

ALAMEDA COUNTY  
HEALTH CARE SERVICES

AGENCY  
DAVID J. KEARS, Agency Director



R01201

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

September 21, 1999

Mr. George Vulkasin  
260 Oak Street  
Oakland, CA 94607  
STID 3778

RE: Peerless Coffee, 225 Fallon Street, Oakland, CA 94607

Dear Mr. Vulkasin:

This office and the San Francisco Regional Water Quality Control Board have reviewed the case closure summary for the above referenced site. We concur that no further action related to the underground tank release is required at this time. Before a remedial action completion letter is sent, the on-site monitoring wells should be decommissioned, if they will no longer be used for monitoring. Please notify this office upon completion of well destruction so a closure letter can be issued.

Well destruction permits may be obtained from Alameda County Public Works. They can be reached at 670-5248.

If you have any questions, please contact me at (510) 567-6774.

Sincerely,



Larry Seto  
Sr. Hazardous Materials Specialist

Cc: Dwight Hoenig, Clayton Environmental, 1252 Quarry Lane, P.O. Box 9019,  
Pleasanton, CA 94566

Files

ALAMEDA COUNTY  
HEALTH CARE SERVICES

AGENCY  
DAVID J. KEARS, Agency Director



R01201

August 11, 1999

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

Mr. George Vulkasin  
260 Oak Street  
Oakland, CA 94607  
STID 3778

INTENT TO MAKE A DETERMINATION THAT NO FURTHER ACTION IS  
REQUIRED OR ISSUE A CLOSURE LETTER FOR PEERLESS COFFEE, 225  
FALLON STREET, OAKLAND, CA 94607

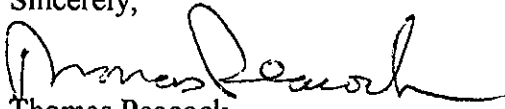
Dear Mr. Vulkasin:

This letter is to inform you that Alameda County Environmental Health Department, Local Oversight Program (LOP), intends to make a determination that no further action is required at the above site or to issue a closure letter. Please notify this agency of any input and recommendations you may have on these proposed actions within 20 days of the date of this letter.

In accordance with section 25297.15 of Ch. 6.7 of the Health & Safety Code, you must provide certification to the local agency that all of the current record fee title owners have been informed of the proposed action. Please provide this certification to this office within 20 days of the date of this letter.

If you have any questions about these proposed actions, please contact Larry Seto at (510) 567-6774.

Sincerely,

  
Thomas Peacock  
Manager, LOP

cc: Chuck Headlee, RWQCB  
Leroy Griffin, City of Oakland Fire Department, 505-14<sup>th</sup> Street, 7<sup>th</sup> Floor,  
Oakland, CA 94612  
Larry Seto, Alameda County Environmental Health  
Files



R01201

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

August 11, 1999

Mr. George Vulkasin  
260 Oak Street  
Oakland, CA 94607  
STID 3778

RE: Peerless Coffee, 225 Fallon Street, Oakland, CA 94607

LANDOWNER NOTIFICATION AND PARTICIPATION REQUIREMENTS

Dear Mr. Vulkasin:

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.

## LANDOWNER NOTIFICATION

Re: Peerless Coffee, 225 Fallon Street, Oakland, CA 94607

August 11, 1999

Page 2 of 2

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) 567-6774 should you have any questions about the content of this letter.

Sincerely,



Larry Seto  
Sr. Hazardous Materials Specialist

Attachments

cc: Chuck Headlee, RWQCB

ALAMEDA COUNTY  
HEALTH CARE SERVICES

AGENCY  
DAVID J. KEARS, Agency Director



R0201

ENVIRONMENTAL HEALTH SERVICES

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

June 15, 1999

Mr. George Vulkasin, Property Owner  
260 Oak Street  
Oakland, CA 94607  
STID 3778

RE: Peerless Coffee, 225 Fallon Street, Oakland, CA 94607

Dear: Mr. Vulkasin:

Madhulla Logan of this office has reviewed the Health Risk Assessment Report dated March 30, 1999 prepared by Ratech Resources. A Risk Management Plan (RMP) with notification attached to the Grant Deed is not required.

