

ALAMEDA COUNTY  
HEALTH CARE SERVICES

AGENCY  
DAVID J. KEARS, Agency Director



RO# 144 (COP)  
RO# 2636 (SUC)

November 6, 1996

**Murray Stevens**

✓ 2351 Shoreline drive,  
Alameda, CA - 94501

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

STID# 1773

Ref: **South Shore Shopping Center** located at corner of Park Street and Shore Line Drive,  
Alameda, CA

**SECOND NOTICE OF VIOLATION**

Dear Mr. Stevens:

On April 26, 1996, a letter was sent from this Department requesting that you submit a workplan to define and remediate the contamination that has been found in the monitoring wells, MW-10, MW-24, MW-25 and MW-12. As of this date we have not received any communication from you on this matter. Therefore, this letter constitutes a **Second Notice** that you are in violation of specific laws and that the workplan is due.

At this time, pursuant to Section 2720 et seq, Article 11, Title 23, California Code of Regulations, you are hereby requested to develop a Corrective Action Plan (CAP) for further investigation of this site. The corrective action plan should identify and evaluate feasible alternatives for cleanup of soil and groundwater contamination caused by the unauthorized release of petroleum products and to prevent further contaminant migration.

According to Section 25298 of the California Health and Safety Code, underground storage tank closure is incomplete until the responsible party characterizes and remediates the contamination resulting from product discharge. Therefore, you, as the responsible party are in violation of this section of the Code, for which Section 25299 specifies civil penalties of up to \$5,000, for each day of violation, upon conviction.

You are required to submit the workplan for the referenced site to this office **within 30 days** from the date of this letter. **Failure to respond will result in referral of this case to the RWQCB or Alameda County District Attorney to be considered for enforcement action. Modification of required tasks or extensions of stated deadlines must be requested in writing.** If you have any questions, you may reach me at (510) 567-6764.

Sincerely,

*Madhulla Logan*  
Madhulla Logan  
Hazardous Material Specialist

**Greg Baum**, Harsch Investment Corporation, P.O. Box 2708, Portland, Oregon - 97208

**Frank Hamidi**, Soil Tech Engineering, 1761 Junction Avenue, San Jose, CA - 95112

**Alan Gibbs**, Kleinfelder, 7133 Koll Center Parkway, Suite 100, Pleasanton, CA - 94566

ALAMEDA COUNTY  
HEALTH CARE SERVICES

AGENCY  
DAVID J. KEARS, Agency Director



2351 SHORELINE DR.  
ALAMEDA, CA.

PO# 144 (LOP)

✓ PO# 2636 (SUC)

November 6, 1996

**Mr. Greg Baum**  
Harsch Investment Corporation  
P.O Box 2708,  
Portland, Oregon, - 97208

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

STID# 1773

**Ref: South Shore Shopping Center, located at Park Street, and Shore Line Drive,  
Alameda, CA.**

Dear Mr. Baum:

This Department is in receipt of the risk assessment prepared by Kleinfelder for the above referenced property in behalf of Harsch Investment Corporation. This risk assessment has been prepared to evaluate the potential risks of petroleum hydrocarbons and solvent contamination identified in the monitoring wells located in the south/southwest half of the referenced property. However, the risk assessment does not include the contamination identified in monitoring wells, MW-10, MW-12, MW-23, MW-24 and MW-25 located in the north/northeast half of the site. It was agreed in a meeting held on April 24, 1996 that this portion of the investigation will be conducted by Kamur Industries.

This Department has reviewed the risk assessment document and has found it acceptable for the current use (as a parking lot) in the south/southwest half of the property. The risk assessment evaluated the exposure to the solvent and petroleum hydrocarbons vapors to the outdoor area. The risk assessment did not evaluate the risk due to exposure of vapors to the indoor area as there are no buildings located in this half of the site. However, please note that since the risk assessment is being accepted is based on the current use of the property, the following information is still required before final closure can be granted:

1. A risk management plan that is acceptable to the regulatory agencies need to be submitted. This risk management plan should include at a minimum the following information:
  - the extent of the constamination present on the property and methods to mitigate any potential negative impacts posed by any residual contamination on site, like capping the site, using liners, barriers etc.
  - strategy to address any risk posed to the construction workers etc. during earth moving activities, etc.
  - precautions to avoid making vertical or lateral conduits like wells, drainage lines, water supply lines, etc that may cause cross contamination between the shallow and deeper aquifers.
  - Need for re-evaluation if the site use changes to residential, day care, etc.

Please submit the above required information within 30 days of receiving this letter. Please be advised that this is a formal request for technical information pursuant to California Water Code Section 13627 (b). Any extension of the stated deadlines, or modifications of the required tasks, must be confirmed in writing by this agency. If you have any questions, call me at (510) 567-6764.

