

ALAMEDA COUNTY  
HEALTH CARE SERVICES



AGENCY  
DAVID J. KEARS, Agency Director

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

August 17, 2001  
StID # 3682/RO0000104

Mr. Bill Owens  
2221 Olympic Blvd.  
Walnut Creek, CA 94595

**RE: Former Motor Partners, 1234 40<sup>th</sup> Ave., Oakland CA 94601**

Dear Mr. Owens:

This letter transmits the enclosed underground storage tank (UST) case closure letter in accordance with the Health and Safety Code, Chapter 6.75 (Article 4, Section 25299.37 h). The State Water Resources Control Board adopted this letter on February 20, 1997. As of March 1, 1997, the Alameda County Health Services, Local Oversight Program (LOP) is required to use this case closure letter. We are also enclosing the case closure summary. This document confirms the completion of the investigation and cleanup of the reported release at the subject site.

**Site Investigation and Cleanup Summary:**

Please be advised that the following conditions exist at the site:

- 1600 parts per million (ppm) Total Petroleum Hydrocarbons as diesel (TPHd), 1200 ppm TPH as gasoline, 1.2, 5.3, 25, 120 ppm benzene, toluene, ethyl benzene and xylenes, respectively and 1000 ppm oil and grease remain in the soil at the site.
- 9500 parts per billion (ppb) TPHd, 6700 ppb TPHg and 240, 50, 360, 610, ND benzene, toluene, ethyl benzene, xylenes and MTBE, respectively remain in groundwater at the site.

This site should be included in the City's permit tracking system. Please contact me at (510) 567-6765 with any questions.

Sincerely,

Barney M. Chan  
Hazardous Materials Specialist

enclosures: Case Closure Letter, Case Closure Summary

c: Mr. L. Griffin, City of Oakland CES, 1605 MLK Jr. Way,  
Oakland CA 94612

-B. Chan, files (letter only)  
Tel: 1234 40<sup>th</sup> Ave

ENVY UPDATED 3/31/01

Press [ESC] for the menu

UNDERGROUND STORAGE TANK CLEANUP SITE

-LOP:A--TRemov:--SLIC:--

SITE ID: 3682	SOURCE OF FUNDS: F	SUBSTANCE :8006619
SITE NAME: Motor Partners		DATE REPORTED :03/04/1992
SITE ADDRESS: 1234 -0 40th Ave		DATE CONFIRMED:03/04/1992
CITY: Oakland	ZIP CODE: 94601	MULTIPLE RPs : y

CASE TYPE: U CONTRACT STAT: 4 PRIORITY: -0- DATE ER:-0-

RP SEARCH : S		DATE END: 03/04/1992
PRELIM ASSESSMENT : -	DATE BEGIN: -0-	DATE END: -0-
REMEDIAL INVEST : -	DATE BEGIN: -0-	DATE END: -0-
REMEDIAL ACTION : -	DATE BEGIN: -0-	DATE END: -0-
POST REMED MONITOR: -	DATE BEGIN: -0-	DATE END: -0-

ENFORCEMENT TYPE: 3	DATE ENFORCEMENT ACTION TAKEN: 11/07/1995
LUFT CATEGORY: 2SC	CASE CLOSED: - DATE CASE CLOSED: -0-
DT EXC START : 10/12/1990	REMEDIAL ACTIONS TAKEN: NT

PgDn for Screen #2

[ESC] Done [F2] Clear field [Shift-F2] Clear to end [Shift-F10] More  
 Form: SITE Table: SITE Field: Source Page: 1

STID: 3682

UNDERGROUND STORAGE TANK CLEANUP SITE - SCREEN #2

IN-HOUSE MANAGEMENT:

RISK ASSESSMENT :-0-	LOC-CleanUp Fund? -0-
DATE LAST CORSP :04/07/1999	INSPECTOR INIT: BC

CONTACT/RESPONSIBLE PARTY INFORMATION:

RP #1: CONTACT: Mr. Bill Owens	RP COST: \$0.00
RP COMPANY NAME: Motor Partners	Ph: -0-
ADDRESS: 2221 Olympic Blvd.	
CITY/ST/ZIP: Walnut Creek CA 94595	

COMMENT: MTBE=ND < 5ppb

PgUp For Screen #1;PgDn For More RP'S

ESC] Done [F2] Clear field [Shift-F2] Clear to end [Shift-F10] More  
 orm: SITE Table: SITE Field: FlagDate Page: 2

P seq#: 2-9

ADDITIONAL RP'S -SCREEN # 3

RP #2	
CONTACT NAME: Mr. Dan Gatto	Ph: -0-
COMPANY NAME: F. H. Dailey Motor Company	

ADDRESS: 800 Davis St.  
CITY/ST/ZIP: San Leandro C A 94577

RP #

CONTACT NAME:

Ph:

COMPANY NAME:

ADDRESS:

CITY/ST/ZIP:

RP #

CONTACT NAME:

Ph:

COMPANY NAME:

ADDRESS:

CITY/ST/ZIP:

PgUp for Screen #2;

<F7>/<F8> for Next / Previous RP

[ESC] Done

[F2] Clear field

[Shift-F2] Clear to end

[Shift-F10] More

Form: SITE

Table: RPs

Field: RPseq#

Page: 3

ALAMEDA COUNTY  
HEALTH CARE SERVICES

AGENCY  
DAVID J. KEARS, Agency Director



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

February 14, 2001  
StID # 3682

Mr. Bill Owens  
2221 Olympic Blvd.  
Walnut Creek, CA 94595

**Re: Closure of Monitoring Wells at 1234 40<sup>th</sup> Ave., Oakland CA 94601**

Dear Mr. Owens:

Our office has received concurrence from the Regional Water Quality Control Board on our recommendation for site closure of the above referenced location. Prior to issuing the closure letter, our office requests the proper closure of the five (5) existing monitoring and two (2) existing extraction wells installed at this site.

You may contact Alameda County Public Works Water Resources Section at (510) 670-5554 for specific requirements of well closure.

Please contact me at (510) 567-6765 if you have any questions.

Sincerely,

Barney M. Chan  
Hazardous Materials Specialist

✓ C: B. Chan, files

Mr. D. Tom, Basics Environmental, 116 Glorietta Blvd., Orinda, CA 94563

Wtclrq1234- 40th

LOP - CHANGE RECORD REQUEST FORM

printed:  
12/26/2000

Mark Out What Needs Changing and Hand to LOP Data Entry  
(Name/Address changes go to Annual Programs Data Entry)

Insp:

AGENCY # : 10000      SOURCE OF FUNDS: F      SUBSTANCE: 8006619  
 StID : 3682      LOC:  
 SITE NAME: Motor Partners      DATE REPORTED : 03/04/1992  
 ADDRESS : 1234 40th Ave      DATE CONFIRMED: 03/04/1992  
 CITY/ZIP : Oakland      94601      MULTIPLE RPs : y

SITE STATUS

CASE TYPE: U CONTRACT STATUS: 4      PRIOR CODE:      EMERGENCY RESP:  
 RP SEARCH: S      DATE COMPLETED: 03/04/1992  
 PRELIMINARY ASMNT:      DATE UNDERWAY:      DATE COMPLETED:  
 REM INVESTIGATION:      DATE UNDERWAY:      DATE COMPLETED:  
 REMEDIAL ACTION:      DATE UNDERWAY:      DATE COMPLETED:  
 POST REMED ACT MON:      DATE UNDERWAY:      DATE COMPLETED:

ENFORCEMENT ACTION TYPE: 3      DATE ENFORCEMENT ACTION TAKEN: 11/07/1995  
 LUFT FIELD MANUAL CONSID: 2SC  
 CASE CLOSED:      DATE CASE CLOSED:  
 DATE EXCAVATION STARTED : 10/12/1990      REMEDIAL ACTIONS TAKEN: NT

RESPONSIBLE PARTY INFORMATION

RP#1-CONTACT NAME: Mr. Bill Owens  
 COMPANY NAME: Motor Partners  
 ADDRESS: 2221 Olympic Blvd.  
 CITY/STATE: Walnut Creek CA 94595

RP#2-CONTACT NAME: Mr. Dan Gatto  
 COMPANY NAME: F. H. Dailey Motor Company  
 ADDRESS: 800 Davis St.  
 CITY/STATE: San Leandro C A 94577

INSPECTOR VERIFICATION:

NAME _____	SIGNATURE _____	DATE _____
------------	-----------------	------------

DATA ENTRY INPUT:

Name/Address Changes Only			Case Progress Changes	
ANPPGMS _____	LOP _____	DATE _____	LOP _____	DATE _____

ALAMEDA COUNTY  
HEALTH CARE SERVICES

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DAVID J. KEARS, Agency Director



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ENVIRONMENTAL PROTECTION  
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May 16, 2000  
StID # 3682

Mr. Bill Owens  
2221 Olympic Blvd.  
Walnut Creek, CA 94595

**Re: Documentation of Disposal of Soils for Motor Partners, 1234 40<sup>th</sup> Ave., Oakland 94601**

Dear Mr. Owens:

Our office is reviewing the above referenced site for recommendation of site closure to the Water Board. During our review, it appears that soil generated from the over-excavation of the two former underground tanks does not have proper documentation of disposal.

Please provide such documentation of disposal as soon as possible to expedite site closure.

You may contact me at (510) 567-6765 if you have any questions.

Sincerely,

Barney M. Chan  
Hazardous Materials Specialist

cc: B. Chan, files

Mr. G. Rogers, Aquatic & Environmental Applications, 38053 Davy Ct., Fremont, CA 94536

Spoils1234 40th

08 APR 20 PM 3:20

# Aquatic & Environmental Applications

April 13, 2000

Mr. Barney Chan  
Environmental Health  
Alameda County  
1131 Harbor Bay Pkwy  
Alameda, CA 94502-6577

**SUBJECT: ADDITIONAL INFORMATION REQUESTED FOR  
MOTOR PARTNERS SITE, 1234 40TH AVE., OAKLAND, CA.**

Dear Barney:

We have enclosed several reports requested in your letter dated March 10, 2000 for the Motor Partners site, 1234 40th Ave., Oakland, California.

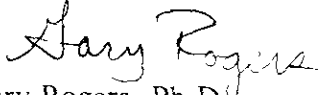
The excavation work was completed by SEMCO but no formal report was prepared. The only information available regarding the excavation is in the CEC, 1994a report which presented personal communication with Mr. Kiper, of SEMCO, regarding the work. Unfortunately, SEMCO has closed its Bay Area office and Mr. Kiper is no longer in the area. Please note that the soil removed from excavation activities is stockpiled at a property near the site on 41<sup>st</sup> Avenue.

The report detailing the advancement of additional borings drilled in November 1995 and February 1996 was never completed. We did submit a letter report with a map of boring locations and a summary of analytical results on March 20, 1996. A formal report has now been completed detailing the work (please find a copy enclosed).

Lastly, we have enclosed a copy of the Aquifer Pump Test report.

If you have any questions or if you need additional information, please give us a call.