If you have any questions, please contact me at (510) 567-6774.

Sincerely,



Larry Seto  
Sr. Hazardous Materials Specialist

Cc: Dwight Hoenig, Clayton Environmental, 1252 Quarry Lane, PO Box 9019,  
Pleasanton, CA 94566  
Madhulla Logan, Alameda County Environmental Health  
Files

ALAMEDA COUNTY  
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



R01201

June 4, 1999

Mr. Dwight Hoenig  
Clayton Environmental  
1252 Quarry Lane  
P.O. Box 9019  
Pleasanton, CA 94566  
STID 3778

ENVIRONMENTAL HEALTH SERVICES

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

RE: Peerless Coffee, 225 Fallon Street, Oakland, CA

Dear Mr. Hoenig:

On November 19, 1998 Madhulla Logan and I met with you concerning the closure requirements for the above site. During the meeting, you agreed to submit the following items listed below:

- 1) Risk Management Plan (RMP) with notification attached to the Grant Deed
- 2) Sample groundwater from MW-1 and test for the presence of MTBE
- 3) Take water elevation measurements to determine groundwater flow direction
- 4) Advance two hydropunch boreholes downgradient from MW-1 and take a water sample from each borehole for chemical analysis
- 5) Letter from the property owner identifying the former locations of the underground tanks, and their disposal site after their removal
- 6) Table that summarizes the monitoring history of all wells, including the previous wells that were destroyed (MW-1, MW-2, MW-3, KMW-1A & KMW-1B)
- 7) Site map identifying exact locations where PNA impacted soil was used as roadbase
- 8) The depth of the impacted soil that was used as roadbase
- 9) Unauthorized Release Form for the underground tank will be completed and submitted to this office

If you have any questions, please contact me at (510) 567-6774.

Sincerely,

  
Larry Seto

Sr. Hazardous Materials Specialist

Cc: George Vulkasin, Property Owner, 260 Oak Street, Oakland,  
CA 94607  
Madhulla Logan, Alameda County Environmental Health  
Files

ALAMEDA COUNTY  
HEALTH CARE SERVICES

AGENCY  
DAVID J. KEARS, Agency Director



STID 3778

R201201

November 13, 1997

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

Mr. George Vukasin, Property Owner  
260 Oak Street  
Oakland, CA 94607  
STID 3778

RE: Peerless Coffee, 225 Fallon Street, Oakland, CA 94607

Dear Mr. Vukasin:

I would like to introduce myself as the new caseworker in my office that has oversight for the above site. I have reviewed the file for this site, and there are polynuclear aromatic hydrocarbons (PNAs or PAHs), petroleum hydrocarbons and purgeable aromatics present in the soil and/or groundwater. In addition, there is no record that the monitoring wells have been sampled after October 1991. Before I can prepare a case closure summary, a site summary report must be submitted to this office that contain, but shall not be limited to the following information:

1. Complete site history, including former and present use of the site, and former property owners. Include any hazardous materials/waste that was stored on-site, by whom, and the approximate dates of storage.
2. Identify the number of underground tanks removed from this site, their contents, size of tanks, and date(s) of removal.
3. Summarize the method(s) used to determine the lateral and vertical extent of contamination.
4. Sample summary chart(s) with soil and groundwater sampling history. Chart(s) should include all sampling dates, and analytical results.
5. Site map drawn to scale identifying the former location(s) of the underground tank(s), and soil and groundwater sampling locations.
6. Has the extent of the plume been define? If yes, how was this determined?
7. Has the plume stopped migrating? What indicators are being used?