Sincerely,

A handwritten signature in cursive script that reads "Madhulla Logan".

Madhulla Logan  
Hazardous Material Specialist

**Alan Gibbs**, Kleinfelder, 7133, Koll Center Parkway, Suite 100, Pleasanton, CA - 94566

**Frank Hamidi**, Soil Tech Engineering, 1761, Junction Ave, San Jose, CA - 95112.

**Murray Stevens**, 2351 Shoreline Drive, Alameda, CA - 94501

ALAMEDA COUNTY  
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



R0144 (South Shore Car wash)

✓R02636 (Dry Cleaners)

RAFAT A. SHAHID, Assistant Agency Director

September 20, 1994

Gregory H. Baum  
Harsch Investment Corp.  
P.O. Box 2708  
Portland, Oregon 97208

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

STID 1773

Re: Revised Quarterly Ground water Monitoring Program, for South Shore Shopping Center, located at Park Street and Shoreline Drive, Alameda, California

Dear Mr. Baum,

This office has reviewed The Mark Group's (MG) proposal for sampling only six of the 24 site wells for quarterly monitoring, until remediation activities begin at the site. MG's proposal suggests that sampling of these wells (Wells MW-12, MW-16, MW-17, MW-19, MW-22, and MW-25) will be sufficient to identify any fluctuations in ground water contaminant concentrations, however, equally important is the ability of these wells to identify any plume migration off site. Although most of the proposed wells are located along the perimeter of the site, the area along the northeast boundary of the site, in the vicinity of Well MW-23, is not addressed with the proposed six wells. Therefore, monitoring of Well MW-23 shall be included in the sampling plan.

Additionally, please be reminded that the extent of the contaminant plume to the north has not yet been delineated and monitoring of Well MW-25, although acceptable for the time being, will not be able to confirm any further plume migration in this direction. Per our meeting on August 31, 1994, further plume delineation will be conducted in this direction immediately after operation of the vapor extraction system has been initiated for approximately two months.

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

Sincerely,

Juliet Shin  
Hazardous Materials Specialist

Mr. Gregory H. Baum  
Re: South Shore Shopping Ctr.  
September 20, 1994  
Page 2 of 2

cc: Alan Gibbs  
The Mark Group, Inc.  
Hookston Square, Ste 120  
3480 Buskirk Ave.  
Pleasant Hill, CA 94523

Tom Hargett  
Texaco Refining and  
Marketing Inc.  
10 Universal City Plaza  
7th Floor  
Universal City, CA 91608 7812

Murray Stevens  
2351 Shoreline Drive  
Alameda, CA 94501

Edgar Howell

ALAMEDA COUNTY  
HEALTH CARE SERVICES  
AGENCY

DAVID J. KEARS, Agency Director



✓ R02636 (SLIC)  
R0144 (LOP)

RAFAT A. SHAHID, ASST. AGENCY DIRECTOR

April 23, 1993

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

Mr. Bernard Levy  
Harsch Investment Corp.  
235 W. MacArthur Blvd., Ste 630  
Oakland, CA 94111

STID 1773

Re: Remediation work plan for South Shore Shopping Center, Alameda,  
California

Dear Mr. Levy,

Per our conversation on April 23, 1993, the due date for any work plans addressing remediation for the above site has been extended to May 20, 1993. Additionally, per our conversation, I will be kept updated in the interim as to the status of this work plan.

If you have any questions or comments, please contact me at (510) 271-4530.

Sincerely,

Juliet Shin  
Hazardous Materials Specialist

cc: Richard Hiett, RWQCB

Dariush Dastmalchi  
Clayton Environmental Services  
1252 Quarry Lane  
P.O. Box 9019  
Pleasanton, CA 94566

Mr. Frank Hamedi  
Soil Tech Engineering  
298 Brokaw Road  
Santa Clara, CA 95050

Mr. Robert Robles  
Texaco Refining and Marketing, Inc.  
10 Universal City Plaza, 13th Floor  
Universal City, CA 91608

Edgar Howell-File(JS)

ALAMEDA COUNTY  
HEALTH CARE SERVICES  
AGENCY

DAVID J. KEARS, Agency Director



RO144 (LOP)

✓ RO 2636 (sluc)

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

February 8, 1993

Mr. Bernard Levy  
Harsch Investment Corp.  
235 W. MacArthur Blvd., Ste 630  
Oakland, CA 94111

STID 1773

Re: Work plan for South Shore Shopping Center, located at Park Street and Shoreline Drive, Alameda

Dear Mr. Levy,

This office has reviewed Clayton Environmental's work plan, dated January 27, 1993, for the installation of two additional monitoring wells at the above site. This work plan is acceptable to this office with the following requirements/reminders:

- o A minimum of one soil sample, from each of the borings, shall be analyzed; and
- o The wells shall be screened adequately above the water table to account for seasonal fluctuations.