Sincerely,



Gary Rogers, Ph.D.  
Environmental Consultant

cc: Bill Owens  
enclosure

ALAMEDA COUNTY  
HEALTH CARE SERVICES

AGENCY  
DAVID J. KEARS, Agency Director



Post-It™ brand fax transmittal memo 7671		# of pages ▶ 1	
To	Ms. Zeretske	From	BCHAN
Co.		Co.	ACEH
Dept.		Phone #	510-567-6765
Fax #	415-989-3382	Fax #	

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

March 10, 2000  
StID # 3682

Mr. Bill Owens  
2221 Olympic Blvd.  
Walnut Creek, CA 94595

**Re: Motor Partners Site, 1234 40<sup>th</sup> Ave., Oakland CA 94601**

Dear Mr. Owens:

As you are aware, our office is currently reviewing the January 28, 2000 Risk Assessment Addendum prepared by Mr. Gary Rogers and evaluating this site for closure recommendation. Upon review of the site history, it appears that we are missing some technical reports. In addition, we have made additional observations, which will require your response.

Please provide a copy of the following reports:

- CEC, 1994a The report detailing the excavation of the former underground tank pits, the sampling results and documentation of soil disposal.
- CEC, 1994a The report detailing the advancement of the additional borings drilled in November 1995 and February 1996.
- RES, 1996c The aquifer pump test.

In addition, our office would like verification that groundwater concentrations in the former tank area and inside the building are truly representative. To verify this, our office requests that the ORC socks be removed from the wells. The wells should be allowed to equilibrate and prior to sampling, the wells should be over-purged of a minimum of ten well volumes. In addition, please sample groundwater from the extraction casings to determine if residual contamination exists and whether it poses an on-going source.

To expedite closure, please provide the aforementioned reports and perform the additional sampling.

You may contact me at (510) 567-6765 if you have any questions.

Sincerely,

Barney M. Chan  
Hazardous Materials Specialist

✓ C: B. Chan, files  
Mr G Rogers, 38053 Davy Ct., Fremont, CA 94536

Reps1234 40th



# Aquatic & Environmental Applications

PROTECTION

00 FEB -9 PM 3: 13

January 28, 2000

**REF: 1004-T2A.RPT**

Mr. Barney Chan  
Environmental Health  
Alameda County  
1131 Harbor Bay Pkwy  
Alameda, CA 94502-6577

**SUBJECT: ADDENDUM TO TIER 2 RISK ASSESSMENT  
MOTOR PARTNERS, 1234 40TH AVE., OAKLAND, CA.**

Dear Barney:

I have enclosed a copy of the Addendum to the Tier 2 Risk Assessment completed for the Motor Partners site, 1234 40th Avenue, Oakland, California. This addendum has been completed in response to your letter dated January 3, 2000.

The results of the risk assessment suggest that hydrocarbon contamination at the Motor Partners site does not provide a significant risk to human health and the environment. It is recommended that the site be considered for closure.

If you have any questions or comments, please give me a call.

Sincerely,



Gary Rogers, Ph.D.  
Environmental Consultant

cc: Bill Owens

ALAMEDA COUNTY  
HEALTH CARE SERVICES

AGENCY  
DAVID J. KEARS, Agency Director



ENVIRONMENTAL HEALTH SERVICES  
ENVIRONMENTAL PROTECTION (LOP)  
1131 Harbor Bay Parkway, Suite 250  
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FAX (510) 337-9335

January 3, 2000  
StID # 3682

Mr. Bill Owens  
2221 Olympic Blvd.  
Walnut Creek, CA 94595

**Re: Tier 2 Risk Assessment for Motor Partners, 1234 40<sup>th</sup> Ave., Oakland CA 94601**

Dear Mr. Owens:

Our office has received and reviewed the December 15, 1999 Tier 2 Risk Assessment for the above site as prepared by Mr. Gary Rogers of Aquatic & Environmental Applications. I have also spoken with Mr. Rogers regarding our offices' concerns.

Please provide the following information affecting the risk assessment so we can continue our evaluation:

- The sampling procedure for the past four sampling events should be described. Of concern is the presence of oxygen releasing socks. Groundwater samples should be purged after the removal of the socks prior to sampling.
- The groundwater concentration used for the risk assessment will be the average concentration of the past four monitoring events for wells MW1 and MW5. This value will be used to regenerate your site specific target levels (SSTL).
- The soil concentration used for the risk assessment will include all vadose soil samples from monitoring wells MW-1, MW-5 and borings B-5 and B-6. Please include a copy of the soil SSTL values. This was missing in the previous report.
- Groundwater ingestion is not considered a complete pathway at this site, therefore, it should not be evaluated.
- Please insure that the California slope factor of 0.1 for benzene is used in your assessment.
- Your addendum should also include and incorporate the results of the recent December 1999 sampling event.
- Please include the input parameter summary table indicating the default and site specific parameters used in your risk assessment.

You may contact me at (510) 567-6765 if you have any questions.

Sincerely,

Barney M Chan  
Hazardous Materials Specialist

C B Chan, files

Mr G Rogers, Aquatic & Environmental Applications, 38053 Davy Ct , Fremont, CA 94536

T2RBCA1234 40th

ALAMEDA COUNTY  
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



April 7, 1999  
StID # 3682

Mr. Bill Owens  
2221 Olympic Blvd.  
Walnut Creek, CA 94595

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

**Re: Groundwater Monitoring at 1234 40<sup>th</sup> Ave., Oakland CA 94601**

Dear Mr. Owens:

Our office has reviewed the 1<sup>st</sup> quarter 1999 groundwater monitoring report for the above site as prepared by Mr. Gary Rogers of Aquatic and Environmental Applications. One item which I would like to comment on is the apparent decrease in petroleum hydrocarbon concentrations found in those monitoring wells where the oxygen releasing compound (ORC) has been added ie MWs 1, 3 and 5. I believe that because the groundwater samples are not being purged prior to sampling, you are sampling relatively stagnant water, which has an elevated dissolved oxygen and bio-degradation activity. These concentrations may well not be representative of the entire plume. It was originally thought that the normal purging would remove the dissolved oxygen and thus the bio-remediation activity in groundwater. However, because the ORC socks are designed to release oxygen in a timed fashion, purging the wells will not do any irreparable damage. In the future, our office recommends either sampling after normal purging or sampling prior and after purging.

When groundwater concentrations have reached a steady state or diminished levels, you will need to verify that the entire plume has been treated. This must be done by monitoring the wells without the presence of the ORC socks or after the removal of the socks and normal purging. The effectiveness of the ORC socks may be limited to a small area around the treated monitoring well. I would recommend that additional ORC be added into the extraction wells within the former underground tank pits. This would increase the amount of oxygen added and the treated area. Alternatively, you may want to determine the amount of ORC needed to treat the plume using the software spreadsheet from the ORC supplier. There are at least two options to consider; whether to treat the entire petroleum mass or treat sources to prevent migration. Either method involves the injection of ORC slurry into borings.

Please have your consultant contact me to discuss your comments and actions to this letter. You may contact me at (510) 567-6765 if you have any questions.

Sincerely,

Barney M Chan  
Hazardous Materials Specialist

C B. Chan, files  
Mr G Rogers, 38053 Davy Ct , Fremont CA 94536  
Mr T Connors Esq. 444 DeHaro St , Suite 121, San Francisco, CA 94107  
2orc1234

#3682

# Aquatic & Environmental Applications

38053 Davy Ct.  
Fremont, CA 94536  
510-791-7157

## FAX TRANSMISSION COVER SHEET

Date: December 14, 1998  
To: Barney Chan  
Fax: 337-9335  
Re: Quarterly Sampling at Motor Partners Site  
Sender: Gary Rogers, Ph.D.

YOU SHOULD RECEIVE 2 PAGE(S), INCLUDING THIS COVER SHEET. IF YOU DO NOT RECEIVE ALL THE PAGES, PLEASE CALL 510-791-7157.

Barney,

I was not able to find much information on sampling monitoring wells with ORC filter socks in place. Regensis does have a technical document number 2.3.4 (see attached) that gives their recommendation for sampling wells with filter socks. They do not recommend that the filter socks be removed or that the wells be purged. As a result, we plan to sample each of the wells using a peristaltic pump. The groundwater samples will be collected without purging and analyzed onsite for dissolved oxygen, redox, pH, and conductivity. Samples will then be collected for additional parameters including; TPH-D, TPH-G, BTEX, MTBE, Ammonia, Nitrate, Sulfate, Phosphorus, Iron, and Aerobic & Anaerobic Hydrocarbon Degraders.

Please let me know if you have any questions

Thanks,

Gary

### ORC TECHNICAL BULLETIN #2.3.4 Use in Existing Monitoring Wells

In many cases it may be desirable to convert monitoring wells to remediation wells to reduce monitoring costs and help enhance intrinsic bioremediation. In some cases, there may be many excess wells on a site to effect the treatment to a greater extent. Also, sometimes specific wells with elevated contamination levels can be the direct target of remediation to facilitate closure.

To determine the effect of ORC in the monitoring well and its immediate vicinity, the following protocols are recommended:

When groundwater conditions allow use of a peristaltic pump, Regensis recommends installation of a length of 3/8-inch OD and 3/16-inch ID tubing (dedicated) to a depth of 2-4 feet below the groundwater surface. This tubing could be inserted into the well at the time of ORC installation or immediately prior to the first sampling event. Enough tubing should be left outside the well to allow connection to the peristaltic pump. After removal of approximately a volume of groundwater equal to the length of the Teflon tubing, collect a dissolved oxygen (DO) concentration reading and a groundwater sample using the peristaltic pump. This sample should be taken prior to purging groundwater from the monitoring well. For data analysis reliability DO concentrations should be determined using a HACH titration kit Model OX-2P.

When groundwater conditions preclude the use of a peristaltic pump and ORC socks are suspended in the well, Regensis recommends that the ORC be gently lowered 2-3 feet within the well and a sample collected from 2-3 feet below the air/groundwater interface using a disposable bailer. DO measurements should be measured using the HACH Kit Model OX-2P. If the ORC filter socks fill the entire saturated zone within the well, Regensis recommends slowly removing the top section of the ORC and collecting a DO and groundwater sample approximately 2-3 feet below the groundwater surface prior to purging the well.

When ORC is used in a monitoring well it is difficult to measure the effect of the ORC treatment outside of the well. For example, removal of a typical 15 foot section of ORC from a 4-inch diameter well will cause a volume of groundwater (calculated to be approximately 9 gallons) to move into the well casing in order to fill the displaced volume of the ORC. The groundwater movement will likely cause turbulence and mixing of groundwater within and around the well casing. A high percentage of the ORC "displacement volume" could be filled with "unoxygenated" upgradient groundwater. This often occurs at sites with moderate to fast groundwater velocities where the upgradient groundwater is oxygen depleted. The expected effect on groundwater samples collected after introduction of this "untreated" groundwater into the well would be an artificial lowering of the DO level and increase in hydrocarbons. The effect of purging of 3-5 casing volumes will magnify the problem.

A recommended alternative to using ORC in monitoring wells, is to use bulk ORC prepared as a slurry and directly applied into the aquifer in the area surrounding the well. By using ORC slurry in direct-push bore holes, monitoring wells continue to maintain a monitoring well status. Thus, typical sampling techniques and protocols can be followed to collect reliable data from these wells. Furthermore, the remediated area is larger than that of a well containing ORC filter socks.

