

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



RO # 703

November 20, 1996

Mr. Perry K. Pahlmeyer
10234 County Road 250
Durango, CO 81301

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

STID 1114

Re: Responsible Party designation for the Former Exxon Station, located at 4868 Calaveras Ave., Oakland, California

Dear Mr. Pahlmeyer,

Per your request and in accordance with Exhibit B, Page 5 of 13, Task 2, of the 1995/97 LOP contract between this office and the State (Contract), you are considered a secondary Responsible Party (RP) for investigations/corrective action at the above site. Exxon is currently listed as the primary RP. The following language from the Contract makes you eligible for secondary RP designation: 1) "The primary Responsible Party is performing corrective action"; and 2) "It is clear that the party seeking secondary status did not in any way initiate or contribute to the actual discharge." However, please be reminded that the Contract also states that "if the primary Responsible Party fails to perform corrective action, then the secondary Responsible Party or Parties will be considered a primary Responsible Party."

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

Sincerely,

Juliet Shin
Senior Hazardous Materials Specialist

cc: Tom Michael, Exxon Corporation
800 Bell St., Rm 1331, Houston, Texas 77002

Faramarz Khodayari
4868 Calaveras Ave., Oakland, CA 94619

Richard Ritchey
3600 Vasco Road, Brentwood, CA 94513-4555

Acting Chief

ALAMEDA COUNTY
HEALTH CARE SERVICES



AGENCY
DAVID J. KEARS, Agency Director

RO#703

November 20, 1996

Faramarz Khodayari
4868 Calaveras Ave.
Oakland, CA 94619

ENVIRONMENTAL HEALTH SERVICES
ENVIRONMENTAL PROTECTION (LOP)
1131 Harbor Bay Parkway, Suite 250
Alameda, CA 94502-6577
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STID 1114

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Sincerely,

Juliet Shin
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cc: Tom Michael, Exxon Corporation
800 Bell St., Rm 1331, Houston, Texas 77002

Mr. Perry K. Pahlmeyer
10234 County Road 250, Durango, CO 81301

Richard Ritchey
3600 Vasco Road, Brentwood, CA 94513-4555

Acting Chief

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



20708

Alameda County CC4580
Environmental Protection Division
1131 Harbor Bay Parkway, Room 250
Alameda CA 94502-6577

August 16, 1996

STID 2363

Mr. Mike Dingman
Environmental Industries, Inc.
24121 Ventura Boulevard
Calabasas, CA 91302

RE: VALLEY CREST LANDSCAPING, 7043 COMMERCE CIRCLE, PLEASANTON,
ALAMEDA COUNTY, CALIFORNIA

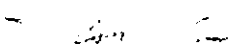
Dear Mr. Dingman:

I am in receipt and have completed review of the July 23, 1996 Leeward Consultants *Soil and Ground Water Investigation Workplan* and revision dated August 16, 1996. The revised workplan proposes the installation of five (5) push-tool sampling points in strategic locations around the former tank excavations, with subsequent soil and ground water analysis for fuel compounds.

The cited Leeward workplan, as revised, has been accepted.

Please contact the undersigned at 510/567-6783 when field work has been scheduled or should you have any questions.

Sincerely,


Scott O. Seery, CHMM
Senior Hazardous Materials Specialist

cc: Mee Ling Tung, Agency Director
Gil Jensen, Alameda County District Attorney's Office
William Halvorsen, Pleasanton Fire Department
Richard Premzic, Leeward Consultants
805 North Lincoln, Ste. E
Dixon, CA 95620-2172

ALAMEDA COUNTY
HEALTH CARE SERVICES



AGENCY
DAVID J. KEARS, Agency Director

20703

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

August 6, 1996

Ms. Marla D. Guensler
Exxon Company, U.S.A.
P.O. Box 4032
Concord, CA 94524-4032

STID 1114

Re: Work plan for Former Exxon RAS #7-3894, located at 4868 Calaveras Ave., Oakland, California