Enclosed is a blank copy of a case closure summary. To accelerate your request for case closure, your consultant can complete the summary, and return it to this office for review and approval.

If you have any questions, please contact me at (510) 567-6774.

Sincerely,



Larry Seto  
Sr. Hazardous Materials Specialist

cc: Warren Chamberlin, Clayton Environmental



ALAMEDA COUNTY  
HEALTH CARE SERVICES  
AGENCY

DAVID J. KEARS, Agency Director



RO1201

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

Certified Mailer # P 113 815 163

September 24, 1992

STID 3778

Peerless Coffee  
260 Oak St.  
Oakland CA 94607  
Attn: George Vukasin

RE: Peerless Coffee  
225 Fallon St.  
Oakland CA 94607

Dear Mr. Vukasin,

The case file for the above referenced site has recently been reviewed. The latest document included therein is a Quarterly Groundwater Monitoring and Sampling Report prepared by Mittelhauser Corporation (MC), dated October 1991.

Groundwater was last sampled on 8/13/91 in the three monitoring wells onsite. MW1 contained 920 ppb TPH-g, 3,100 ppb TPH-d, 5.2 ppb benzene, and elevated levels of PNAs. MW2 and MW3 contained low levels of TPH-d and nondetectable concentrations of TPH-g, BTEX, and PNAs. Therefore, it appears that contaminants are not migrating downgradient from MW1. MC believes that "the source of the TPH-g is upgradient and to the east of MW1." However, TPH-g has not been detected in downgradient wells MW2 or MW3 in four quarters of sampling. Tidal influence is a more likely scenario for the movement of groundwater at this site.

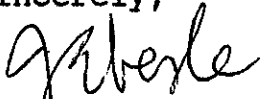
Since groundwater continues to exhibit contamination, it is a concern to Alameda County and the Regional Water Quality Control Board (RWQCB). We disagree with MC's recommendation "that no further monitoring or sampling be performed on this site." We therefore request biannual monitoring/sampling and reporting for these wells in order to verify stabilization of groundwater contaminants.

Please resume groundwater monitoring and sampling **within 40 days or by November 3, 1992**. The groundwater monitoring report must be submitted to J. Eberle of this office within 30 days from the date of sampling.

George Vukasin  
STID 3778  
Page 2 of 2  
September 24, 1992

If you have any questions, please contact me at 510-271-4530. The information in this letter was agreed upon during a telephone conversation between myself and Lester Feldman of the RWQCB. He can be reached at 510-286-1332.

Sincerely,



Jennifer Eberle  
Hazardous Materials Specialist

cc: Rich Hiatt, RWQCB  
Edward Pike, PO Box 129, Lafayette CA 94549-0129  
David Blunt, Mittelhauser Corp., 7901 Stone Ridge Dr., Ste  
123, Pleasanton CA 94588  
Ed Howell/File

je 3778

ALAMEDA COUNTY  
HEALTH CARE SERVICES

AGENCY  
DAVID J. KEARS, Agency Director



R01201

29 October 1990

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

Wei Wei Chui  
California Department of Health Services  
2151 Berkeley Way  
Annex 9  
Berkeley, CA 94704

Subject: Documentation relevant to the underground storage tanks formerly located at the Bedford Properties location, 225 Fallon St. Oakland.

Dear Ms. Chui:

Enclosed please find a copy of all of the documentation present in the files of this agency pertinent to the underground storage tanks formerly located at the site listed above. This information is being sent as per your request of 24 October, 1990.

An itinerary of the documents being provided to you include:

- 1) A copy of a memorandum from myself to Rafat Shahid, Chief of the Hazardous Materials Division of the Alameda County Department of Environmental Health, concerning an emergency response to the site on 22 December 1988.
- 2) A copy of a Notice of Violation issued by this office to George Vukasin of Alamo California, dated 28 December 1988, regarding the underground storage tank(s) at this site.
- 3) A copy of a letter from this office to John Soldering of the City of Oakland, dated 30 January 1989, regarding the City's viewpoint concerning the assumption of liability for underground storage tanks located under City easement property.
- 4) A copy of the City's response to this office regarding item 4, a letter from Joseph Wong, dated 1 March 1989.
- 5) A copy of the Underground Storage Tank Removal Plan submitted to this agency for review and approval on 31 October 1989.