The cost for this local "spot treatment" using ORC slurry will be higher than simply using ORC socks in an existing monitoring well. However, the probability of achieving site closure is significantly increased.

ALAMEDA COUNTY  
HEALTH CARE SERVICES

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DAVID J. KEARS, Agency Director



ENVIRONMENTAL HEALTH SERVICES  
ENVIRONMENTAL PROTECTION (LOP)  
1131 Harbor Bay Parkway, Suite 250  
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(510) 567-6700  
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August 11, 1998  
StID # 3682

Mr. Bill Owens  
2221 Olympic Blvd.  
Walnut Creek, CA 94595

**Re: Enhanced On-Site Bioremediation at 1234 40<sup>th</sup> Ave., Oakland CA 94601**

Dear Mr. Owens:

This letter serves to clarify the requirements of your prior proposal to enhance on-site bioremediation. This was included in Mr. Gary Rogers' February 16, 1998 report and mentioned again in the recent July 10, 1998 report. The July 1998 report continues to indicate a lack of dissolved oxygen and reducing conditions in groundwater near the former underground tanks.

Instead of just proposing to introduce oxygen releasing compound (ORC) socks into monitoring wells MW-1, MW-3 and the extraction wells, please have your consultant use the software program to determine the amount of oxygen (or respective ORC) necessary to treat the expected residual total petroleum hydrocarbon (TPH) at this site. The effectiveness of ORC addition is limited when using the ORC socks and you will need to verify that the addition of socks to the existing wells will provide enough oxygen to treat the residual TPH. Please have this investigation done prior to adding any ORC at the site. You are advised that this same approach is being done at the New Genico site across the street.

You may contact me at (510) 567-6765 if you have any questions.

Sincerely,

Barney M. Chan  
Hazardous Materials Specialist

C: B. Chan, files

Mr. G. Rogers, 38053 Davy Ct., Fremont, CA 94536

Mr. Tommy Conners, Esq., 444 De Haro St., Suite 121, San Francisco, CA 94107

ORC1234

ALAMEDA COUNTY  
HEALTH CARE SERVICES



AGENCY  
DAVID J. KEARS, Agency Director

ENVIRONMENTAL HEALTH SERVICES  
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1131 Harbor Bay Parkway, Suite 250  
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FAX (510) 337-9335

April 24, 1998  
StID # 3682

Mr. Bill Owens  
2221 Olympic Blvd.  
Walnut Creek, CA 94595

Re: Work Plan for Enhanced Bio-Remediation at Motor Partners,  
1234 40<sup>th</sup> Ave., Oakland CA 94601

Dear Mr. Owens:

Our office has received and reviewed the **March 31, 1998 Well Installation and Quarterly Monitoring Report** for the above site prepared by Mr. Gary Rogers. As you are aware, monitoring well MW-5 was installed downgradient of the former underground fuel tanks, just within the property boundary. The results of soil and groundwater sampling indicate significant diesel fuel contamination in soil and elevated diesel, gasoline and other gasoline constituents in groundwater. The significance of these facts is that the soil and groundwater plume has likely migrated beyond the property boundaries and is impacting off-site residential properties. The results of the previously submitted human health risk assessment indicates potential unacceptable risk.

In light of these results, our office requests immediate implementation of your enhanced bio-remediation work plan. You should include the addition of ORC compound to **both** extraction wells in addition to wells MW-1 and MW-3. It is unclear whether the effect of this addition will be enough to treat the entire plume, therefore, our office requests that you contact the supplier of your ORC and determine if additional boreholes are needed for ORC introduction.

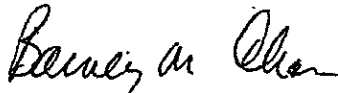
In my March 5, 1998 letter, I also requested that nutrients be added, as necessary, and also include in your quarterly monitoring the analysis of these additional parameters, carbon dioxide, methane and hydrocarbon degraders count. It is necessary to track the effectiveness of this process and adjust it when necessary. Our office agrees that elevated MTBE concentration detected by Method 8020 should be verified by Method 8260.

Please implement this work and report your results in your next quarterly monitoring report.

Mr. Bill Owens  
StID # 3682  
1234 40<sup>th</sup> Ave.  
April 24, 1998  
Page 2.

You may contact me at (510) 567-6765 if you have any questions.

Sincerely,



Barney M. Chan  
Hazardous Materials Specialist

C: ~~B.~~ Chan, files

Mr. G. Rogers, 38053 Davy Ct., Fremont, CA 94536

Mr. W. Theyskens, Groundworks Environmental, Inc., 1900 Lafayette  
St., Suite 209, Santa Clara, CA 95050-3946

Mr. Tommy Conner, Esq., 444 Haro St., Suite 121, S.F., CA 94107

2bio-1234



ALAMEDA COUNTY  
HEALTH CARE SERVICES

AGENCY  
DAVID J. KEARS, Agency Director



March 5, 1998  
StID # 3682

Mr. Bill Owens  
2221 Olympic Blvd.  
Walnut Creek, CA 94595

ENVIRONMENTAL HEALTH SERVICES  
ENVIRONMENTAL PROTECTION (LOP)  
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(510) 567-6700  
FAX (510) 337-9335

**Re: Work Plan for Enhanced Bio-Remediation at Motor Partners,  
1234 40th Ave., Oakland CA 94601**

Dear Mr. Owens:

Our office has received and reviewed the February 16, 1998 report from Mr. Gary Rogers. Included in the most recent quarterly groundwater monitoring event was the analysis of a number of indicator parameters of natural biodegradation. The parameter following parameters were tested: dissolved oxygen, oxidation-reduction (redox) potential, ferrous iron, ammonia, nitrate, sulfate and total phosphorous.

~~Anaerobic~~ (in the presence of oxygen) degradation is the most efficient type of natural biodegradation. The dissolved oxygen (DO) values indicate levels which are adequate for aerobic degradation, however, higher levels of dissolved oxygen are possible in an oxygen saturated condition. The positive redox potential indicates an oxidizing condition conducive to aerobic degradation, however, like the DO value, the redox potential could be higher.

Ferrous iron can be indicative of a reducing condition where initial ferric iron has been reduced to ferrous iron. The low levels of ammonia, nitrate and total phosphorous may be a limiting factor to the bacteria population.

Our office concurs with the addition of ORC (oxygen releasing compound) to the existing wells and extraction well. We also request that the nutrients ammonia, nitrate and phosphorous be added. Please include, additionally, carbon dioxide, methane and hydrocarbon degraders count on your next monitoring event.

You may contact me at (510) 567-6765 if you have any questions.

Sincerely,

Barney M. Chan  
Hazardous Materials Specialist

c: B. Chan, files  
Mr. G. Rogers, 38053 Davy Ct., Fremont, CA 94536  
bio-1234



To: Barney Chan, Alameda County

From: Gary Rogers 510-791-7157

ENVIRONMENTAL HEALTH SERVICES  
ENVIRONMENTAL PROTECTION (LOP)

2/10/98 9 31 36 Page 1 of 1

R0104

## *Aquatic & Environmental Applications*

38053 Davy Ct.  
Fremont, CA 94536  
510-791-7157

### FAX TRANSMISSION COVER SHEET

**Date:** February 6, 1998  
**To:** Barney Chan  
**Fax:** 337-9335  
**Re:** Drilling at MP Site  
**Sender:** Gary Rogers, Ph.D.

**YOU SHOULD RECEIVE 1 PAGE(S), INCLUDING THIS COVER SHEET. IF YOU  
DO NOT RECEIVE ALL THE PAGES, PLEASE CALL 510-791-7157.**

Barney,

I have arranged for use of an Earthprobe drill rig to complete the monitoring well installation inside the building at the Motor Partners site, 1234 40<sup>th</sup> Ave, Oakland. We will begin the work around 9AM on Wednesday, Feb. 11, 1998.

Please let me know if you have any questions

Thanks,

Gary

ALAMEDA COUNTY  
HEALTH CARE SERVICES

AGENCY  
DAVID J. KEARS, Agency Director



January 29, 1998  
StID # 3682

Mr. Bill Owens  
2221 Olympic Blvd.  
Walnut Creek, CA 94595

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

**Re: Work Plan for Installation of Monitoring Well MW-5 at  
1234 40th Ave., Oakland CA 94601**

Dear Mr. Owens:

Our office has received and reviewed the January 26, 1998 **Work Plan for Additional Investigation** for the above site provided by Mr. Gary Rogers, your consultant. This work plan responds to the request made in my December 30, 1997 letter. It proposes the installation of a 2" well within the property boundaries of the former Motor Partners site. At least one soil sample will be collected for chemical analysis in addition to the incorporation of this well into the existing quarterly groundwater monitoring schedule for the site. Please proceed with this work as soon as possible.

Our office also awaits the results of the analyses of groundwater samples for the various bioremediation indicating parameters. It is likely that some type(s) of chemical supplements will be necessary to enhance current conditions to stimulate additional bioremediation.

You may contact me at (510) 567-6765 if you have any questions.

Sincerely,

Barney M. Chan  
Hazardous Materials Specialist

c: B. Chan, files  
Mr. G. Rogers, Aquatic & Environmental Applications, 38053  
Davy Ct., Fremont, CA 94536

mw5-1234

# Aquatic & Environmental Applications

38053 Davy Ct. • Fremont, CA 94536 • 510-791-7157 • E-mail: rogers1@ix.netcom.com

January 26, 1998

**REF: 1004-B.WP2**

Mr. Barney Chan  
Environmental Health  
Alameda County  
1131 Harbor Bay Pkwy  
Alameda, CA 94502-6577

**SUBJECT: WORK PLAN ADDENDUM FOR ADDITIONAL INVESTIGATION  
MOTOR PARTNERS SITE, 1234 40TH AVE., OAKLAND, CALIFORNIA**

Dear Barney:

The enclosed addendum to the Work Plan for Additional Site Investigation at Motor Partners has been prepared in response to your letter (dated December 30, 1997) to Mr. Bill Owens.

This addendum includes; 1) a description of the proposed drilling activities (installation of a monitoring well inside the building at Motor Partners), and 2) a revised site drawing showing the location of the new monitoring well.

If you have any questions or comments regarding this addendum or if you need additional information, please give me a call.

Sincerely,



Gary Rogers, Ph.D.  
Environmental Consultant

cc: Bill Owens

ALAMEDA COUNTY  
HEALTH CARE SERVICES



AGENCY  
DAVID J. KEARS, Agency Director

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

December 30, 1997  
StID # 3682

Mr. Bill Owens  
2221 Olympic Blvd.  
Walnut Creek, CA 94595

**Re: Additional Site Investigation at Motor Partners, 1234 40th  
Ave., Oakland CA 94601**

Dear Mr. Owens:

As you are aware, I have conditionally approved the work plan to install an additional boring (B-19) at the above referenced site as depicted in Mr. Gary Rogers report (9/13/97). Since this time, I have been informed of your neighbor's reluctance to allow access to their property to perform this work. Mr. Rogers has recommended that a boring within the present property boundary be advanced instead of the offsite boring. This boring would be fairly close to that proposed and could likely be scheduled without delay. I agree with his suggestion. In addition, Mr. Rogers was considering installing a one inch boring to be converted into a monitoring well as opposed to the conventional size boring. Not only would this be cost effective but it would mirror what has been done on the Hausauer property at 3927 E. 14th St. Our office approves of this proposal as long as the concerns of Alameda County Public Works is satisfied.

