

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



R0982

RAFAT A. SHAHID, DIRECTOR

DEPARTMENT OF ENVIRONMENTAL HEALTH
1131 Harbor Bay Parkway
Alameda, CA 94502-6577
(510) 587-6777

October 3, 1995.

STID 4550

Ms. Maria Catanzaro
Wells Fargo Bank
East Bay Business Banking Area
1298 East 14th Street, Ste. 320
San Leandro, CA 94577

RE: 2711 (2771 & 2777) ALVARADO STREET, SAN LEANDRO

Dear Ms. Catanzaro:

As we discussed recently, and in response to your correspondence dated September 29, 1995, the environmental investigation of the subject former Shell service station site has been successfully completed. A final report documenting site and case history, and the results of environmental investigations will be compiled and the case referred to the California Regional Water Quality Control Board, San Francisco Bay Region (RWQCB), for concurrence. Official "case closure" is expected within the next 3 months.

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

Sincerely,


Scott O. Seery, CHMM
Senior Hazardous Materials Specialist

cc: Jun Makishima, Acting Director
Kevin Graves, RWQCB
Lynn Walker, Shell Oil Company
Chad Pennebaker, 2777 Alvarado St., San Leandro, CA 94577

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



R0982

RAFAT A. SHAHID, Assistant Agency Director

STID 4550

September 29, 1994

Mr. Lynn Walker
Shell Oil Company
P.O. Box 5278
Concord, CA 94520-9998

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

RE: 2711 ALVARADO STREET, SAN LEANDRO

Dear Mr. Walker:

This office has reviewed the July 12, 1994 Weiss Associates (WA) subsurface investigation report for the referenced site. The positive result for total petroleum hydrocarbons in the gasoline range (TPH-G) identified in ground water sampled from well MW-1 was reported by the laboratory as having an atypical pattern for gasoline analysis. I subsequently requested receipt of the chromatogram for this sample run from Ms. Joyce Adams of WA, which I received and reviewed. The reported concentrations in this chromatogram appear to be due to a large peak in the gasoline range.

During a subsequent conversation in mid July with Mr. Jim Hoch, Operations Manager of National Environmental Testing, Inc. (NET), the laboratory performing the subject analysis, I was informed that this peak was most likely due to the presence of halogenated compounds in the sampled ground water. I requested a brief written account of this interpretation from Mr. Hoch during this and a follow-up conversation during August. To date I have not received this account.

Because this site appears to lie within the halogenated solvent plume under investigation by Cal EPA, it would appear prudent to determine if such halogenated solvents are skewing the results of the TPH analyses at the subject site. Should such be the case, the need for a prolonged sampling program at this site would appear unnecessary. In my opinion, Mr. Hoch's professional interpretation would put this issue to rest.

Please contact me at 510/567-6783, or -6700, should you wish to discuss this issue.

Sincerely,



Scott O. Seery, CHMM
Senior Hazardous Materials Specialist

Mr. Walker
RE: 2711 Alvarado Street, San Leandro
September 29, 1994
Page 2 of 2

cc: Rafat A. Shahid, Director, Environmental Services
Gil Jensen, Alameda County District Attorney's Office
Kevin Graves, RWQCB
Mike Bakaldin, San Leandro Fire Department
Chad Pennebaker c/o James R. Arnold
Wayne F. Valley Estate c/o Randall Morrison
Wayne F. Valley Trust c/o Paul O'Connor
Gladys Valley c/o Randall Morrison
Joe B. Freeman, Bicoastal Corporation
Joyce Adams, Weiss Associates

ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY

DAVID J. KEARS, Agency Director



R0982

RAFAT A. SHAHID, ASST. AGENCY DIRECTOR

STID 4550

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 18, 1994

Mr. D. Lynn Walker
Shell Oil Company
P.O. Box 5278
Concord, CA 94520-9998

RE: 2711 ALVARADO STREET, SAN LEANDRO

Dear Mr. Walker:

Thank you for the recent submittal of the April 20, 1994 Weiss Associates (WA) work plan for the preliminary assessment of ground water in the area of the former waste oil underground storage tank (UST). The cited work plan is acceptable for this phase of the investigation with the following minor additions:

- o Soil and ground water samples are to be analyzed for the presence of semi-volatile organic compounds (SVOC) using EPA Method 8270, in addition to those target compounds already proposed in the WA work plan. (Please note that SVOCs were not sought previously during UST closure.)
- o Consistent with the RWQCB Tri-Regional Recommendations, all soil samples collected during boring advancement are to be analyzed for the selected target compounds.
- o Well development shall not occur sooner than 24 (and preferably 72) hours after construction. The first well purge/sampling event shall not occur sooner than 24 (and preferably 72) hours after well development.