Dear Ms. Guensler,

This office has reviewed EA Engineering, Science, and Technology's work plan, dated July 1996, addressing the installation of three groundwater monitoring wells at the above site. This work plan is acceptable to this office. Due to the uncertain groundwater depth at the site, this office is requesting that Exxon look for groundwater down to 50-feet below ground surface, per the Tri-Valley Regional Board guidelines. Additionally, due to the clayey soils at the site, this office is requesting that the boreholes remain open for an extended period of time to expose any potential slow recharge zones. Lastly, please be reminded to screen soil samples with an organic vapor analyzer in the field. If contamination is obvious through monitoring or visual observations, the soil sample must be submitted to a laboratory for analysis.

It is the understanding of this office that the proposed monitoring wells will be installed at the site on Wednesday, August 7, 1996, and that a report documenting the work will be submitted to this office within six weeks after completing field activities.

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

Sincerely,

Juliet Shin
Senior Hazardous Materials Specialist

Ms. Marla D. Guensler
Re: 4868 Calaveras Ave.
August 6, 1996
Page 2 of 2

cc: Christa G. Marting
EA Engineering, Science, and Technology
3468 Mt. Diablo Blvd., Suite B-100
Lafayette, CA 94549

Perry K. Pahlmeyer
10234 County Road 250
Durango, CO 81301

Acting Chief-File

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



RO# 703

RAFAT A. SHAHID, Assistant Agency Director

January 18, 1996

Tom Michael
Trammel Crow Corporate Services, Inc.
c/o Exxon Corporation
800 Bell St., Room 1331
Houston, Texas 77002

ALAMEDA COUNTY
ENVIRONMENTAL HEALTH SERVICES
1131 HARBOR BAY PKWY., #250
ALAMEDA CA 94502-6577
(510) 567-6700

STID 1114

Re: Investigations at 4868 Calaveras Ave., Oakland, California

Dear Mr. Michael,

Recently, one of the property owners of the above site, Mr. Perry Pahlmeyer, retained a consulting firm, Soil Tech Engineering (Soil Tech), to conduct a preliminary assessment to identify any potential soil or groundwater contamination at the site. The assessment identified concentrations of Total Petroleum Hydrocarbons as gasoline (TPHg) and benzene, toluene, ethylbenzene, and xylenes (BTEX) in both the soil and groundwater at the site. Up to 110 parts per million (ppm) TPHg and 0.24ppm benzene were identified in the soil and up to 2,800 parts per billion (ppb) TPHg and 13ppb benzene were identified in "grab" groundwater samples.

According to Soil Tech's report, Exxon Company (Exxon) formerly operated three 8,000-gallon gasoline underground storage tanks (USTs) and a waste oil UST at the site until February 1981, when the USTs were removed by Exxon. It appears that no additional petroleum USTs were installed and operated at the site after Exxon vacated the site. Therefore, it appears that the observed soil and groundwater contamination at the site may have resulted from the former USTs operated by Exxon. There is no information available in our files to indicate that Exxon conducted any site assessment during or after its occupancy of the site.

Per Article 11, Title 23 California Code of Regulations, ".In the case of any underground storage tank no longer in use, any person who owned or operated the underground storage tank immediately before the discontinuation of its use," will be designated as a "Responsible Party". Therefore, this office has designated Exxon as a "Responsible Party", along with the two current property owners, Perry Pahlmeyer and Richard Ritchey, for investigating the observed contamination at the site.

Guidelines established by the California Regional Water Quality Control Board (RWQCB) require that soil and ground water investigations be conducted when there is evidence to indicate that a release from an UST will impact or may have impacted the ground water.

Mr. Tom Michael
Re: 4868 Calaveras Ave.
January 18, 1996
Page 2 of 3

You are required to conduct a **Preliminary Site Assessment (PSA)** to further characterize soil and groundwater contamination at the site. The information gathered by the PSA will be used to determine an appropriate course of action to remediate the site, if deemed necessary. The PSA should be conducted in accordance with the RWQCB's Staff Recommendations for the Initial Evaluation and Investigation of Underground Tanks, and be consistent with requirements set forth in Article 11 of Title 23, California Code of Regulations.