Although it is assumed that groundwater concentrations will not vary going from a two inch to a one inch well, there is logic in determining the extent of groundwater contamination using the same diameter monitoring wells as the adjacent site. Please be aware, however, the proposed "boring" should be a converted into a permanent monitoring well.

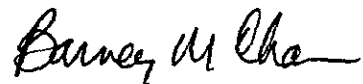
A separate report will be submitted to give the results of chemical analysis for bioremediation parameters. Included in this report will be recommendation for the addition of any supplements to enhance bioremediation. Therefore, it is anticipated that the existing monitoring and extraction wells will be used for the addition of these supplements. An additional monitoring well is thus necessary to measure the effects of the addition of the chemical supplements.

Please confirm your future work at this site by submitting a modified site map depicting the new monitoring well location.

Mr. Bill Owens  
1234 40th Ave.  
StID # 3682  
December 30, 1997  
Page 2.

You may contact me at (510) 567-6765 if you have any questions.

Sincerely,



Barney M. Chan  
Hazardous Materials Specialist

c: B. Chan, file  
Mr. G. Rogers, 38053 Davy Ct., Fremont, CA 94536  
well1234

ALAMEDA COUNTY  
HEALTH CARE SERVICES

AGENCY  
DAVID J. KEARS, Agency Director



September 25, 1997  
StID # 3682

Mr. Bill Owens  
2221 Olympic Blvd.  
Walnut Creek, CA 94595

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

**Re: Work Plan for Additional Site Investigation at Motor  
Partners, 1234 40th Ave., Oakland CA 94601**

Dear Mr. Owens:

Our office has received and reviewed the September 13, 1997 report for additional investigation at the above referenced site as prepared by Mr. Gary Rogers, PH.D., Environmental Consultant. The work plan proposes to determine the extent of the groundwater contaminant plume from the two former underground fuel tanks at this site. A boring, B-19, is proposed to be advanced downgradient of MW-1. Both soil and groundwater samples will be taken for either field screening and/or chemical analysis. One soil and one groundwater sample will be submitted for chemical analysis for the parameters; TPHg, TPHd and BTEX. Please add MTBE your chemical analysis.

A one inch monitoring well is proposed to be set within this boring if contamination is encountered. Please keep in mind the following:

\* if the contamination is significant, you will be required to investigate further downgradient to determine the extent of contamination. If you want to use this well for the introduction of chemicals to enhance natural bioremediation a larger diameter well would be better.

\* keep in mind, contamination in MW-3 may be disputed to have originated from either yours or Mr. Hausauer's site. If concentrations do not attenuate in this well, an additional downgradient may be required.

Upon review of the Third Quarter 1997 monitoring report, it is apparent that the site currently would fail a Tier 1 risk assessment. Because of this, if active remediation is not recommended, you should determine if natural bioremediation conditions exist. Therefore, please analyze monitoring well groundwater samples for the analytes: dissolved oxygen, oxidation-reduction potential, nitrate, sulfate, ferrous iron, phosphate and ammonia. Based upon these results, you should recommend the addition of supplements necessary to optimize natural bioremediation.

Mr. Bill Owens  
StID # 3682  
1234 40th Ave.  
September 25, 1997  
Page 2.

Please notify our office prior to any field work. You may  
contact me at (510) 567-6765.

Sincerely,



Barney M. Chan  
Hazardous Materials Specialist

c: B. Chan, files  
Mr. G. Rogers, 38053 Davy Ct., Fremont, CA 94536

wpap1234



# Aquatic & Environmental Applications

38053 Davy Ct. • Fremont, CA 94536 • 510-791-7157 • E-mail: rogers1@ix.netcom.com

September 13, 1997

**REF: 1004.WP2**

Mr. Barney Chan  
Environmental Health  
Alameda County  
1131 Harbor Bay Pkwy  
Alameda, CA 94502-6577

ENVIRONMENTAL  
PROTECTION  
97 SEP 19 PM 11:22

**SUBJECT: WORK PLAN FOR ADDITIONAL INVESTIGATION AT MOTOR PARTNERS SITE, 1234 40TH AVE., OAKLAND, CALIFORNIA.**

Dear Barney:

I have enclosed a Work Plan for additional site investigation activities at Motor Partners, 1234 40th Ave., Oakland, California.

The project includes; 1) drilling one additional soil borings for further characterization in the down gradient direction, and 2) evaluation of the need for conversion of the boring to an additional monitoring well.

If you have any questions or comments regarding this work plan or if you need additional information, please give me a call.

Sincerely,



Gary Rogers, Ph.D.  
Environmental Consultant

cc: Bill Owens

# Aquatic & Environmental Applications

September 12, 1997

**REF: 1004-3Q.97**

Mr. Barney Chan  
Environmental Health  
Alameda County  
1131 Harbor Bay Pkwy  
Alameda, CA 94502-6577

COMMUNICATIONS  
PROTECTION  
97 SEP 19 PM 4:22

**SUBJECT: REPORT OF QUARTERLY MONITORING AT 1234 40TH AVE.,  
OAKLAND, CA**

Dear Barney:

I have enclosed a copy of the Quarterly Monitoring report prepared for the Motor Partners site, 1234 40th Ave., Oakland, California. The groundwater sampling results are presented for the third quarterly monitoring period in 1997.

Please note that the top of casing elevations in this report are from the Kier & Wright surveying data of August 1996. The Motor Partner well elevations should now correlate with the top of casing elevations for the New Genico site across the street. All of the groundwater elevations have been calculated using the new survey data.

The results of this sampling event indicate that hydrocarbon contamination is present in groundwater samples from each of the wells, though highest levels were reported from MW-1. Concentrations of hydrocarbons in the samples were higher than the previous monitoring period.

If you have any questions or comments regarding the report, please give me a call.

Sincerely,



Gary Rogers, Ph.D.

cc: Bill Owens

ENVIRONMENTAL  
PROTECTION

07 AUG 23 PM 3:04

# Rogers Environmental Services

38053 Davy Ct. • Fremont, CA 94536 • 510-791-7157 • E-mail: rogers1@netcom.com

August 13, 1997

**REF: 1004-RSK.RPT**

# 3682

Mr. Barney Chan  
Environmental Health  
Alameda County  
1131 Harbor Bay Pkwy  
Alameda, CA 94502-6577

**SUBJECT: RISK ASSESSMENT FOR MOTOR PARTNERS,  
1234 40TH AVE., OAKLAND, CA.**

Dear Barney:

I have enclosed a copy of the Tier I Risk Assessment completed for Motor Partners, 1234 40th Avenue, Oakland, California.

The results of the risk assessment suggest that hydrocarbon contamination at the Motor Partners site does provide a significant risk to human health and the environment.

It is recommended that work continue at the Motor Partners Site. A Tier II Risk Assessment should be completed and action levels for remediation need to be defined. Quarterly monitoring should continue at the site.

If you have any questions or comments, please give me a call.

Sincerely,



Gary Rogers, Ph.D.  
Environmental Consultant

cc: Bill Owens



Cal/EPA

State Water Resources Control Board

Division of Clean Water Programs

Mailing Address: P.O. Box 944212 Sacramento, CA 94244-2120

2014 T Street, Suite 130 Sacramento, CA 95814 (916) 227-4307 FAX (916) 227-4530

World Wide Web http://www.swrcb.ca.gov/~cwphome/fundhome.htm



Pete Wilson Governor

JUL 18 1996

Bill Owens Motor Partners 2221 Olympic Blvd Walnut Creek, CA 94595

Handwritten notes: RO104 CL, #3682 BC, #2873 CL, RO1158 CL

UNDERGROUND STORAGE TANK CLEANUP FUND, CLAIM NO. 8620, FOR SITE ADDRESS: 1234 40TH AVE - 1236 41ST AVE, OAKLAND 94601

The State Water Resources Control Board (State Board) is able to issue, pursuant to applicable regulations, the enclosed Letter of Commitment (LOC) in an amount not to exceed \$50,000. This LOC is based upon our review of the corrective action costs you reported to have incurred to date. The LOC may be modified by the State Board.

It is very important that you read the terms and conditions listed in the enclosed LOC. Claims filed with the Underground Storage Tank Cleanup Fund far exceed the funding available and it is very important that you make use of the funding that has been committed to your cleanup in a timely manner.

Consequently, if you do not submit your first reimbursement request for corrective action costs which you have incurred within ninety (90) calendar days from the date of this letter, your funds will automatically be deobligated. Once deobligated, any future funds for this site will be obligated subject to availability of funds at such time when we receive your reimbursement request.

You are reminded that you must comply with all regulatory agency time schedules and requirements and you must obtain three bids for any required corrective action. Only corrective action costs required by the regulatory agency to protect human health, safety and the environment can be claimed for reimbursement. Unless waived in writing, you are required to obtain preapproval of costs for all future corrective action work (form enclosed). If you have any questions on obtaining preapproval of your costs or the three bid requirement, please call Steve Marquez, our engineer assigned to claims in your Region, at (916) 227-0746. Failure to obtain preapproval of your future costs may result in the costs not being reimbursed.

The following documents needed to submit your reimbursement request are enclosed

- "Reimbursement Request Instructions" package Retain this package for future reimbursement requests These instructions must be followed when seeking reimbursement for corrective action costs incurred after January 1, 1988 Included in the instruction package are samples of completed reimbursement request forms and spreadsheets

ENVIRONMENTAL PROTECTION 97 JUL 18 PM 2:44



Recycle Paper

Our mission is to preserve and enhance the quality of California's water resources and ensure their proper allocation and efficient use for the benefit of present and future generations.

JUL 16 1997

- "Bid Summary Sheet" to list information on bids received which **must be completed and returned.**
- "Reimbursement Request" forms which you **must use to request reimbursement of costs incurred.**
- "Spreadsheet" forms which you **must use in conjunction with your reimbursement request.**
- "Claimant Data Record" (Std. Form 204) which **must be completed and returned with your first reimbursement request.**

We continuously review the status of all active claims. If you do not submit a reimbursement request or fail to proceed with due diligence with the cleanup, we will take steps to withdraw your LOC.

If you have any questions regarding the enclosed documents, please contact Anna Torres at (916) 227-4388.

Sincerely,



Dave Deaner, Manager  
UST Cleanup Fund Program

Enclosures

cc: Mr. Thomas Peacock  
Alameda County EHD  
1131 Harbor Bay Pkway, 2nd Fl.  
Alameda, CA 94502-6577



# Gary Rogers, Ph.D.

2657 Bailey Ct. • Fremont, CA 94536 • 510-791-7157 • E-mail: rogers1@netcom.com

November 12, 1996

REF: 1004.95

Mr. Barney Chan  
Environmental Health  
Alameda County  
1131 Harbor Bay Pkwy  
Alameda, CA 94502-6577

20104  
CL

**Subject: Notification of Soil Vapor Extraction Pilot Test at Motor Partners, 1234 40th Avenue, Oakland, California**

Dear Barney:

This fax is to provide notification of a Soil Vapor Extraction Pilot Test planned for the Motor Partners site. The test will be conducted by myself and representatives from Remediation Services International on Thursday, November 12, 1996.