Additionally, it is the understanding of this office that Harsch Investment will analyze the ground water samples collected from the proposed Kamur Industries wells for chlorinated hydrocarbons.

Per the conversation between Dariush Dastmalchi, Clayton Environmental, and myself on February 8, 1993, this work plan shall be implemented on February 9, 1993. A report detailing this work shall be submitted to this office within 45 days after completing the field activities.

If you have any questions or comments, please contact me at (510) 271-4530.

Sincerely,

  
Juliet Shin

Hazardous Materials Specialist



Mr. Bernard Levy  
Re: South Shore Shopping Center  
Page 2 of 2  
February 8, 1993

cc: Richard Hiett, RWQCB

Dariusz Dastmalchi  
Clayton Environmental Services  
1252 Quarry Lane  
P.O. Box 9019  
Pleasanton, CA 94566

Mr. Frank Hamedi  
Soil Tech Engineering  
298 Brokaw Rd.  
Santa Clara, CA 95050

Edgar Howell-File(JS)

ALAMEDA COUNTY  
HEALTH CARE SERVICES  
AGENCY

DAVID J. KEARS, Agency Director



✓ R02636 (SLIC)

✓ R0144 (LOP)

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

February 1, 1993

Murray T. Stevens  
Kamur Industries  
2351 Shoreline Dr.  
Alameda, CA 94501

STID 1773

RE: Work plan for the installation of two additional wells for the property located at 2351 Shoreline Drive, Alameda, California

Dear Mr. Stevens,

This office has received and reviewed the January 27, 1993 letter from Soil Tech Engineering summarizing the proposal for the installation of two additional monitoring wells at the above site. This workplan is acceptable to this office with the following requirements/reminders:

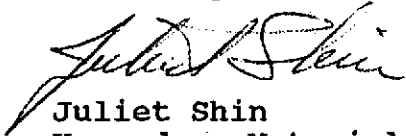
- o These wells shall be analyzed for all the same constituents as the already existing wells at your site, including the VOC compounds. Per our meeting on January 21, 1993, it is the understanding of this office that Harsch Investment will be financing the cost of the VOC analysis.
- o Soil samples shall be collected at 5-foot depth intervals and at changes in lithology. A minimum of one soil sample from each boring shall be analyzed for all the same constituents that are being analyzed for in the existing wells.
- o It is the understanding of this office that all the monitoring wells at South Shore Shopping Center shall be surveyed to a common benchmark. The two proposed wells shall also be surveyed to this common benchmark, to an accuracy of 0.01 foot.
- o The monitoring wells shall be screened adequately above and below the water table ( standard requirements are five feet above and 10 feet below water table).
- o Subsequent to well development, you must wait at least 24 hours before collecting samples from these wells.

Mr. Murray Stevens  
Re: 2351 Shoreline Drive  
Page 2 of 2  
February 1, 1993.

- o Quarterly monitoring of these wells shall continue until this site qualifies for RWQCB "sign-off". A report detailing the installation of these wells shall be submitted within 45 days of the completion of field activities.

If you have any questions or comments, please contact me at (510) 271-4530.

Sincerely,



Juliet Shin  
Hazardous Materials Specialist

cc: Richard Hiett, RWQCB

Bernard Levy  
Harsch Investment Corp.  
235 W. MacArthur Blvd., Ste 630  
Oakland, CA 94111

Edgar Howell-File(JS)

ALAMEDA COUNTY  
HEALTH CARE SERVICES

AGENCY  
DAVID J. KEARS, Agency Director



SITE: 2351 Shoreline Dr. Alameda

RO 144 (South Shore Car Wash)  
→ RO 2636 (Dry Cleaners)

RAFAT A. SHAHID, Assistant Agency Director

DEPARTMENT OF ENVIRONMENTAL HEALTH  
80 Swan Way, Rm. 210  
Oakland, CA 94621  
(415) 271-4300

21 January 1992

Mr. Mike Dosen  
Vice President  
Harsch Investment Corporation  
235 W. MacArthur Boulevard  
Oakland, CA 94611

Subject: Harsch property at Park and Shoreline Road, Alameda.

Dear Mr. Dosen:

This letter is in follow up to a meeting between myself and Alan Gibbs of Clayton Environmental Consultants which took place on 16 January, 1992. Mr. Gibbs provide me with a general overview of the work conducted to date and described the actions which he proposed to take regarding the further investigation of this site.