Please contact this office when field work is slated to begin. I may be reached at 510/271-4530.

Sincerely,


Scott O. Seery, CHMM
Senior Hazardous Materials Specialist

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

Mr. D. Lynn Walker
RE: 2711 Alvarado Street, San Leandro
May 18, 1994
Page 2 of 2

cc: (con't.)

Chad Pennebaker c/o James R. Arnold
Wayne F. Valley Estate c/o Randall Morrison
Wayne F. Valley Trust c/o Paul O'Connor
Gladys Valley c/o Randall Morrison
Joe B. Freeman, Bicoastal Corporation
James W. Carmody, Weiss Associates

ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY

DAVID J. KEARS, Agency Director



R0982

RAFAT A. SHAHID, ASST. AGENCY DIRECTOR

STID 4550

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

March 8, 1994

Mr. James R. Arnold
Severson & Werson
One Embarcadero Center
San Francisco, CA 94111

Mr. D. Lynn Walker
Shell Oil Company
P.O. Box 5278
Concord, CA 94520-9998

RE: 2711 ALVARADO STREET, SAN LEANDRO - REQUEST FOR EXTENSION
OF TIME FOR SUBMITTAL OF TECHNICAL REPORTS IN RESPONSE TO
DECISION OF JANUARY 18, 1994 PRE-ENFORCEMENT REVIEW PANEL

Dear Messrs. Walker and Arnold:

This letter is in response to your recent requests for an extension of 30 days to the due date for submittal of technical reports. Such reports were requested in the February 24, 1994 RWQCB Official Notice of Request for Technical Reports pursuant to Water Code Section 13267(b), which outlines the decisions of the January 18, 1994 Pre-Enforcement Review Panel.

As the agency responsible for enforcing the terms of this official action, an extension of 30 days is hereby granted. Therefore, the requested technical reports are to be submitted by the close of business on April 26, 1994.

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

Sincerely,


Scott O. Seery, CHMM
Senior Hazardous Materials Specialist

cc: Rafat A. Shahid, Assistant Agency Director
Gil Jensen, Alameda County District Attorney's Office
Lester Feldman, RWQCB
David Swope, Shell Oil Company
Legal Organization
P.O. Box 2463
Houston, TX 77252-2463

Messrs. Arnold and Walker
RE: 2711 Alvarado Street, San Leandro
March 8, 1994
Page 2 of 2

cc: (con't.)

Randall Morrison, Crosby, Heafy, Roach & May
1999 Harrison St.
Oakland, CA 94612-3523

Paul O'Connor, Valley Trust
3170 Crow Cyn. Pl., Ste. 270
San Ramon, CA 94583

Joe B. Freeman, Bicoastal Corporation
1111 N. Westshore Bl., Ste. 200A
Tampa, FL 33607

**Alameda County Health Care Services Agency, Department of
Environmental Health, Hazardous Materials Division**

In Re The Property Known As :)
)
Bicoastal Properties)
2711 Alvarado Street)
San Leandro, California)

**Notice of Official Action
By the San Francisco Bay
Regional Water Quality
Control Board**

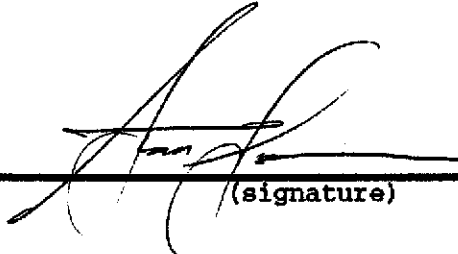
Dear Sirs and Madam:

The attached **Official Notice of Request for Technical Reports** pursuant to **Water Code Section 13267(b)** has been forwarded to this office for legal service, and oversight. As the Agency responsible for enforcing the terms of this **Official Action**, all communication should continue to be directed to this office. Please make arrangements to comply by calling me at (510) 271-4530 to coordinate all future activities.

Failure to comply could result in liability for civil or administrative penalties of up to \$1000 per day of delinquency.

I Scott Seery, do hereby certify that I served Wayne F. Valley Estate c/o Randall Morrison with a copy of the attached **Notice of Official Action by the Regional Board** by certified mailer # P 113 815 016.

