



GETTLER-RYAN INC.

TRANSMITTAL

209105
CL

TO: Mr. Barney Chan
 Alameda County Health Care Svs. Agency
 Department of Environmental Health
 1131 Harbor Bay Parkway, Room 250
 Alameda, California 94502-6577

DATE: January 9, 1996
 PROJ. #: 5123.01
 SUBJECT: Report
 Former Gulf Oil Asphalt Plant
 (Schwartz and Lindheim Property)
 Oakland, California

FROM:
 Greg A. Gurs
 Project Manager
 Gettler-Ryan Inc.
 3164 Gold Camp Drive, Suite 240
 Rancho Cordova, California 95670

WE ARE SENDING YOU:

COPIES	DATED	DESCRIPTION
1	February 9, 1996	Work Plan for Abandoning Groundwater Monitoring Wells at Former Gulf Oil Asphalt Plant, 6345 Coliseum Way, Oakland, California (Schwartz and Lindheim Property)

THESE ARE TRANSMITTED as checked below:

- For review and comment
 Approved as submitted
 Resubmit __ copies for approval
 As requested
 Approved as noted
 Submit __ copies for distribution
 For approval
 Return for corrections
 Return __ corrected prints
 For Your Files

95 FEB 19 PM 2:13
 RECEIVED
 PROJECT CONTROL

COMMENTS:

At the request of Chevron USA Products , we are forwarding you a copy of the above referenced Report. A copy of the Report has been forwarded to RWQCB-S. F. Bay Region. If you have questions, please call me in our Rancho Cordova office at (916) 631-1300.

cc: Robert Cochran, Chevron USA Products Company

ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY

DAVID J. KEARS, Agency Director



RO 965

CL

RAFAT A. SHAHID, ASST. AGENCY DIRECTOR

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

July 6, 1994
StID # 4447

Ms. Lucia Chou
Chevron USA Products Co.
P.O. Box 5004
2410 Camino Ramon
San Ramon CA 94583-0804

**Re: Comment on May 17, 1994 Work Plan Addendum for Supplemental
Groundwater and Soil Assessment for 6345 Coliseum Way,
Oakland CA 94621**

Dear Ms. Chou:

Our office has received and reviewed the above referenced work plan as prepared by your consultant, Geraghty and Miller. This work plan addendum follows our April 15, 1994 meeting where our office and R. Arulanantham of the RWQCB discussed our concerns with the potential responsible parties, Chevron and Mr. Michael Osterberg representing Mr. Schwartz. An April 25, 1994 letter to you from Geraghty and Miller summarized this meeting.

The work plan calls for the installation of two permanent and one temporary well. It also calls for a risk assessment to be submitted to Mr. Arulanantham to evaluate soil and groundwater contaminant levels as they may affect human health and water quality. The risk assessment should provide soil and groundwater cleanup levels. It appears that no additional soil borings are planned extending easterly from the former diesel tank pit. This is acceptable if the concentration of contamination found in SB4 is used to represent soil conditions in this area.

Our office requests that a copy of the risk assessment for Mr. Arulanantham be sent to our office as well. Our office will need to discuss this assessment with Mr. Arulanantham prior to issuing our office's approval. You may, however, initiate your field activities as your earliest convenience.

Please contact our office **48 working hours** prior to any field work so I may arrange to be present if possible.

Please be aware of our office's new mailing address:
1101 Harbor Bay Parkway, Second Floor, Alameda CA 94502.
Until our phone system is up and running, you may leave a voice mail message for me by dialing (510) 271-4310.

Ms. Lucia Chou
6345 Coliseum Way
StID # 4447
July 6, 1994
Page 2.

Sincerely,



Barney M. Chan
Hazardous Materials Specialist

cc: Mr. L. Blank, Geraghty and Miller, 1050 Marina Way South,
Richmond, CA 94804
Mr. R. Schwartz, 513 Independent Rd., Oakland CA 94621
Mr. M. Osterberg, Attorney at Law, 513 Independent Rd.,
Oakland CA 94621
Mr. R. Arulanantham, RWQCB
E. Howell, files