If additional information is required, please contact me at the address or phone number above.

Thank you,



Gary Rogers, Ph.D.

**LAW OFFICES OF TOMMY A. CONNER**  
**444 De Haro Street, Suite 121**  
**San Francisco, California 94107**  
**(415) 621-3939**  
**Facsimile: (415) 621-3999**

**FACSIMILE COVER SHEET**

To: BARNEY CHAN  
Facsimile: 510/337-9335  
Telephone: 510/567-6765  
From: PHYLLIS SCHAEFER  
Billing Number: 8060-02  
Date: April 25, 1996

Cover page plus 2 page(s)

Please call (415) 621-3939 if there is a problem with this transmission. Thank you.

**MESSAGE: Attached are directions to our offices. I've also included a map which may be of help. Let me know if you have questions. Phyllis**

**CONFIDENTIALITY NOTICE**

The documents accompanying this facsimile transmission contain confidential information belonging to the sender which is legally privileged. The information is intended only for the use of the individual or entity named above. If you are not the intended recipient, you are hereby notified that any disclosure, copying, distribution or the taking of any action in reliance on the contents of this facsimile information is strictly prohibited. If you have received this facsimile in error, please immediately notify us by telephone to arrange for the return of the original documents to us.

April 25, 1996

Directions from East Bay to our offices:

Take 101 South across Bay Bridge

Take 9th Street/Civic Center exit

Stay in left lane as you exit (8th Street)

Go south on 8th street -- under the freeway.

At foot of 8th street (stop sign) go round circle to Division

Take Division to De Haro

Right on De Haro

444 is between 17th and Mariposa

If there is no parking around building, take a left on Mariposa go one block to the park. There is ususally parking around the park.



OTHER

**OUTLETS**

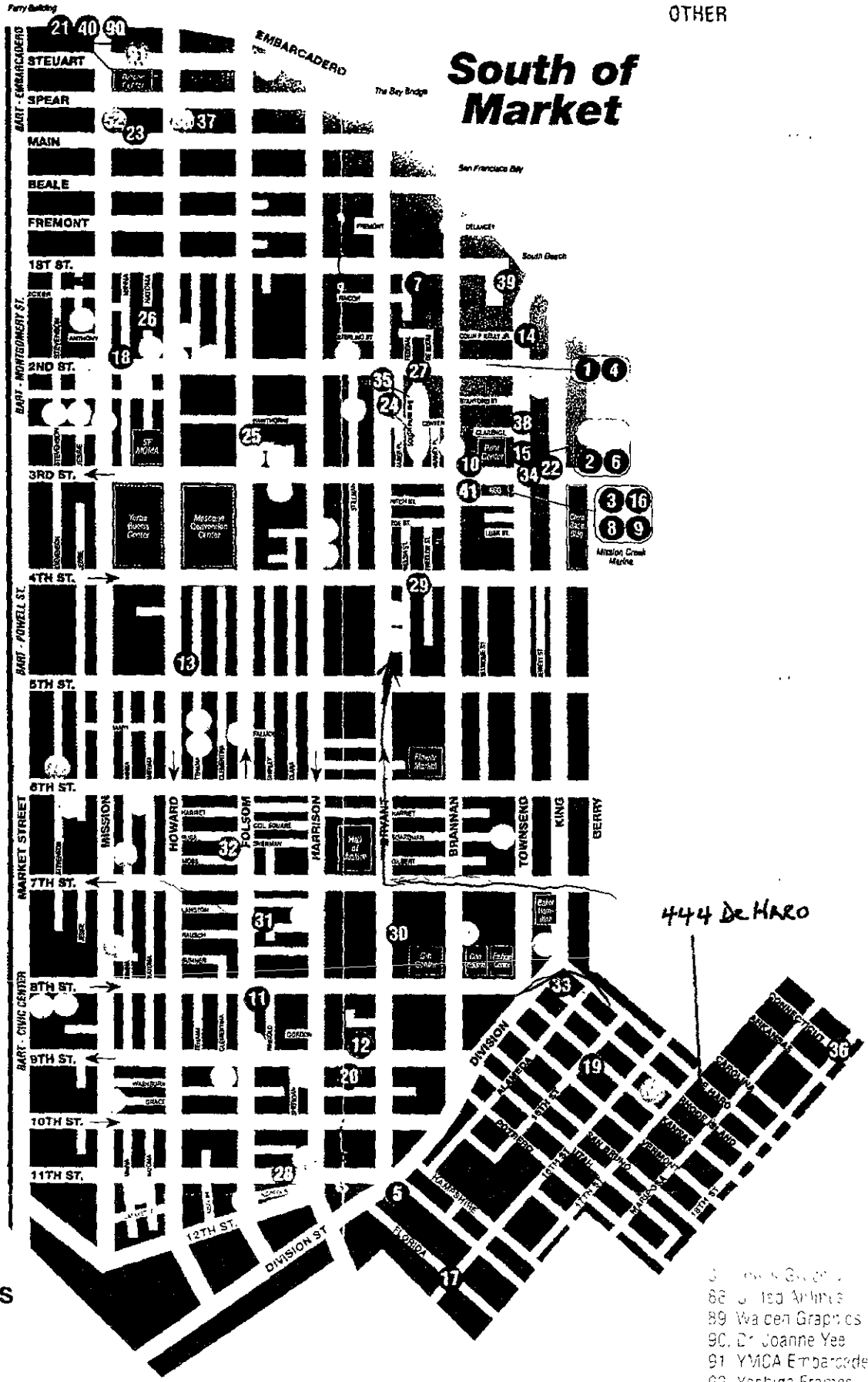
1. 2nd St. Kids
2. \$5 & \$10 Store
3. 660 Center
4. Bridal Warehouse
5. Byer Factory Outlet
6. Carole's Shoe Warehouse
7. Country Lane Furniture
8. Cut Loose
9. Dress Market
10. Designer Co-op
11. Leather Etc.
12. Linen Factory Outlet
13. Multiple Choices
14. N E. Wear
15. Sarah Children's Clothing
16. S F Clothing & Leather
17. S F Robes
18. Shoe Palace
19. Takahashi
20. Urban Athlete

**RESTAURANTS**

1. Arabi
22. Bay City Bar & Grill
3. Cafe Desires
4. Cafe Centro
5. Chateau Restaurant
6. Caribbean Zips
7. Cava 535
23. Cleveland Int'l - Bar
8. El Comodoro
9. El Comodoro
10. El Comodoro
11. El Comodoro
12. El Comodoro
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14. El Comodoro
15. El Comodoro
16. El Comodoro
17. El Comodoro
18. El Comodoro
19. El Comodoro
20. El Comodoro
21. El Comodoro
24. Potrero Hill Restaurants

- OUTLETS
- RESTAURANTS
- OTHER

MAP DESIGN: ADWORX 821-6955



31. Yoda's
32. United Artists
33. Warden Graphics
34. Dr. Joanne Yee
35. YMCA Embarcadero
36. Yoshida Frames

white -env.health  
yellow -facility  
pink -files

# ALAMEDA COUNTY, DEPARTMENT OF ENVIRONMENTAL HEALTH

1131 Harbor Bay Pkwy  
Alameda CA 94502  
510/567-6700

## Hazardous Materials Inspection Form

II, III

Site ID # \_\_\_\_\_ Site Name Motor Partners Today's Date 2/7/96  
Site Address 1234. 40th Ave  
City Oak Zip 94601 Phone \_\_\_\_\_

\_\_\_\_ MAX AMT stored > 500 lbs, 55 gal., 200 cft.?

### Inspection Categories:

- \_\_\_\_ I. Haz. Mat/Waste GENERATOR/TRANSPORTER  
\_\_\_\_ II. Hazardous Materials Business Plan, Acutely Hazardous Materials  
\_\_\_\_ III. Under ground Storage Tanks

\* Calif. Administration Code (CAC) or the Health & Safety Code (HS&C)

### Comments:

On site to witness the location of:  
1) Recent installation of additional MW, located ~ 15' south of New Genes well  
2) Advancement of 3 of the 4 geoprobe @ location on new WP. Note the one geoprobe near the new MW was not advanced.  
Note soil contamination was detected in the western-most boring

Contact \_\_\_\_\_  
Title \_\_\_\_\_  
Signature \_\_\_\_\_

Inspector [Signature]  
Signature \_\_\_\_\_

II, III

# Gary Rogers, Ph.D.

---

2657 Bailey Ct. • Fremont, CA 94536 • 510-791-7157 • E-mail: rogers1@ix.netcom.com

January 29, 1996

**REF: 1004.95**

Mr. Barney Chan  
Environmental Health  
Alameda County  
1131 Harbor Bay Pkwy  
Alameda, CA 94502-6577

**SUBJECT: DRILLING AT 1234 40TH AVE., OAKLAND, CALIFORNIA**

Dear Barney:

For your information, I have scheduled Bay Area Exploration to drill the monitoring well at Motor Partners for Wednesday, January 31st, 1996. We will probably begin the boring around 8:30 AM. If you have any questions please give me a call.

Sincerely,

Gary Rogers, Ph.D.

**KING, SHAPIRO, MITTELMAN & BUCHMAN**  
 1331 North California Boulevard  
 Sixth Floor  
 Walnut Creek, California 94596  
 Telephone: (510) 935-7755  
 Facsimile: (510) 935-1553

## FACSIMILE COVER SHEET

**TO:** Mr. Barney Chan **FAX NO.** 337-9335  
 Hazardous Materials Specialist **PHONE:** 567-6700

**FROM:** Ms. Lara Neufeld  
 Secretary to Robert W. Shapiro, Esq.

**DATE:** January 9, 1996

**FILE NO:** 1023-31

**RE:** Hausauer: Revised Work Plan for Phase II Site  
 Investigation at 1234 - 40th Ave., Oakland

**NO. PAGES:** 1 (including this page)

**NOTES:**

Mr. Chan: Our office is in receipt of your 1/3/96 letter to Mr. Owens. We noted that your office is still using our old office address in Oakland. In order to help expedite receipt of your correspondence, etc. please change all your records accordingly to reflect our new office address. Our office relocated to Walnut Creek in November, 1993. Below is the address needed for all correspondence, facsimiles, etc.:

King, Shapiro, Mittelman & Buchman  
 1331 North California Blvd., Sixth Floor  
 Walnut Creek, CA 94596  
 Tel: 510-935-7755  
 Fax: 510-935-1553

Please do not hesitate to call if you have any questions and thank you for your attention to this matter.

*New address for  
 R. Shapiro Esq.*

*# 3682*

ALAMEDA COUNTY  
HEALTH CARE SERVICES



AGENCY

DAVID J. KEARS, Agency Director

RAFAT A. SHAHID, Assistant Agency Director

January 3, 1996  
StID # 3682

Mr. Bill Owens  
2221 Olympic Blvd.  
Walnut Creek, CA 94595

Alameda County  
Environmental Protection Division  
1131 Harbor Bay Parkway, Room 250  
Alameda CA 94502-6577  
(510) 567-6700

**Re: Comment on Revised Work Plan for Phase II Site Investigation  
at 1234 40th Ave., Oakland CA 94601**

Dear Mr. Owens:

As requested during the December 12, 1995 Pre-enforcement hearing held at the County's office, Mr. Gary Rogers has submitted under his own letterhead, the revised work plan for phase II site investigation at 1234 40th Ave., Oakland. Our office has completed its review of the work plan and concurs with its tasking approach. As you're aware, the work plan calls for additional boreholes on and offsite, one additional offsite monitoring well, a soil vapor extraction test, a groundwater pump test and a subsequent Remedial Action Plan (RAP).