Wei Wei Chui  
DOHS  
2151 Berkeley Way  
Annex 9  
Berkeley, CA 94704  
Re. Bedford Properties, 225 Fallon St. Oakland  
29 October 1990  
Page 2 of 2

6) Copies of the analytical data sheets submitted to this office with the results of soil and water samples collected during the removal of the two underground storage tanks. This removal took place on 14 November 1989.

7) A copy of a letter from this office to George Vukasin, dated 6 December 1989, concerning follow-up actions required in regards to the tank excavation site.

8) A copy of a letter from Mark Ransom of Southern Pacific Transportation Company to this office. Dated 13 March 1990, this letter concerns Southern Pacific Transportation Company's "status" in regards to any environmental investigatory actions necessitated by the former tanks.

The final piece of documentation in our records concerning the underground storage tanks associated with the Bedford Property on Fallon Street in Oakland is the Mittelhouser report dated June 6 1990. During our telephone conversation of the 24th, you indicated that your agency already has a copy of this report.

The Alameda County of Environmental Health, Hazardous Materials Division is currently compiling an assessment of the work conducted to date in regards to this site. The purpose of this document will be to articulate any concerns which this agency has as to the adequacy of the work conducted and to suggest areas for further action. It is expected that this document will be completed by the middle of November, 1990. I will ensure that you receive a copy.

If you have any questions concerning this matter, please feel free to contact me at (415) 271-4320.

Sincerely,

  
Dennis J. Byrne  
Hazardous Materials Specialist

cc: Larry Blazer, Office of the Alameda County District Attorney,  
Consumer and Environmental Protection Division  
Steve Luquire, SFBRWQCB  
Rafat Shahid, Assistant Director, Alameda County Department of  
Environmental Health

ALAMEDA COUNTY  
HEALTH CARE SERVICES

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DAVID J. KEARS, Agency Director



R01201

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

2 May 1990

Ned Pike  
Bedford Properties, Incorporated  
P.O. Box 1267  
Lafayette, CA 94549

Subject: Ground Water Monitoring Well Installation at 225 Fallon Street, Oakland.

Dear Mr. Pike:

This office has received and reviewed a proposal prepared by Mittelhauser Corporation for the installation of two ground water monitoring wells at the location listed above. Before this agency can approve the implementation of these actions the following amendments will have to be incorporated into the proposed work.

1) The location proposed for one of these wells is inappropriate. Rather than installing a well outside the northwestern corner of the building, a site in the vicinity of the northern most parking lot entrance on Fallon Street should be chosen. The Kleinfelder Report of February 1989 reported the highest soil and ground water contamination measurements were detected from the region I suggest. Further clarification of soil and ground water conditions within this area of your property will have to be obtained to address the concerns of this agency.

The location suggested in the Mittelhauser proposal for the ground water monitoring well associated with the former underground storage tank site is appropriate. Approval is granted for the installation of this well.

2) The Mittelhauser proposal suggests that during well installation and subsequent quarterly ground water monitoring, samples will be analyzed for the presence of Total Petroleum Hydrocarbons, Benzene, Toluene, Xylene and Ethylbenzene, and Pentachlorophenol. In addition to the proposed analytical sequence, EPA Method 8270 should be conducted on all samples associated with this site. Method 8270 will detect polynuclear aromatic compounds, the presence of which require further clarification on your property,

Ned Pike  
Bedford Properties, Inc.  
P.O. Box 1267  
Lafayette, Ca. 94549  
Re. 225 Fallon St. Oakland  
2 May 1990  
Page 2 of 2