Dated: 3-1-94



(signature)

Alameda County Health Care Services Agency, Department of
Environmental Health, Hazardous Materials Division

In Re The Property Known As :

Bicoastal Properties
2711 Alvarado Street
San Leandro, California

) Notice of Official Action
) By the San Francisco Bay
) Regional Water Quality
) Control Board
)

Dear Sirs and Madam:

The attached Official Notice of Request for Technical Reports pursuant to Water Code Section 13267(b) has been forwarded to this office for legal service, and oversight. As the Agency responsible for enforcing the terms of this Official Action, all communication should continue to be directed to this office. Please make arrangements to comply by calling me at (510) 271-4530 to coordinate all future activities.

Failure to comply could result in liability for civil or administrative penalties of up to \$1000 per day of delinquency.

I Scott Seery, do hereby certify that I served Gladys Valley c/o Randall Morrison with a copy of the attached Notice of Official Action by the Regional Board by certified mailer # P 113 815 018.

Dated: 3-1-94



(signature)

Alameda County Health Care Services Agency, Department of Environmental Health, Hazardous Materials Division

| | | |
|-------------------------------|---|---------------------------|
| In Re The Property Known As : |) | Notice of Official Action |
| |) | By the San Francisco Bay |
| Bicoastal Properties |) | Regional Water Quality |
| 2711 Alvarado Street |) | Control Board |
| San Leandro, California |) | |

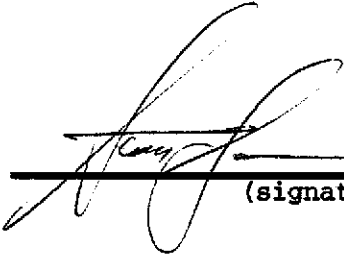
Dear Sirs and Madam:

The attached Official Notice of Request for Technical Reports pursuant to Water Code Section 13267(b) has been forwarded to this office for legal service, and oversight. As the Agency responsible for enforcing the terms of this Official Action, all communication should continue to be directed to this office. Please make arrangements to comply by calling me at (510) 271-4530 to coordinate all future activities.

Failure to comply could result in liability for civil or administrative penalties of up to \$1000 per day of delinquency.

I Scott Seery, do hereby certify that I served Wayne F. Valley Trust c/o Paul O'Connor with a copy of the attached Notice of Official Action by the Regional Board by certified mailer # P 113 815 017.

Dated: 3-1-94



(signature)

**Alameda County Health Care Services Agency, Department of
Environmental Health, Hazardous Materials Division**

In Re The Property Known As :)
)
Bicoastal Properties)
2711 Alvarado Street)
San Leandro, California)

**Notice of Official Action
By the San Francisco Bay
Regional Water Quality
Control Board**


Dear Sirs and Madam:

The attached **Official Notice of Request for Technical Reports pursuant to Water Code Section 13267(b)** has been forwarded to this office for legal service, and oversight. As the Agency responsible for enforcing the terms of this **Official Action**, all communication should continue to be directed to this office. Please make arrangements to comply by calling me at (510) 271-4530 to coordinate all future activities.

Failure to comply could result in liability for civil or administrative penalties of up to \$1000 per day of delinquency.

I Scott Seery, do hereby certify that I served David M. Swope with a copy of the attached **Notice of Official Action** by the Regional Board by certified mailer
P 113 815 015.

Dated: 3-1-94



(signature)

**Alameda County Health Care Services Agency, Department of
Environmental Health, Hazardous Materials Division**

| | | |
|--------------------------------------|---|----------------------------------|
| In Re The Property Known As : |) | Notice of Official Action |
| |) | By the San Francisco Bay |
| Bicoastal Properties |) | Regional Water Quality |
| 2711 Alvarado Street |) | Control Board |
| San Leandro, California |) | |
| <hr/> | | |

Dear Sirs and Madam:

The attached Official Notice of Request for Technical Reports pursuant to Water Code Section 13267(b) has been forwarded to this office for legal service, and oversight. As the Agency responsible for enforcing the terms of this Official Action, all communication should continue to be directed to this office. Please make arrangements to comply by calling me at (510) 271-4530 to coordinate all future activities.

Failure to comply could result in liability for civil or administrative penalties of up to \$1000 per day of delinquency.

I Scott Seery, do hereby certify that I served Joe E. Freeman with a copy of the attached Notice of Official Action by the Regional Board by certified mailer # P 113 815 014.