I have also reviewed the time schedule presented along with the work plan and it is acceptable. Please keep our office aware of any significant (>30days) changes in the performance of the proposed tasks or the submittal of reports.

I noticed that the location of the proposed well, MW-4, was moved westerly across 40th Ave. This is acceptable. Our office would like to recommend that the location of this well be "upgradient" to the location of the former underground tank located at 3927 E. 14th St. so as to avoid dispute of the contaminant source.

Please contact me prior to any field work so I may arrange to be onsite if possible. I may be reached at (510) 567-6765 if you have any questions.

Sincerely,

Barney M. Chan  
Hazardous Materials Specialist

cc: Mr. G. Rogers, 2657 Bailey Ct., Fremont, CA 94536  
Mr. D. Gatto, F. H. Dailey, 800 Davis St., San Leandro 94577  
Mr. J. Cummings, P.O. Box 2847, Fremont, CA 94536-2847  
Mr. A. Fisher, Lake Merritt Plaza, Suite 1600, 1999 Harrison  
St., Oakland CA 94612

G. Coleman, files  
wpap1234

Gary Rogers, Ph.D.

---

November 29, 1995

REF: 1004.95

~~Mr. Barney Chan~~  
Environmental Health  
Alameda County  
1131 Harbor Bay Pkwy  
Alameda, CA 94501-6577

SUBJECT: DRILLING AT 1234 40TH AVE., OAKLAND, CALIFORNIA

Dear Barney:

For your information, I have scheduled Vannoy, Inc. to drill the final 100' of the  
Pier 12 shaft on Thursday, November 30th, 1995. We will probably begin at  
8:30 AM. If you have any questions please give me a call.

Sincerely,

Gary Rogers, Ph.D.

Alameda County Health Care Services Agency  
Environmental Health Department  
1131 Harbor Bay Parkway, Alameda CA 94502-6577  
Ph: 510-567-6700 FAX: 510-337-9335

Meeting Attendees

Subject Motor Partners - Mr. Bill Owens

Date \_\_\_\_\_

Location 1234-40<sup>th</sup> Ave Oakland 94601

	<u>Name</u>	<u>Affiliation</u>	<u>Phone # / FAX #</u>
1	_____	_____	_____ / _____
2	_____	_____	_____ / _____
3	_____	_____	_____ / _____
4	_____	_____	_____ / _____
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14	_____	_____	_____ / _____
15	_____	_____	_____ / _____
16	_____	_____	_____ / _____
17	_____	_____	_____ / _____

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

In Re The Property Known As : )  
Motor Partners Site )  
1234 40th Ave. / )  
Oakland CA 94601  
(insert address of property)

Notice of Reset of  
Pre-Enforcement  
Review Panel

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 December 12, 1995 at 10:30 am in the offices of the Alameda County Hazardous Materials Division located at 1131 Harbor Bay Parkway, Room 250, Alameda, CA 94602. This **Reset Review Panel** will convene for the purpose of determining responsible parties as well as appropriate closure, site assessment, clean-up and mitigation of contamination at the above location. Please bring to the review panel all records of underground storage tank usage and testing, as well as any written agreement between parties.

The Alameda County Hazardous Materials Division, and the San Francisco Bay Regional Water Quality Control Board have named and served notice of this **Reset 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:

*WY*

1. Mr. Bill Owens  
(name)  
2221 Olympic Blvd., Walnut Creek, CA 94595-0308  
(address)
2. Mr. Dan Gatto, F.H. Dailey Motor Company  
(name)  
800 Davis St., San Leandro, CA 94577  
(address)

Dated: 11/06/95

*Barney Olio*  
(signature)

File



B. Chan

P 072 565-849

RECEIPT FOR CERTIFIED MAIL

NO INSURANCE COVERAGE PROVIDED  
NOT FOR INTERNATIONAL MAIL

(See Reverse)

**Alameda County Health Care Services Agency  
Environmental Health, Hazardous Material**

Sent to	Bill Owens
Street and No.	2221 Olympic Blvd., Ste 100
P.O. State and ZIP Code	Walnut Creek CA 94595-0308
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

**In Re The Property Known As :**

**Motor Partners Site  
1234 40th Ave.  
Oakland CA 94601**

**Pro:  
Not:  
Pre:  
Rev:**

I Barney Chan, do hereby certify

that I served Mr. Bill Owens, 2221 Olympic Blvd., Suite 100, Walnut Creek, CA 94595-0308

with a copy of the attached Notice of Reset of  
**Pre-Enforcement Review Panel on November 7, 1995**  
by certified mailer # P 072 565 849

Dated: 11/07/95

Barney Chan  
(signature)

Is your RETURN ADDRESS completed on the reverse side?

**SENDER:**

- 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.

I also wish to receive the following services (for an extra fee):

- 1.  Addressee's Address
- 2.  Restricted Delivery

Consult postmaster for fee.

3. Article Addressed to: **B. Chan**

Mr. Dan Gatto  
 F.H. Dailey Motor Comp.  
 800 Davis St.  
 San Leandro CA 94577

4a. Article Number  
**P 072 565 850**

4b. Service Type

Registered       Insured

Certified           COD

Express Mail       Return Receipt for Merchandise

7. Date of Delivery

5. Signature (Addressee)

*[Signature]*

6. Signature (Agent)

8. Addressee's Address (Only if requested and fee is paid)

Chan  
 P 072 565 850

RECEIPT FOR CERTIFIED MAIL  
 NO INSURANCE COVERAGE PROVIDED  
 NOT FOR INTERNATIONAL MAIL  
 See Reverse

Sent to	Dan Gatto
Street and No.	800 Davis St.
P.O. State and ZIP Code	San Leandro CA 94577
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	

Thank you for using Return Receipt Service.  
PS Form 3800, June 1985

PS Form 3811, December 1991 ☆ U.S.G.P.O.: 1992-307-530 **DOMESTIC RETURN RECEIPT**

In Re The Property Known As :

Motor Partners Site  
 1234 40th Ave.  
 Oakland CA 94601

F  
N  
E  
R

I Barney Chan, do hereby certify

that I served Mr. Dan Gatto, F. H. Dailey Motor Comp., 800 Davis St., San Leandro, CA 94577

with a copy of the attached Notice of Reset of Pre-Enforcement Review Panel on November 7, 1995 by certified mailer # P 072 565 850

Dated: 11/07/95

*Barney Chan*  
 \_\_\_\_\_  
 (signature)

# Gary Rogers, Ph.D.

2657 Bailey Ct. • Fremont, CA 94536 • 510-791-7157 • E-mail: rogersl@netcom.com

# 3682

November 2, 1995

**REF: 1004.95**

Mr. Barney Chan  
Environmental Health  
Alameda County  
1131 Harbor Bay Pkwy  
Alameda, CA 94502-6577

**SUBJECT: PHASE II INVESTIGATION AT 1234 40TH AVE., OAKLAND,  
CALIFORNIA**

Dear Barney:

In reference to our meeting on October 24th, 1995 regarding the site referenced above, I have been retained by Mr. Owens to complete the Phase II investigation. I will be continuing the work under the existing "Revised" Work Plan prepared by Growth Environmental. I am trying to determine if any encroachment permits were obtained by Growth and will proceed with the site work as soon as possible.

In addition to the site investigation work, I will arrange, very soon, to resume the quarterly sampling of the three onsite monitoring wells. If you have any questions please give me a call.

Sincerely,



Gary Rogers, Ph.D.

cc Mr Bill Owens



**GROWTH**

Growth Environmental Services, Inc.

Western Region  
420 Executive Court North, Suite G  
Fairfield, CA 94533  
707-863-4171  
707-863-8471 Fax

RD104  
CL

October 16, 1995

Mr. Barney M. Chan  
Alameda County Health Care Services  
Department of Environmental Health  
1131 Harbor Bay Parkway  
Alameda, CA 94502  
(510) 567-6700  
(501) 337-9335

**SUBJECT: Motor Partners, 1234 40th Avenue, Oakland, CA**

Dear Mr. Chan:

This letter is to inform you that Bill Owens, General Partner of Motor Partners, has terminated the contract for environmental services with Growth Environmental Services, Inc.(GROWTH) at the above referenced site.

If you have any question regarding this matter, feel free to call me at (707) 863-4171.

Sincerely,  
Growth Environmental Services, Inc.

  
Donald A. Kubik Jr  
Project Manager

cc: Gil Jensen, Alameda County District Attorney's Office  
7677 Oakport Street, Oakland, CA 94621-1934

Wing

## PRE-ENFORCEMENT PANEL REVIEW HEARINGS

### AGENDA

Wednesday, September 27, 1995

TIME	STID#	NAME	SITE ADDRESS	INSPECTOR
9:00	#3682	Motor Partners	1234 - 40th Ave Oakland 94601	Barney Chan
10:00	#3140	Modern Auto Body	1530 E. 12th St Oakland	Tom Peacock
11:00	#469	Connell Oldsmobile	3093 Broadway Oakland 94611	Susan Hugo
1:00	#1085	ABC Dry Cleaners	2701-11 San Pablo Oakland 94612	
1:45	#51	R & H Auto Repair -J. Grewal	5315 San Pablo Oakland 94608	Brian Oliva
2:30	#345	Brook's Auto Repair Shop -W.L. Russ	1101 28th St Oakland 94608	
3:15	#810	F.G. Gasoline -Nam Nyguyen	3314 San Pablo Oakland	
4:00				

KING, SHAPIRO, MITTELMAN & BUCHMAN  
1331 North California Boulevard  
Sixth Floor  
Walnut Creek, California 94596  
Telephone: (510) 935-7755  
Facsimile: (510) 935-1553

## FACSIMILE COVER SHEET

**TO:** Barney Chan **FAX NO.** 337-9335

**FROM:** David S. Stromberg

**DATE:** September 26, 1995

**FILE NO:** 1023-31

**RE:** Hausauer v. Robertson

**NO. PAGES:** 3 (including this page)

**NOTES:** correspondence

The information contained in this facsimile message is information protected by attorney-client and/or the attorney/work product privileges. It is intended only for the use of the individual named above, and the privileges are not waived by virtue of this having been sent by facsimile. If the person actually receiving this facsimile or any other reader of the facsimile is not the named recipient or the employee or agent responsible to deliver it to the named recipient, any use, dissemination, distribution, or copying of the communication is strictly prohibited. If you have received this communication in error, please immediately notify us by telephone and return the original message to us at the above address via the U.S. Postal Service.