This agency concurs with the recommendation of Mr. Gibbs that a ground water pump and treat feasibility study is in order for the former dry cleaner site. Please be aware that a valid feasibility study cannot be accomplished prior to defining the extent of any contaminant plume present. Consequently, it will be necessary that at least one more ground water monitoring well be installed in conjunction with this study.

This agency also concurs with the recommendation of Mr. Gibbs that ground water monitoring wells 2,3,4 and 9B be exempted from inclusion in further quarterly sampling. These wells are to be maintained on the site and accessible for possible inclusion into the sampling protocols at some future date.

If you have any question concerning this matter, please feel free to contact me at (510) 271-4320.

Sincerely,

Dennis J. Byrne  
Senior Hazardous Materials Specialist

cc: Rich Hyatt, SFBRWQCB  
Rafat Shahid, Assistant Director, Alameda County Department  
of Environmental Health.  
Alan Gibbs, Clayton Environmental Consultants

ALAMEDA COUNTY  
HEALTH CARE SERVICESAGENCY  
DAVID J. KEARS, Agency DirectorR0144 (South Shore  
Car Wash)

→ R02636 (Dry Cleaners)

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

May 29, 1991

Mr. Alan Gibbs  
Clayton Environmental  
1252 Quarry Lane  
Pleasanton, CA 94566

RE: Shoreline Drive and Park Street Corner

Dear Mr. Gibbs:

The purpose of this letter is to address several items that have resulted from the recent activities at this site.

I've received your request of May 23, 1991, to monitor MW-8B on a quarterly basis. My office and the Regional Water Quality Control Board (RWQCB) requested in December 1990 that a well be installed down-gradient of existing MW-7 to determine if any solvents found in MW-7 were migrating off-site. MW-7 was installed down-gradient of the former drycleaning facility.

MW-7 was last sampled in November 1990 for purgeable halocarbons. Those found were: Tetrachloroethene at  $1,900\mu/L$ , trichloroethene at  $520\mu/L$ , 1,2-dichloroethene at  $440\mu/L$ , and cis-1,2-dichloroethene at  $440\mu/L$ . Maximum contaminant levels (MCL) and DHS action levels for these chemicals are  $5\mu/L$ ,  $5\mu/L$ ,  $10\mu/L$ , and  $6\mu/L$ , respectively. The sampling and analyses table for the April 1991 quarterly monitoring event indicates a slight decrease in these levels:  $1,600\mu/L$ ,  $200\mu/L$ ,  $90\mu/L$ , and  $90\mu/L$  respectively. MW-8B was installed and sampled in April 1991. Water analyses show 1,2-dichloroethene at  $6.8\mu/L$ , trichloroethene at  $7.7\mu/L$ , and tetrachloroethene at  $1.1\mu/L$ . MW-14 was also installed in April, 1991 in the intersection of Shoreline Drive and Park Street. Tetrachloroethene was found at  $16\mu/L$ , trichloroethene at  $0.4\mu/L$  and 1,2-dichloroethane at  $4.6\mu/L$  (MCL is  $0.5\mu/L$ ). Groundwater gradient direction was not provided with the April 1991 sampling results table.

Quarterly monitoring of MW-8B is acceptable, based on the information I have. Because of the lack of information that I have, I am requesting that a report be submitted to my office that describes the field activities that have occurred since December of last year. This is to include well installation logs, sampling analyses, determination of gradient, as well as a description of the tasks performed to date (Tasks 1 through 8 according to the February 28, 1991, work plan).

Shoreline and Park Street  
May 29, 1991  
Page 2

This work plan indicates that a pump test will be conducted in June, and a feasibility study is due in August that provides groundwater remediation alternatives that are based on the results of the pump test. The next round of quarterly sampling is to be done in July. If the schedule of the pump test and feasibility study is not going to be adhered to, Harsch Development is submit a proposal to my office within 45 days of the date of this letter, that describes what interim remedial measures are going to be taken to prevent any additional solvent plume migration from MW-7. The quarterly sampling event is still required to be on schedule.

In addition, the deposit/refund account for oversight of this project is currently in a negative balance. To continue the county's oversight of this project, Harsch Development, as property owner, is to remit \$1,370.00, payable to Alameda County. Our authority to recover costs spent on project oversight is granted by County Ordinance 71-52.

If you have any questions, feel free to call me at 415/271-4320.