3) A final matter of concern to this office is the fate of contaminated soil which was reintroduced into the former underground storage tank excavation in November of 1989. Guidelines established by the San Francisco Bay Regional Water Quality Control Board do not allow the reintroduction of soil into a former tank pit if TPH contaminant levels greater than 10 parts per million are detected. 100 parts per million of TPH contamination was measured from the soil placed within this excavation. During the tank removal exercise in November of 1989, I personally advised the contractor of the likelihood that this soil would require reexcavation at a later date. A letter from this office to George Vukasin dated 6 December 1989, articulated the need for this action. To date, this office has received no communication from Bedford Properties in this regards. Please address this issue.

The contents of this letter have been discussed with Elyse Heilshorn, of Mittelhauser Corporation. If you have any questions concerning this matter, please contact me at (415) 271-4320.

Sincerely,

  
Dennis J. Byrne  
Hazardous Materials Specialist

cc: Larry Blazer, Alameda County District Attorney's Office,  
Consumer and Environmental Protection Division.  
Lester Feldman, SFBRWQCB  
Howard Hatayama, DOHS  
Rafat Shahid, Assistant Director, Alameda County Department of  
Environmental Health.  
Edgar Howell III, Chief, Hazardous Materials Division  
Elyse Heilshorn, Mittelhauser Corporation  
Greg Shepard, Southern Pacific Transportation Company

ALAMEDA COUNTY  
HEALTH CARE SERVICES

AGENCY  
DAVID J. KEARS, Agency Director



R01201

6 December 1989

George Vukasin  
260 Oak Street  
Oakland, CA 94607

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

Subject: Underground Storage Tank Removal Conducted at 225 Fallon Street, Oakland.

Dear Mr. Vukasin:

Thank you for the analytical data submitted to this office in regards to the removal of two underground storage tanks at the location listed above. In accordance with Guidelines established by the San Francisco Bay Regional Water Quality Control Board, the following actions will have to be taken to complete this project.

- 1) The soil removed from the tank pit will have to be reexcavated for proper landfill disposal. A plastic sheet had been placed in the excavation prior to the hole being backfilled. Reexcavation of the pit to the depth of this plastic sheet will be sufficient to ensure compliance with the requirements of the Regional Board.
- 2) Whenever soil contamination of up to 100 parts per million of Total Petroleum Hydrocarbons is detected, some follow-up action is required to define the vertical and lateral extent of any contaminant plume which may be present. Specifically, a groundwater monitoring well must be installed.

Guidelines established by the Regional Board state that this well must be located within ten feet of the former tank location in a downgradient direction relative to groundwater flow. The direction of groundwater flow is to be determined by data derived from three wells from which hydraulic conductivity can be demonstrated. During the installation of these wells, soil samples must be collected at five foot depth intervals until groundwater is reached. This work is to be performed under the direction of a registered engineer/geologist.

This well will require sampling on a quarterly basis for a minimum of one year. The frequency of any of any follow-up sampling will be based upon the data derived during the first year.

George Vukasin  
260 Oak Street  
Oakland, CA 94607  
Re. 225 Fallon St.  
6 December 1989  
Page 2 of 2

Please keep this office informed of all actions which are taken in regards to this project. Proposed locations for groundwater monitoring wells should be communicated to this office for approval prior to installation.

If you have any questions concerning this matter, or require further clarification concerning the actions which need to be taken, please contact me at (415) 271-4320.

Sincerely,



Dennis J. Byrne  
Hazardous Materials Specialist

cc: Larry Blazer, Alameda County District Attorney's Office,  
Consumer and Environmental Protection Agency.  
Doug Krause, DOHS  
Lester Feldman, SFBRWQCB  
Rafat Shahid, Assistant Director, Alameda County Dept. of  
Environmental Health.  
Ned Pike, Bedford Properties Inc.