**King, Shapiro, Mittelman & Buchman**  
Attorneys At Law

Robert W. Shapiro, P.C.  
Mark R. Mittelman, P.C.  
Robert A. Buchman, P.C.  
David S. Stromberg  
Joan D.B. Eddisohn

Christopher R. Aker  
Ann Marie De Die  
L. Lejanne Joe  
Debra E. Keller  
Jenny J. Kim  
Robin M. Pearson  
Leanne Schlegel  
Peter M. Sproul  
David S. Wallace

Of Counsel  
Donald S. Monigman  
Donald Tanconi

1331 North California Boulevard, Sixth Floor  
Walnut Creek, California 94596  
Telephone (510) 935-7755 Facsimile (510) 935-1553

Oakland Office  
1599 Harrison Street  
Suite 1600  
Oakland, CA 94612

San Francisco Office  
1592 Union Street  
Suite 167  
San Francisco, CA 94123

Please Reply To  
WALNUT CREEK

Withdrawn from the Firm  
George King

September 26, 1995

VIA FACSIMILE AND FIRST CLASS MAIL  
337-9335

Mr. Barney M. Chan  
Hazardous Material Specialist  
Alameda County Health Care Services Agency  
Department of Environmental Health  
UST Local Oversight Program  
1131 Harbor Bay Parkway  
Alameda, CA 94502-6577

Re: Hausauer v. Robertson  
Our File No.: 1023-0031

Dear Mr. Chan:

This letter will memorialize our telephone conversation yesterday concerning the Notice of Pre-Enforcement Review Panel sent to Bill Owens regarding the Motor Partners Site at 1234 40th Avenue in Oakland.

You indicated that you the purpose of the hearing is to ascertain the reasons why the work on the Motor Partners site isn't progressing in a timely fashion. You informed me that Mr. Owens claims to have given his consultants the authority to proceed with the work.

You also informed me that you specifically inquired of Mr. Owens whether there was any reason that my client Rube Hausauer and our consultant would need to be present. Mr. Owens acknowledged that there was no need for anyone on behalf of Hausauer to be present; that he had authorized his consultants to proceed and didn't envision that there would be any problem.

As we discussed, I am concerned that Mr. Owens might use tomorrow's hearing as a forum to pursue his unfounded claim (unsupported by any consultant) that his property is downgradient from the Hausauer property. You have assured me that if Mr. Owens makes this claim tomorrow you will suspend the proceeding and reconvene it next month, enabling my client, consultant and me to attend.

Mr. Barney M. Chan  
September 26, 1995

Page 2

Thank you for your cooperation. I would appreciate it if you would apprise me of what transpires during the hearing. I will be in the office all day Wednesday.

Very truly yours,

KING, SHAPIRO MITTELMAN & BUCHMAN



David S. Stromberg

DSS:rlj  
cc: client



Is your RETURN ADDRESS completed on the reverse side?	<b>SENDER:</b> • 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.		I also wish to receive the following services (for an extra fee): 1. <input type="checkbox"/> Addressee's Address 2. <input type="checkbox"/> Restricted Delivery Consult postmaster for fee.
	3. Article Addressed to: <b>B. Chan #3682</b> <b>RD104 CL</b>	4a. Article Number <b>Z 196 176 911</b>	4b. Service Type <input type="checkbox"/> Registered <input type="checkbox"/> Insured <input checked="" type="checkbox"/> Certified <input type="checkbox"/> COD <input type="checkbox"/> Express Mail <input type="checkbox"/> Return Receipt for Merchandise
	Bill Owens 2221 Olympic Blvd., Ste. 100 Walnut Creek CA 94595-0308	7. Date of Delivery <b>8/21/95</b>	
	5. Signature (Addressee)	8. Addressee's Address (Only if requested and fee is paid)	
6. Signature (Agent) <i>Marky Ferreira</i>			

PS Form 3811, December 1991    U.S. GPO: 1993-352-714    **DOMESTIC RETURN RECEIPT**

Alameda County  
Environment

Thank you for using Return Receipt Service.

In Re The Property Known As :

Motor Partners Site  
1234 40th Ave.  
Oakland CA 94601

Proof of Service of  
Notice of  
Pre-Enforcement  
Review Panel

I Barney Chan, do hereby certify  
that I served Mr. Bill Owens, 2221 Olympic Blvd., Suite 100, Walnut Creek, CA 94595-0308  
with a copy of the attached Notice of Pre-Enforcement Review  
Panel on August 15, 1995 by certified  
mailer # Z 196 176 911

Dated: 8/15/95

Barney M Chan  
(signature)

C file

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

In Re The Property Known As : )  
Motor Partners Site )  
1234 40th Ave. )  
Oakland CA 94601  
(insert address of property)

Notice of  
Pre-Enforcement  
Review Panel

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 **Review Panel** will convene on September 27, 1995 at 9:00 am in the offices of the Alameda County Hazardous Materials Division located at 1131 Harbor Bay Parkway, Room 250, Alameda, CA 94602. This **Review Panel** will convene 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. Mr. Bill Owens (name)  
2221 Olympic Blvd., Walnut Creek, CA 94595-0308 (address)

Dated: 8/15/95

Barney M. Cha  
(signature)

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

Law Offices of  
**A. Nick Shamiyeh**

2221 Olympic Boulevard, Suite 100  
Walnut Creek, California 94595-0308  
Telephone: (510) 935-9401  
Facsimile: (510) 935-9407

Reply To: Walnut Creek Office

San Francisco Branch Office  
703 Market Street, 20th Floor  
San Francisco, CA 94103  
Telephone: (415) 777-0700  
Facsimile: (415) 543-0891

August 2, 1995

**SENT VIA CERTIFIED MAIL RETURN RECEIPT REQUESTED**

Mr. Ruben Hausauer  
Mrs. Catherine Hausauer  
Rebe and Dan's Body Shop, Inc.  
c/o Arthur E. Fisher, Esquire  
**KING, SHAPIRO, MITTLEMAN & BUCHMAN**  
1331 North California Blvd., 6th Floor  
Walnut Creek, California 94596

#3682

95 AUG -3 PM 1:39  
RECEIVED  
FEDERAL BUREAU OF INVESTIGATION  
U.S. DEPARTMENT OF JUSTICE

**RE: Underground Soil Contamination at 1236 - 40th Ave, Oakland, California**

Dear Lady & Gentlemen:

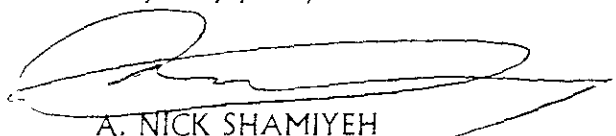
This firm represents Motor Partners, a California General Partnership which owns the property located at 1236 - 40th Avenue, Oakland, California. As you know, you own the adjoining property located at 3927 East 14th Street, Oakland, California.

Based on information which our client has received from various consultants and the Alameda County Health Services Agency that there is ongoing investigations relating to underground soil contamination of our client's property. Based on this information, we believe that pollutants contained on our client's property migrated through the underground channels from your property to our client's property causing it to be contaminated. At this time, our client is currently investigating the situation, has employed the necessary experts and is conducting the necessary tests at its costs and expense to determine the extent and the source of the contamination.

This letter is written to you to request your participation and cooperation with the Alameda County Health Services Agency, in the investigation to determine the extent of the contamination of our client's property.

This notice will also serve as notice under 42 U.S.C. §9659(d) and 6972(b) of our client's intent to amend our client's complaint against you in the ongoing legal action in the United States District Court action number C94-01318 SI, for contribution to site investigation clean-up costs, together with all other remedies available to our client under both California and Federal laws. Copies of this letter are being served on the appropriate State and Federal agencies who are hereby being notified of our client's intent in this matter.

Very truly yours,



A. NICK SHAMIYEH

ANS:lel

- cc: Client
- cc: Arthur E. Fisher, Esquire (via certified mail return receipt requested)
- cc: Barney Chan, Department of Environmental Health (via certified mail return receipt requested)
- cc: Regional Administrator, Federal EPA, Region Nine (via certified mail return receipt requested)

ALAMEDA COUNTY  
HEALTH CARE SERVICES  
AGENCY

DAVID J. KEARS, Agency Director



RAFAT A. SHAHID, DIRECTOR

DEPARTMENT OF ENVIRONMENTAL HEALTH  
State Water Resources Control Board  
Division of Clean Water Programs  
UST Local Oversight Program  
1131 Harbor Bay Parkway  
Alameda, CA 94502-6577  
(510) 567-6700

June 22, 1995  
StID # 3682

Mr. Bill Owens  
Motor Partners  
2221 Olympic Blvd.  
Walnut Creek, CA 94595

**NOTICE OF VIOLATION**

**Re: Request for Submission of Quarterly Monitoring Reports and Implementation of February 15, 1995 Phase II Work Plan for 1234 40th Ave., Oakland CA 94601**

Dear Mr. Owens:

This letter is to inform you of your delinquency in providing reports and performing appropriate work pursuant to **Article 11, Corrective Action Requirements, of the California Underground Storage Tank Regulations**. Recall, quarterly groundwater monitoring reports are to be performed at that frequency, at a minimum, unless there is a frequency change agreed upon by the Water Board or the Local Implementing Agency. In addition, work may proceed within 60 days of submission of your work plan to the regulatory agency.

The last quarterly monitoring report we have for this site was performed on 12/7/94. Therefore, two additional monitoring events should have occurred. We have not received any of these reports. You were also instructed to arrange your monitoring to co-incide with that of adjacent site, 3927 E. 14th St.


Our office conditionally approved the February 15, 1995 Growth Environmental work plan for additional site investigation on February 28, 1995. To this date, we are aware that this work has not been performed.

You are requested to provide the requested technical reports and initiate the February 15, 1995 work plan **within 30 days or by July 24, 1995**. Please notify me at least 48 working hours prior to any field activity. Failure to perform the requested work will cause this case to be considered for enforcement by the District Attorney Office or the Regional Water Quality Control Board (RWQCB). Ms. Cheryl Gordon of the SWRCB Clean-Up Fund is also being copied with this letter. Should she determine that you are not in compliance, your application for the Clean-Up Fund may be voided.

Mr. Bill Owens  
StID # 3682  
1234 40th Ave.  
June 22, 1995  
Page 2.

You may contact me at (510) 567-6765 if you have any questions.