Dated: 3-1-94



(signature)

**Alameda County Health Care Services Agency, Department of
Environmental Health, Hazardous Materials Division**

In Re The Property Known As :)
)
Bicoastal Properties)
2711 Alvarado Street)
San Leandro, California)
_____)

**Notice of Official Action
By the San Francisco Bay
Regional Water Quality
Control Board**

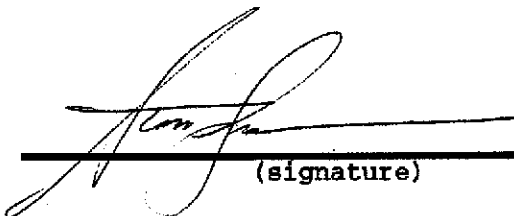
Dear Sirs and Madam:

The attached **Official Notice of Request for Technical Reports** pursuant to **Water Code Section 13267(b)** has been forwarded to this office for legal service, and oversight. As the Agency responsible for enforcing the terms of this **Official Action**, all communication should continue to be directed to this office. Please make arrangements to comply by calling me at (510) 271-4530 to coordinate all future activities.

Failure to comply could result in liability for civil or administrative penalties of up to \$1000 per day of delinquency.

I Scott Seery, do hereby certify that I served Chad Pennebaker c/o James Arnold with a copy of the attached **Notice of Official Action by the Regional Board** by certified mailer # P 113 815 013.

Dated: 3-1-94



(signature)

CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD

SAN FRANCISCO BAY REGION

2101 WEBSTER STREET, SUITE 500

OAKLAND, CA 94612

(510) 286-1255

ALCO
HAZMAT

94 FEB 25 AM 11:35

Chad Pennebaker
c/o James R. Arnold
Severson & Werson
One Embarcadero Center
San Francisco, CA 94111

February 24, 1994
File:01-0205 & 2198.17

Augusta Corporation
c/o Joe B. Freeman, President
Bicoastal Corporation
1111 North Westshore Blvd., Suite 200A
Tampa, FL 33607

David M. Swope
Shell Oil Company
Legal Organization
1 Shell Plaza
P.O. Box 2463
Houston, TX 77252-2463

Wayne F. Valley Estate
c/o Randall Morrison
Crosby, Heafy, Roach, & May
1999 Harrison Street
Oakland, CA 94612-3523

Wayne F. Valley Trust
c/o Paul O'Connor
Valley Trust
3170 Crow Canyon Place, Suite 270
San Ramon, CA 94583

Gladys Valley
c/o Randall Morrison
Crosby, Heafy, Roach & May
1999 Harrison Street
Oakland, CA 94612-3523

**RE: Legal Designation of Responsible Party and Request for
Submittal of a Technical Report Resulting from the Alameda
County Department of Environmental Health's Pre-Enforcement
Review Panel Meeting on January 18, 1994**

Dear Mrs. Valley and Messrs. Pennebaker, Arnold, Freeman, Swope,
Morrison and O'Connor:

It has been brought to my attention by Regional Board staff that a

Enforcement Panel Review
Page 2 of 3

condition of soil and groundwater pollution exists on the property located at 2711 Alvarado Street, San Leandro, from an underground storage tank release. The Alameda County Department of Environmental Health (ACHD) staff have requested technical reports from one or more of you to fulfill your obligations per California Code of Regulations, Title 23 Waters, Chapter 16, Underground Storage Tank Regulations, Article 11, Corrective Action Requirements. It is my understanding that ACHD staff have been provided conflicting reports as to the accountability of one or more of the parties to which the letter is addressed.

A Pre-Enforcement Review Panel was held at the ACHD offices on January 18, 1994, attended by Mr. Lester Feldman of my staff. Pursuant to the Regional Board's authority under Section 13267 (b) of the California Water Code, you are hereby found to be a responsible party as defined by Title 23 of the California Code of Regulations, Division 3, Chapter 16, Article 11, Section 2720. A Responsible Party is "any person who owned or operated the underground storage tank immediately before the discontinuation of its use." A responsible party also includes any owner of property from which an unauthorized release of a hazardous substance from an underground storage tank has occurred, or any person who had or has control over an underground storage tank at the time of or following an unauthorized release of a hazardous substance, among others.

As a responsible party, you are required to conduct both soil and groundwater investigations to determine the extent of the environmental pollution resulting from the release. You are also required to perform a minimum of monitoring and sampling of the wells presently located at the site, and submit summary reports documenting the results of this work.

