater samples should be analyzed for gasoline, BTEX, PNAs (Poly Nitro Aromatics), and MTBE (methy tertiary butyl ether).

A workplan should be submitted to this Department to address the above mentioned requirement within 30 days of the date of this letter. This is a formal request for technical information pursuant to section 13267(b) of the water code. If you have any questions, you may reach me at (510) 567-6764.

Sincerely,

Madhulla Logan
Hazardous Material Specialist

CC: Hagstrom Properties, Warren Hagstrom, 360 Village Square, Orinda, CA - 95463.