wpad6345

<p>Is your RETURN ADDRESS completed on the reverse side?</p> <p>SENDER:</p> <ul style="list-style-type: none"> • Complete items 1 and/or 2 for additional services. • Complete items 3, and 4a & b. • Print your name and address on the reverse of this form so that we can return this card to you. • Attach this form to the front of the mailpiece, or on the back if space does not permit. • Write "Return Receipt Requested" on the mailpiece below the article number. • The Return Receipt will show to whom the article was delivered and the date delivered. 	<p style="text-align: center;">BC</p> <p>I also wish to receive the following services (for an extra fee):</p> <p>1. <input type="checkbox"/> Addressee's Address</p> <p>2. <input type="checkbox"/> Restricted Delivery</p> <p>Consult postmaster for fee.</p>
	<p>3. Article Addressed to:</p> <p>Mr. Robert Schwartz Schwartz & Lindheim 4570 Sequoyah Road Oakland, CA 94605</p> <p style="text-align: right; font-size: 1.2em;"><i>RD965 CL</i></p>
<p>5. Signature (Addressee)</p>	<p>4b. Service Type</p> <p><input type="checkbox"/> Registered <input type="checkbox"/> Insured</p> <p><input checked="" type="checkbox"/> Certified <input type="checkbox"/> COD</p> <p><input type="checkbox"/> Express Mail <input type="checkbox"/> Return Receipt for Merchandise</p>
<p>6. Signature (Agent)</p> <p><i>K. H. Kammerer</i></p>	<p>7. Date of Delivery</p> <p style="text-align: center; font-size: 1.2em;"><i>4-1-93</i></p> <p>8. Addressee's Address (Only if requested and fee is paid)</p>

Thank you for using Return Receipt Service.

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



Schwartz & Lindheim
4570 Sequoia Rd
Oak 94605

July 13, 1990

CM# 062 127 868

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

Mr. Robert Schwartz
Schwartz & Lindheim
P.O. Box 2145
Oakland, CA 94621

Re: 6345 Coliseum Way, Oakland

Dear Mr. Schwartz:

This letter records the conversation we had on July 12, 1990, concerning the written proposal dated December 7, 1989, for remediation of the above shown site. As discussed, the general outline of the proposal is acceptable to the Alameda County Environmental Health Department, Hazardous Materials Division provided all sources of contamination have been identified and all remedial activities are in accordance with the guidelines set forth by the San Francisco Regional Water Quality Control Board (SFRWQCB), and all relevant laws and regulations of the State. Specific comments on the proposal follow.

It is the Division's opinion that reparceling 6345 Coliseum Way can occur without this office's direct oversight. The two created parcels will continue to be governed by the California Hazardous Waste Laws and Regulations but will be reviewed as separate properties. To that effect, if it is your intent to sell one of parcels, compliance with the California Health and Safety Code (CHSC), Section 25359.7 requires that written notice of the property's condition of hazardous waste be given to buyers, lessees, or renters. Compliance with the general requirements of CHSC, Chapter 6.5 will continue to be expected.

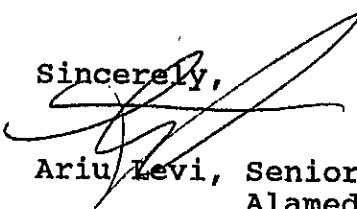
If your Plan is put into effect, the parcel that will receive the bulk of the known contamination at this facility will require further remediation. The requirements for clean up of subsurface soil, stockpiled soil, and ground water were discussed in the Division's letter to you dated November 2, 1989. In summary, the requirements followed in Alameda County are provided in guidance documents from the Regional Water Quality Board, and State Code of Regulations. Resolution Number 68-16 defines the clean up standards for groundwater. The limits for petroleum contamination of subsurface soils are contained in the Tri-Regional Board's Guidelines. The disposal of excavated soil remains dependent on the concentration of petroleum contamination within the soil with onsite reuse or disposal to Class I, II, or III facilities all being options.

Schwartz Lindheim
July 13, 1990
Page 2

You are requested to submit a Work Plan that addresses the earlier submitted proposal and the contents of this letter within thirty days from the above letter date. The Work Plan should identify the work to be done and a tentative schedule for work completion. In the event you plan to sell either the parcel from which you remove the contaminated soil, or the parcel upon which you remediate the contaminated soil, you are required to submit documentation in the form of a report that verifies the site is clean.

If you have any questions concerning the contents of this letter or the status of this case please call me at 415-271-4320.