Therefore,, you are requested to submit technical reports specifically addressing the following numbered items within thirty (30) days of the date of this letter:

- 1) Submit a Preliminary Site Assessment (PSA) work plan appropriately scoped to determine the presence of any pollution in soil and groundwater as a result of the confirmed release at this site;
- 2) Following implementation, submit a final PSA report documenting the results of this phase of the investigation, including, among other elements, professional recommendations for any additional work deemed necessary to define the extent of pollution at the site;
- 3) Technical summary reports are due quarterly until case closure, summarizing the results of quarterly well monitoring and sampling. All work should adhere to the requirements of the Tri-Regional

Enforcement Review Panel
Page 3 of 3

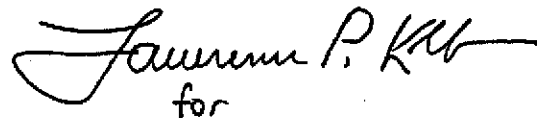
Board Staff Recommendations for the Preliminary Evaluation and Investigation of Underground Storage Tank Sites - August 10, 1990 and Article 11 of Title 23, Waters, California Code of Regulations.

I am hereby transmitting this request for a technical report to ACHD for service and continued case handling. You should be aware that failure on your part to submit the requested technical report, or late submittal may result in fines up to \$1000 per day of delinquency. Your response to this technical report request should be sent to the attention of Mr. Scott Seery at ACHD. Please inform Mr. Seery at least three working days in advance of all field activities.

Please be advised that this is a formal request for a technical reports pursuant to California Water Code Section 13267 (b). Any extensions of the stated deadlines, or modifications of the required tasks, must be confirmed in writing by either this agency or the ACHD.

If you have any questions regarding the contents of this letter, Please contact Mr. Seery, of ACHD, at (510) 271-4530.

Sincerely,



for
Steven R. Ritchie
Executive Officer

cc: Gil Jensen, ACDA, 7677 Oakport Street, Suite 400, Oakland 94621

Scott Seery, ACHD, 80 Swan Way, Suite 200, Oakland 94621

Mike Bakaldin, City of San Leandro, Civic Center, 835 E. 14th Street, San Leandro 94577

Alameda County Health Care Services Agency, Department of
Environmental Health, Hazardous Materials Division

In Re The Property Known As :)

Proof of Service of

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Notice of
Pre-Enforcement
Review Panel

Bicoastal Properties
2711 Alvarado Street
San Leandro, CA 94577

I Scott Seery, do hereby certify

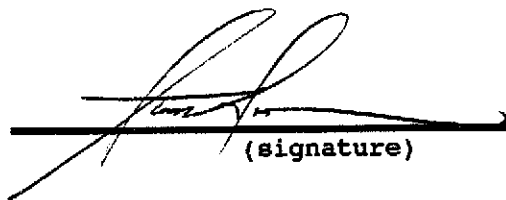
that I served David M. Swope

with a copy of the attached Notice of Pre-Enforcement Review

Panel on December 13, 1993 by certified

mailer # P 113 815 027.

Dated: 12/13/93



(signature)

**Alameda County Health Care Services Agency, Department of
Environmental Health, Hazardous Materials Division**

In Re The Property Known As :) **Notice of Reset
Pre-Enforcement
Review Panel**

Bicoastal Properties
2711 Alvarado Street, San Leandro 94577)

Notice is hereby given that upon the motion of the Alameda County Hazardous Materials Division, and the San Francisco Bay Regional Water Quality Control Board a reset Review Panel will convene on January 18, 1994 at 10:45 a.m. in the offices of the Alameda County Hazardous Materials Division located at 80 Swan Way, Room 200, Oakland, CA 94621. This Review Panel will reconvene for the purpose of determining responsible parties as well as appropriate closure, site assessment, clean-up and mitigation of contamination at the above location.

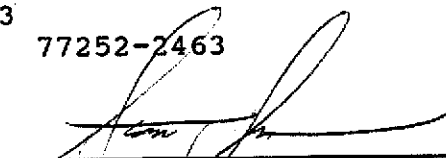
The Alameda County Hazardous Materials Division, and the San Francisco Bay Regional Water Quality Control Board have named and served notice of this Review Panel on the following persons or entities as having proposed responsibility for closure, site assessment, clean-up and mitigation of contamination at the above location, and by this notice all parties named herein are informed of the right to appear and show cause, if any they have, for the exclusion or inclusion of any of the parties served herein from said responsibility or obligations:

1. **Chad Pennebaker**
c/o James R. Arnold
Severson & Werson
One Embarcadero Center
San Francisco, CA 94111

2. **David Redmond**
Bicoastal Corporation
15438 North Florida Avenue, Ste. 205
Tampa, FL 33613

3. **[REDACTED]**
Shell Oil Company
Legal Organization
1 Shell Plaza
P.O. Box 2463
Houston, TX 77252-2463

Dated: December 13, 1993



(signature)

**Alameda County Health Care Services Agency, Department of
Environmental Health, Hazardous Materials Division**

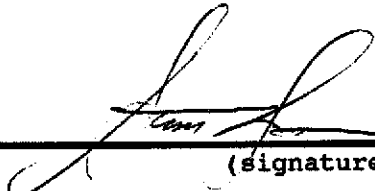
In Re The Property Known As :) Proof of Service of

)
) Notice of
) Pre-Enforcement
) Review Panel

Bicoastal Properties
2711 Alvarado Street
San Leandro, CA 94577

I Scott Seery, do hereby certify
that I served Chad Pennebaker c/o James R. Arnold
with a copy of the attached Notice of Pre-Enforcement Review
Panel on December 13, 1993 by certified
mailer # P 113 815 058.