This Department will oversee the assessment of your site. 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.

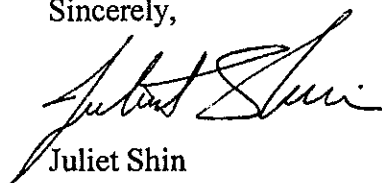
In order to properly conduct a site investigation, you are required to obtain professional services of a reputable environmental consultant. **All reports and proposals must be submitted under seal of a California-Registered Geologist, -Certified Engineering Geologist, or -Registered Civil Engineer.**

The PSA proposal is due within 90 days of the date of this letter. Once the proposal is approved, field work should commence within 60 days. A report must be submitted within 45 days after the completion of this phase of work at the site.

Please be advised that this is a formal request for a work plan pursuant to **Section 2722 (c)(d) of Title 23 California Code of Regulations**. Any extensions of the stated deadlines, or modifications of the required tasks, must be confirmed in writing by either this agency or RWQCB.

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

Sincerely,



Juliet Shin
Senior Hazardous Materials Specialist

502

Mr. Tom Michael
Re: 4868 Calaveras Ave.
January 18, 1996
Page 3 of 3

cc: Perry K. Pahlmeyer
811 Sentinel Court
Santa Rosa, CA 95409-2826

Richard Ritchey
3600 Vasco Road
Brentwood, CA 94513-4555

Marla Guensler
Exxon Company, U.S.A.
P.O. Box 4032
Concord, CA 94524-2032

Acting Chief-File



Certified Mailer # P 367 604 518

December 2, 1992

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

Mr. Fred Khodayari
International Auto Clinic
4868 Calaveras Avenue
Oakland, CA 94619

NOTICE OF VIOLATION

Dear Mr. Khodayari:

On November 19, 1992, this office received an anonymous complaint that your company is allegedly pouring waste oil down into the storm drains on the property at the above referenced site and on the street in front of it. While an inspection of the facility on November 20, 1992 revealed no evidence of this illegal practice, there were no records for the proper disposal of the waste oil or any other hazardous waste generated at the site available for inspection. These records must be kept at the site for the last three years as per Section 66262.40 of Title 22, Division 4.5 of the California Code of Regulations. You are now required to send this office copies of all of these records within ten days of the receipt of this letter.

The complaint inspection revealed several repeated violations from the previous routine inspection dated April 29, 1992. Your waste oil and filters are not stored in properly labeled containers. Secondary containment for these containers is also recommended since they are stored outside. The parts cleaner waste and waste antifreeze must also be stored in properly labeled containers. There were still several unused containers, equipment, debris and old junk cars that should be removed from the premises as soon as possible. You were previously instructed to obtain an EPA ID number from the California Department of Toxic Substances Control. Please notify this office of this number.

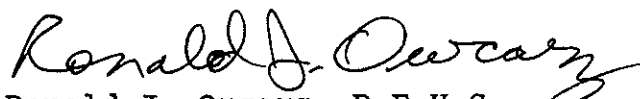
This office still has not received part II of our Hazardous Materials Management Plan form which was issued to you on April 29, 1992. At that time you were instructed to complete and return this form within 30 days as per Section 25503.5 of the California Hazardous Waste Law (Chapter 6.5, Division 20 of the California Health and Safety Code).

Mr. Fred Khodayari
December 2, 1992
page 2 of 2

In accordance with Section 66272.1 of Title 22 of the California Code of Regulations, a plan of correction specifying the actions that International Auto Clinic will take to address the above violations must be submitted to this office within ten days of the receipt of this letter.

If you have any questions, please contact me at 271-4320.

Sincerely,



Ronald J. Owcarz, R.E.H.S.
Hazardous Materials Specialist

cc: Gil Jensen, Alameda County District Attorney's Office
Howard Hatayama, DTSC
Richard Hiett, RWQCB
Cynthia Chapman, EBMUD
Gary Doyle, Oakland Public Works Dept.
Ed Howell - file