Sincerely,



Ariu Levi, Senior Hazardous Materials Specialist
Alameda County Environmental Health

encl: 2

cc:

Rafat Shahid; Alameda County Environmental Health
Gil Jensen; Alameda County District Attorney's Office
Consumer and Environmental Protection
Howard Hatayama; DHS
Lester Feldman; SFRWQCB
Files

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P 062 127 868

RECEIPT FOR CERTIFIED MAIL

NO INSURANCE COVERAGE PROVIDED
NOT FOR INTERNATIONAL MAIL
(See Reverse)

Sent to		Schwartz
Street and No		
P O State and ZIP Code		
Postage		\$
Certified Fee		
Special Delivery Fee		
Restricted Delivery Fee		
Return Receipt showing to whom and Date Delivered		
Return Receipt showing to whom, Date, and Address of Delivery		
TOTAL Postage and Fees		\$
Postmark or Date		

PS Form 3800, June 1985

SCHWARTZ & LINDHEIM
a partnership
P.O. Box 2145
Oakland, CA 94621

December 7, 1989

Hazardous Materials Program
Department of Environmental Health
Alameda County Health Care Services Agency
80 Swan Way, Room 200
Oakland, CA 94621

Attn: Ariu Levi, Hazardous Materials Specialist

Re: 6345 Coliseum Way, Revision to Work Plan

Ariu---as we discussed on Dec.5th we have revised the size of the site that will initially purchased by C-F Trucking. The lot line will be adjusted so that it is 30 feet toward Coliseum Way. By doing this they will be avoiding the diesel contamination described in the Blymyer Engineers Inc. report dated May 19, 1989.

We are proposing to dig out the motor oil contaminated soil at CFO-3 and adding clean fill. We will dig down deep enough to remove the 1400 parts per million soil which shows at 5' but is not detectible at 10'. Sue Black, the Manager of Environmental Services for Blymyer states that the purgeable aromatics that were detected at 15' are low concentrations are should not have to be removed, especially in view of the fact that there is virtually no water contamination. The largest being 0.64 ug/L of Toluene at MW-4 (barely above the reporting limit). See Log No. 5967.

We are proposing to remove the motor oil at CFO-3 because it is located where Consolidated Freightways (C-F) proposes to erect its terminal. The balance of the site will be used for truck parking.

C-F has agreed to monitor the water at MW-3 which contains the only other actionable diesel levels. Blymyer will supervise this and it will be their repositibility after the division of the property. There is attached a new map showing the new dividing line and the location of the various test holes.

Prior to the new lot line being recorded we will move all motor oil contaminated soil to a holding area on the remaining property for on site remediation. The new lot lines will be recorded and the larger area transfered to C-F. We hope to accomplish this by the

first of the year.

The remaining area, including the building at 500 Independent Road will remain with the Schwartz & Lindheim partnership. The diesel contamination in the area of SB-4 and CFO-6 will be dealt with next year. We now know that it extends toward the two tanks next to the building. Since the present tenant pumped out, pressure tested, and sealed these tanks in 1979 we do not believe that these tanks are the source of the diesel. Since the present tenant may be leaving, we would like to keep them available for a new tenant.

Our present schedule is to do additional drilling next year to better define the location and the nature of the diesel contamination. We will then remove the soil and remediate it on site. The test we ran on Nov. 20 was analyzed by CALCOAST and it shows that there are no toxics in the diesel contaminated soil at SB-4. You have a copy of the CALCOAST analysis (file #1120-8A/B-9).

This Title 22 test will be useful in obtaining the variance for bio-remediation from the DHS and will be helpful in handling the soil.

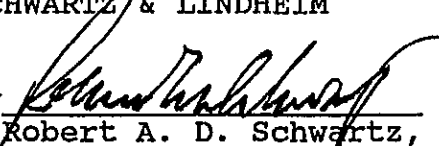
We have agreed to remediate this site to meet the existing guidelines. C-F will have an option on this property and wants to add this area to its terminal for parking.

As John Rotticci and I mentioned, we talked to Lester Feldman at the RWQCB about this plan. He said it seemed sound to him but he would rely on the County for approval of the procedure. So please indicate your approval of this procedure so that we can get this cleaned up without delay.

Thank you for your help and cooperation Ariu,

sincerely,

SCHWARTZ & LINDHEIM

by 
Robert A. D. Schwartz,
general partner

cc: Gil Jensen, Alameda County District Attorney, Consumer and
Environmental Protection
Rafat Shahid, Assistant Agency Director
Howard Hatayama SDHS
Lester Feldman, SFRWQCB
Sue Black, Blymyer Engineers, Inc.
yRobert Weaver, Manager of Real Estate, C-F Trucking