Dated: 12/13/93


(signature)

**Alameda County Health Care Services Agency, Department of
Environmental Health, Hazardous Materials Division**

In Re The Property Known As :)

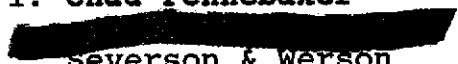
**Notice of Reset
Pre-Enforcement
Review Panel**

Bicoastal Properties
2711 Alvarado Street, San Leandro 94577)

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The Alameda County Hazardous Materials Division, and the San Francisco Bay Regional Water Quality Control Board have named and served notice of this Review Panel on the following persons or entities as having proposed responsibility for closure, site assessment, clean-up and mitigation of contamination at the above location, and by this notice all parties named herein are informed of the right to appear and show cause, if any they have, for the exclusion or inclusion of any of the parties served herein from said responsibility or obligations:

- 1. **Chad Pennebaker**


Severson & Werson
One Embarcadero Center
San Francisco, CA 94111

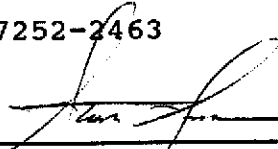
- 2. **David Redmond**

Bicoastal Corporation
15438 North Florida Avenue, Ste. 205
Tampa, FL 33613

- 3. **David M. Swope**

Shell Oil Company
Legal Organization
1 Shell Plaza
P.O. Box 2463
Houston, TX 77252-2463

Dated: December 13, 1993



(signature)

Alameda County Health Care Services Agency, Department of
Environmental Health, Hazardous Materials Division

In Re The Property Known As :)

Proof of Service of

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)
Notice of
Pre-Enforcement
Review Panel

Bicoastal Properties
2711 Alvarado Street
San Leandro, CA 94577

I Scott Seery, do hereby certify

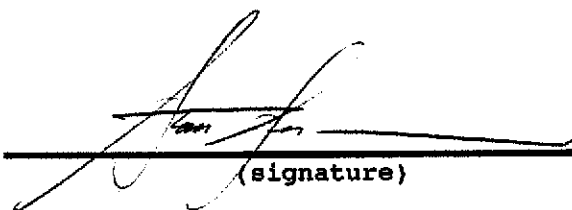
that I served David Redmond

with a copy of the attached Notice of Pre-Enforcement Review

Panel on December 13, 1993 by certified

mailer # P 113 815 056.

Dated: 12/13/93


(signature)

**Alameda County Health Care Services Agency, Department of
Environmental Health, Hazardous Materials Division**

In Re The Property Known As :) **Notice of Reset
Pre-Enforcement
Review Panel**

Bicoastal Properties
2711 Alvarado Street, San Leandro 94577)

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1. **Chad Pennebaker**
c/o James R. Arnold
Severson & Werson
One Embarcadero Center
San Francisco, CA 94111

2. **[REDACTED]**
Bicoastal Corporation
15438 North Florida Avenue, Ste. 205
Tampa, FL 33613

3. **David M. Swope**
Shell Oil Company
Legal Organization
1 Shell Plaza
P.O. Box 2463
Houston, TX 77252-2463

Dated: December 13, 1993



(signature)

ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY

DAVID J. KEARS, Agency Director



R0982

RAFAT A. SHAHID, ASST. AGENCY DIRECTOR

Certified mailer# P 113 815 044

STID 4550

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

September 21, 1993

Mr. John Cooleen
Bicoastal Corporation
15438 North Florida Avenue, Ste. 205
Tampa, FL 33613

RE: 2711 ALVARADO STREET, SAN LEANDRO, ALAMEDA COUNTY, CALIFORNIA

Dear Mr. Cooleen:

This department is in receipt of your correspondence dated September 16, 1993. The "Pre-Enforcement Review Panel" slated for September 29, 1993, in which parties associated with the cited case will be heard, will still take place at 10:00 AM at the letterhead address as scheduled.

Please contact me at 510/271-4530 should you have any questions.