Sincerely,

*Cynthia Chapman*

Cynthia Chapman  
Hazardous Materials Specialist

c: Mr. Michael Dosen, Harsch Development  
Ms. Rose Coughlin, Texaco Refining and Marketing, Inc.  
Mr. Lester Feldman, Regional Water Quality Control Board  
Ms. Judith Altschuler, City of Alameda  
Mr. Roy Ikeda, Crosby, Heafey, Roach and May

ALAMEDA COUNTY  
HEALTH CARE SERVICESAGENCY  
DAVID J. KEARS, Agency DirectorR0144 (South Shore  
Car Wash)

→ R02636 (Dry Cleaners)

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

May 17, 1991

Mr. Alan Gibbs  
Clayton Environmental Consultants  
1252 Quarry Lane  
Pleasanton, CA 94566RE: Approval for the Shoreline Drive and Park Street  
Groundwater Remedial Investigation

Dear Mr. Gibbs:

This letter is in response to your request for written approval by our office of the "Work Plan for Groundwater Remedial Investigation at Shore Line Drive and Park Street," dated February 28, 1991, prepared by Clayton Environmental. This work plan has outlined the steps that will be taken by Clayton on behalf of Harsch Investment Corporation to investigate the extent of groundwater contamination at the site, and determine the feasible remedial alternatives to address and remediate groundwater contamination.

I have already given verbal approval to implement this work plan, and the outlined tasks appear to be proceeding on course. Since a work plan only represents the information known about the site at the time the work plan is prepared, it remains incumbent upon the responsible party to continue to protect the waters of the state, and to keep the oversight agency informed of any change to that approved work plan. With this in mind, I have been assured that construction of the Lyon's Restaurant will not adversely impact nor interfere with any proposed groundwater remediation that is expected to occur at this site. Ms. Laurene Compton of your office has been most diligent about informing me of any subsequent changes to the work plan, which have included the relocation of wells MW-1, MW-9, and MW-5, (which is to be used as the extraction well), as well as seeking approval from this office to pave over the site. Currently, Texaco has excavated much of the soil and backfilled with clean fill, thus reducing any levels of contamination that may adversely impact groundwater.

Shoreline and Park Street  
May 17, 1991  
Page 2

You can consider this letter formal approval for the February 28, 1991 work plan. If you have any questions, do not hesitate to call me at 415/271-4320. And as always, please continue to keep me informed in a timely manner of activities that are to occur at the site.

Sincerely,

*Cynthia Chapman*

Cynthia Chapman  
Hazardous Materials Specialist

c: Mr. Joe Munyer  
Ms. Rose Coughlin  
Mr. Roy Ikeda

lyonsres.wpa



ALAMEDA COUNTY  
HEALTH CARE SERVICES

AGENCY  
DAVID J. KEARS, Agency Director



✓ R02636

R0144

September 12, 1990

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

Mr. Murray Stevens  
Kamur Industries, Inc.  
2351 Shoreline Drive  
Alameda, CA 94501

Dear Mr. Stevens:

The Alameda County Division of Hazardous Materials has reviewed the work plan proposal submitted by Soil Tech Engineering dated August 30, 1990. The Division accepts the work plan with the following additions:

- \* The first paragraph on page 6 discusses using an OVA for screening purposes on excavated soils. Please note that field sampling does need to be verified by laboratory analyses.
- \* If stockpiled soils exceed the 1,000 ppm TPH level, you will need to determine if the soil meets the classification criteria for a hazardous waste as described in California Code of Regulations Title 22, Article 11. If the soil meets the definition of a hazardous waste, any request for storage greater than 90 days would need a variance from the State Department of Health Services.
- \* If other groundwater monitoring wells located near the site are going to be used to determine gradient, the report will need to include documentation that those wells were surveyed to a known bench mark and that gradient has been established. Rationale for placement of wells to be installed should also be included in the report.
- \* As stated in the 10 August 1990 Tri-Regional Recommendations, all work and reports which require geologic or engineering evaluations and judgments must be performed under the direction of an appropriately registered or certified professional. The report discussing the results of soil boring and monitoring well installation will require a registered geologist/engineer stamp and a statement describing the qualifications for each lead professional.

We request that a monthly status report be sent that describes activities that have occurred at the site, to keep us informed of the events.

Copies of all investigation reports should also be sent to the Regional Water Quality Control Board, 1800 Harrison Street,

✓ R02636

R0144

Shoreline Car Wash  
September 12, 1990  
Page 2

Suite 700, Oakland, 94612.

If you have any questions, please call the undersigned at  
415/271-4320.

Sincerely,

Cynthia Chapman  
Hazardous Materials Specialist

cc: Steven LuQuire, RWQCB  
Richard Downs, Soil Tech Engineering  
Joseph Munyer, Harsch Investment