Sincerely,


Scott O. Seery, CHMM
Senior Hazardous Materials Specialist

cc: Rafat A. Shahid, Assistant Agency Director
Gil Jensen, Alameda County District Attorney's Office
Rich Hiatt, RWQCB
Tom Peacock, ACDEH, LOP
John Merkle, Kay & Merkle, 100 Embarcadero, S.F. 94105
(Certified mailer# P 113 815 045)

ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY

DAVID J. KEARS, Agency Director



R0982

RAFAT A. SHAHID, ASST. AGENCY DIRECTOR

STID 4550

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

June 10, 1993

Mr. David Tallant
Bicoastal Properties
5441 Fair Oaks Boulevard, Ste. C-3
Carmichael, CA 95608

RE: 2711 ALVARADO STREET, SAN LEANDRO, ALAMEDA COUNTY

Dear Mr. Tallant:

The Department has completed review of the case file for this site, particularly as it concerns the environmental assessment performed following the March 1990 closure of a former waste oil underground storage tank (UST). During closure, waste oil was observed "pooling" at the base of the UST excavation. The UST has several large throughgoing holes. Analyses of soil collected from the UST pit following closure indicate petroleum hydrocarbons (e.g., total oil and grease [TOG], etc.) and lead (Pb), among other target compounds, were present in native soil at elevated concentrations: TOG = 33,295 parts per million (ppm); Pb = 1100 ppm. This Pb concentration exceeds the state hazardous waste criteria of 1000 ppm.

An unauthorized release clearly occurred at this site. An Underground Storage Tank Unauthorized Release (Leak) / Contamination Site Report was filed by the San Leandro Fire Department on June 12, 1990 as a result of this release.

The San Francisco Bay Regional Water Quality Control Board (RWQCB) requires additional environmental investigations to be performed when unauthorized releases are discovered. Such investigations are in the form of a Preliminary Site Assessment, or PSA. The information gathered by a PSA is used to determine the extent of any environmental impact resulting from the release, and an appropriate course of action to remediate the site, if required. 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 Leaking Underground Fuel Tank (LUFT) Field Manual, and Article 11 of Title 23, California Code of Regulations.

A PSA must be performed 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 for review which outlines 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.

Mr. David Tallant
RE: 2711 Alvarado Street, San Leandro
June 10, 1993
Page 2 of 3

The 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 26, 1993. Work should commence no later than 30 days following work plan approval. The scope of the PSA must address not only the release from the noted waste oil UST, but also any potential releases from the fuel USTs formerly located at this site.

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 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.

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 for enforcement action.

Mr. David Tallant
RE: 2711 Alvarado Street, San Leandro
June 10, 1993
Page 3 of 3

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

Sincerely,



Scott O. Seery, CHMM
Senior Hazardous Materials Specialist

attachment

cc: Rafat A. Shahid, Assistant Agency Director, Env. Health
Gil Jensen, Alameda County District Attorney's Office
John Jang, RWQCB
Mike Bakaldin, San Leandro Fire Department
Chad Pennebaker, 2777 Alvarado Street, San Leandro, 94577
files

ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY

DAVID J. KEARS, Agency Director



R0982

RAFAT A. SHAHID, ASST. AGENCY DIRECTOR

STID 4550

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

June 10, 1993

Mr. David Tallant
Bicoastal Properties
5441 Fair Oaks Boulevard, Ste. C-3
Carmichael, CA 95608

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Mr. David Tallant
RE: 2711 Alvarado Street, San Leandro
June 10, 1993
Page 3 of 3

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

Sincerely,



Scott O. Seery, CHMM
Senior Hazardous Materials Specialist

attachment

cc: Rafat A. Shahid, Assistant Agency Director, Env. Health
Gil Jensen, Alameda County District Attorney's Office
John Jang, RWQCB
Mike Bakaldin, San Leandro Fire Department
Chad Pennebaker, 2777 Alvarado Street, San Leandro, 94577
files

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



R0982

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

November 7, 1990

John P. Cooleen Augusta Corporation
15438 N. Florida Avenue, #205,
Tampa, FL 33613

re: Removal of Underground Tank

Dear Mr. Cooleen

We have been informed that on or about May 15th, 1990 an underground storage tank was removed from your facility at 2711 Alvarado St., San Leandro, and that soil and ground water near the tank may have been contaminated by diesel fuel or other petroleum products leaking from the tank.

Our agency is responsible for carrying out the mandates of California laws and regulations pertaining to protection of soil and groundwater. Please provide us with the following information:

A drawing or map of your facility showing the former location of the tank.

Documentation of proper disposal of the tank, its contents (if any), and of any soil shipped off site.

Records of soil samples and ground water samples taken in conjunction with removal of the tank. (Locations of soil and ground water samples should be marked the drawing or map of your facility.)

The company names, addresses and phone numbers of all contractors involved in the tank removal.

If our agency determines that your site could have experienced an unauthorized release of petroleum hydrocarbons impacting soil and/or ground water, we will require you to submit a proposal for determining the vertical and horizontal extent of soil and groundwater contamination, and a proposal for soil and groundwater remediation.

This is a formal request for documentation pursuant to California Water Code, section 13267 (b).

Augusta Corporation,
November 7, 1990
page 2

We also require a "deposit-refund" of \$300.00, paid by check made out to "Alameda County", to cover our costs while reviewing the documents you send us and overseeing site remediation, if that should be necessary. Any amount remaining when remediation is complete will be returned to you. Our cost is \$60.00/hour.

Please contact me at 271-4320 if you have any questions.

Sincerely,

William F. Faulhaber

William F. Faulhaber

cc: Rafat Shahid, Agency Director
Edgar B. Howell, Chief, Hazardous Materials Division
SFRWQCB
Mike Bakaldin, HazMat Coordinator, City of San Leandro,
835 E. 14th St., San Leandro, CA 94577

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ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



R0982

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

November 2, 1990

Sidney Mills, c/o International Technology Corporation
4585 Pacheco Boulevard
Martinez, CA 94533

re: Account No. 142092.2, Bicoastal Properties, 2711 Alvarado, SL

Dear Ms. Mills

Upon further review of the reports submitted to the Alameda County Environmental health Depart., Haz Mat Division, it appears additional requirements must be considered. Based on the findings of subsurface soils analysis, this site is considered to have experienced an unauthorized release of petroleum hydrocarbons for which impact to ground water must be assessed. The installation of groundwater monitoring well(s) will, thus, be required. A workplan that addresses the the rationale for placement, proper construction, and development is requested at this time.

Secondly, it has come to my attention that Alameda County has yet to receive a "deposit refund" for this project. The deposit, as you are aware, will cover the Department's expenses connected the above mentioned remediation effort. Please deposit \$300.00, by check, made payable to "Alameda County", as soon as possible.

Please contact me at 271-4320 if you have any questions.

Sincerely,

William F. Faulhaber

cc: Rafat Shahid, Agency Director
Edgar B. Howell, Chief, Hazardous Materials Division
Chad Pennebaker, c/o David Tallant, Bicoastal Properties, 5441
Fair Oaks Blvd., Charmichael, CA 95608
SFRWQCB
Mike Bakaldin, HazMat Coordinator, City of San Leandro,
835 E. 14th St., San Leandro, CA 94577

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ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



R0982

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

June 8, 1990

Larry Hudson
International Technology
4585 Pacheco Blvd.
Martinez, CA 94553

Re: Bicostal Properties, 2711 Alvarado St., San Leandro

Dear Mr. Hudson

We have reviewed your proposal of May 25, 1990 for remediation of the Bicostal Properties site at 2711 Alvarado St., San Leandro. Your proposal for remediation by further soil excavation, with excavated soil characterized and transported to an approved disposal site, is acceptable to us. Please proceed with with site remediation.

Please deposit \$240 with Alameda County to cover our expenses (at \$60 per hour) while overseeing site remediation. Any remainder when site remediation is complete will be returned to the IT Corporation.

Please provide us with copies of all manifests and receipts for shipment and disposal of soil from this site.

All questions regarding Alameda County involvement should be directed to William Faulhaber at (415) 271-4320.

Sincerely,

Edgar B. Howell, III
Chief, Hazardous Materials Division

EH:WF

cc: Rafat A Shahid, Agency Director, Environmental Health
Lester Feldman, RWQCB
W. Faulhaber, Hazardous Materials Specialist

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



R0982

DEPARTMENT OF ENVIRONMENTAL HEALTH
Hazardous Materials Program
80 Swan Way, Rm. 200
Oakland, CA 94621
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June 8, 1990

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4585 Pacheco Blvd.
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All questions regarding Alameda County involvement should be directed to William Faulhaber at (415) 271-4320.

Sincerely,

A handwritten signature in cursive script that reads "Edgar B. Howell, III".

Edgar B. Howell, III
Chief, Hazardous Materials Division

EH:WF

cc: Rafat A Shahid, Agency Director, Environmental Health
Lester Feldman, RWQCB
W. Faulhaber, Hazardous Materials Specialist