Sincerely,



Barney M. Chan  
Hazardous Materials Specialist

cc: G. Jensen, Alameda County DA Office  
G. Rogers, Growth Env. Services, 536 Stone Rd., Suite J,  
Benicia, CA 94510  
J. Makishima, files  
Mr. John Cummings, P.O. Box 2847, Fremont CA 94536-2847  
Mr. Art Fisher, Attorneys-At-Law, Lake Merritt Plaza, Suite  
1600, 1999 Harrison St., Oakland CA 94612

NOV1234

# ALAMEDA COUNTY, DEPARTMENT OF ENVIRONMENTAL HEALTH

80 Swan Way, #200  
Oakland, CA 94621  
(415) 271-4320

## Hazardous Materials Division Inspection Form

Site ID# \_\_\_\_\_ Site Name Motor Partners Today's Date 5/17/94  
 Site Address 1234 40th Ave EPA ID# \_\_\_\_\_  
 City Oak Zip 94601 Phone \_\_\_\_\_

MAX Amt. Stored > 500lbs/55g/200cf?  Y  N  
 Hazardous Waste generated per month? \_\_\_\_\_

**Inspection Categories:**

- I. Haz. Mat/Waste GENERATOR/TRANSPORTER
- II. Business Plans, Acute Hazardous Materials
- III. Underground Tanks

115-230

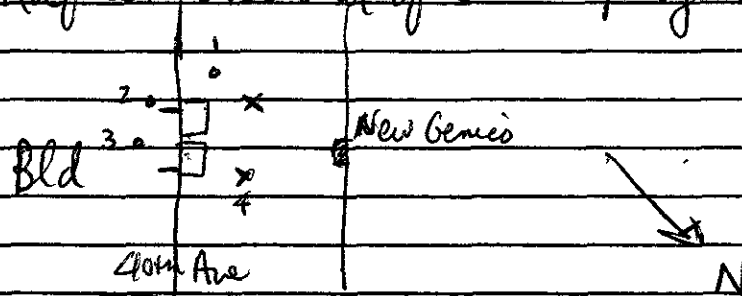
The marked items represent violations of the Calif. Administration Code (CAC) or the Health & Safety Code (HS&C)

**I.A. GENERATOR (Title 22)**

- |                          |                             |         |
|--------------------------|-----------------------------|---------|
| ___                      | 1. Waste ID                 | * 66471 |
| ___                      | 2. EPA ID                   | 66472   |
| ___                      | 3. > 90 days                | 66508   |
| ___                      | 4. Label dates              | 66508   |
| ___                      | 5. Biennial                 | 66493   |
| <b>Manifest</b>          | ___                         | ___     |
| ___                      | 6. Records                  | 66492   |
| ___                      | 7. Correct                  | 66484   |
| ___                      | 8. Copy sent                | 66492   |
| ___                      | 9. Exception                | 66484   |
| ___                      | 10. Copies Rec'd            | 66492   |
| <b>Misc.</b>             | ___                         | ___     |
| ___                      | 11. Treatment               | 66371   |
| ___                      | 12. On-site Disp. (H.S.&C.) | 26189.5 |
| ___                      | 13. Ex Haz. Waste           | 66570   |
| <b>Prevention</b>        | ___                         | ___     |
| ___                      | 14. Communications          | 67121   |
| ___                      | 15. Aisle Space             | 67124   |
| ___                      | 16. Local Authority         | 67126   |
| ___                      | 17. Maintenance             | 67120   |
| ___                      | 18. Training                | 67105   |
| <b>Compliance</b>        | ___                         | ___     |
| ___                      | 19. Prepared                | 67140   |
| ___                      | 20. Name List               | 67141   |
| ___                      | 21. Copies                  | 67141   |
| ___                      | 22. Emg. Coord. Trng.       | 67144   |
| <b>Containers, Tanks</b> | ___                         | ___     |
| ___                      | 23. Condition               | 67241   |
| ___                      | 24. Compatibility           | 67242   |
| ___                      | 25. Maintenance             | 67243   |
| ___                      | 26. Inspection              | 67244   |
| ___                      | 27. Buffer Zone             | 67245   |
| ___                      | 28. Tank Inspection         | 67259   |
| ___                      | 29. Containment             | 67245   |
| ___                      | 30. Safe Storage            | 67261   |
| ___                      | 31. Freeboard               | 67257   |

**Comments:**

Witness the advancing of several borings / grab GW samples per CEC's proposal.  
 Rafael Gallardo of CEC - Proj. Geologist



At 2100(+2) boring had been completed w/ soil + GW sples. Field olfactory observation indicate hydrocarbon contamination present. Will probably need addnl borings prior to installing wells.

Boring 4 had odors in soil spl., GW encountered @ ~ 1.5'

**I.B. TRANSPORTER (Title 22)**

- |                 |                           |       |
|-----------------|---------------------------|-------|
| ___             | 32. Applic./Insurance     | 66428 |
| ___             | 33. Comp. Cert./CHP Inso. | 66448 |
| ___             | 34. Containers            | 66465 |
| <b>Manifest</b> | ___                       | ___   |
| ___             | 35. Vehicles              | 66465 |
| ___             | 36. EPA ID #'s            | 66537 |
| ___             | 37. Correct               | 66541 |
| ___             | 38. HW Delivery           | 66543 |
| ___             | 39. Records               | 66544 |
| <b>Contra</b>   | ___                       | ___   |
| ___             | 40. Name/ Covers          | 66545 |
| ___             | 41. Recyclables           | 66800 |

Contact: \_\_\_\_\_  
 Title \_\_\_\_\_  
 Signature \_\_\_\_\_

Inspector B Chan  
 Signature \_\_\_\_\_

**Alameda County Department of Environmental Health  
Hazardous Materials Division**  
80 Swan Way, Rm. 200, Oakland, CA 94621  
Ph: 510-271-4320

**BILLING FOR SERVICES**

4610 +  
STID# 3682

3927 E 14th St - New Genico +

A. Site Name 1234 40th Ave - Motor Partners Phone \_\_\_\_\_

Site Address \_\_\_\_\_  
(If no address, description of area) Number Street City Zip

Prior Business Name \_\_\_\_\_ Prior Owner's Name \_\_\_\_\_

B. Service Requestor Steven Plas Collins Schlotthauer 408-298-5161  
Contact Person Company Name Phone

Billing Address 60 S. Market St, Suite 1100 San Jose CA 95113-2369  
Number Street City Zip

<u>Category of Service</u>		#Hours	x \$	/Hr	\$
..... Site Search		<u>1</u>		<u>90</u>	<u>90</u>
<input checked="" type="checkbox"/> File Search		_____	x \$ _____	/Copy	\$ _____
..... Other _____		_____	x \$ _____		\$ _____
					<b>TOTAL CHARGE: \$ <u>90.00</u></b>

REMARKS: Copying of above 2 files for mr. Plas.  
1 hr @ 90.00 /hr.

**You will receive an invoice in accordance with Article 11 of Chapter 6, Title 3 of the Ordinance Code of Alameda County**

Service Requestor \_\_\_\_\_ printed name \_\_\_\_\_ signature \_\_\_\_\_ Date \_\_\_\_\_  
HazMat Specialist \_\_\_\_\_ printed name \_\_\_\_\_ signature \_\_\_\_\_ Date \_\_\_\_\_

ALAMEDA COUNTY  
HEALTH CARE SERVICES  
AGENCY

DAVID J. KEARS, Agency Director



RAFAT A. SHAHID, ASST. AGENCY DIRECTOR

February 28, 1995  
StID # 3682

Mr. Bill Owens  
Motor Partners  
2221 Olympic Blvd.  
Walnut Creek, CA 94595

DEPARTMENT OF ENVIRONMENTAL HEALTH  
ALAMEDA COUNTY-ENV. HEALTH DEPT.  
ENVIRONMENTAL PROTECTION DIV.  
1131 HARBOR BAY PKWY., #250  
ALAMEDA CA 94502-6577  
(510)567-6700

**Re: Comment on February 15, 1995 Work Plan for Phase II Site  
Characterization at 1234 40th Ave., Oakland CA 94601**

Dear Mr. Owens:

Our office has received and completed its review of the above work plan as prepared by your consultant, Growth Environmental. I have spoken with Mr. Gary Rogers about my concerns and he has verbally agreed to make a number of modifications to the original work plan. Upon receipt of an updated site map which reconfigures the location of soil borings/wells, you may proceed with the proposed work.

The comments and conditions which should be incorporated in the work plan are:

1. A monitoring well should be installed in the middle of 40th Ave., between the existing wells, MW-2 and MW-3. This information along with the information from the well on the New Genico site (3927 E. 14th St.) may allow the determination of the source of contamination on the New Genico site. Another boring should also be installed to the west of MW-2 in the same general proximity to the curb as boring B-12.
2. Please co-ordinate the groundwater sampling of your wells with the sampling of the well on the New Genico site. Both phone numbers of the attorney and the consultant for the property owner of this site was given to Mr. Rogers. In addition, groundwater elevation readings should be done on all wells relative to mean sea level. Your future site maps should indicate the location of the New Genico well and include it's groundwater elevation in gradient maps if possible.
3. It was noticed that monitoring well MW-1 was inaccessible for sampling. Please correct this situation to include this well for sampling and groundwater elevation data in future quarterly events.



Mr. Bill Owens  
StID # 3682  
1234 40th Ave.  
February 28, 1995  
Page 2.

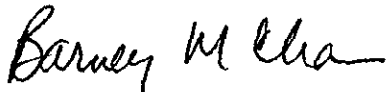
4. Mr. Rogers clarified the presumed locations of potential hydraulic lifts. Please outline their locations in your future maps. To analyze for hydraulic oil, please use the method TPHd and TPH mo while using hydraulic oil as a standard for quantitation.

Based on the results of this initial work, additional monitoring wells will be installed at the "edge" of the plume. Keep in mind the need to install a well in the middle of the street between MW-2 and MW-3. Your future reports should give a time schedule for all future activities.

As mentioned in the work plan, please contact me at least **48 hours prior to any field work** so I may arrange to be present at some time.

You may contact me at (510) 567-6765 if you have any questions.

Sincerely,



Barney M. Chan  
Hazardous Materials Specialist

cc: G. Rogers, Growth Environmental Services, 536 Stone Rd.,  
Suite J. Benicia, CA 94510

G. Coleman, files

Mr. John Cummings, P.O. Box 2847, Fremont CA 94536-2847

Mr. Art Fisher, Attorneys-At-Law, Lake Merritt Plaza, Suite  
1600, 1999 Harrison St., Oakland CA 94612

2wpap1234



SAN FRANCISCO DISTRICT  
536 STONE ROAD, SUITE 1  
BENICIA, CA 94510  
(707) 745-0171  
(707) 745-0163 FAX

January 30, 1995

**REF: 477-1532.qr2**

Mr. Barney M. Chan  
Alameda County Health Care Services  
Department of Health Services  
County of Alameda  
1131 Harbor Bay Parkway, Rm 250  
Alameda, CA 94502  
(510) 576-7600  
(510) 337-9335

0.5

**RE: Second Quarter Groundwater Sampling Results for Monitoring Wells at 1234 40th Avenue, Oakland, California.**

Dear Mr. Chan:

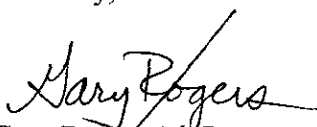
Growth Environmental Services, Inc. is pleased to submit the results of quarterly monitoring well sampling for the property located at 1234 40th Avenue, Oakland, CA 94621.


On December 7, 1994, two monitoring wells were sampled at the location of the former underground storage tanks. The well inside the building (MW-1) was not sampled as it was covered by construction materials. The wells were purged and sampled following the guidelines outlined in a work plan submitted previously to Alameda County. The wells were sampled for TPH-Gasoline, BTEX and TPH-Diesel. A copy of the sample chain of custody and analytical results are attached.

Correct this!

The wells will be sampled again in March 1995. Please call me if you have any questions.

Sincerely,

  
Gary Rogers Ph.D.  
Project Manager

  
Stanley L. Klemetson, Ph.D., P.E.  
Director of Engineering

Enclosure

cc Bill Owens



ALAMEDA COUNTY  
HEALTH CARE SERVICES  
AGENCY

DAVID J. KEARS, Agency Director



RAFAT A. SHAHID, ASST. AGENCY DIRECTOR

January 24, 1995  
StID # 3682

Mr. Bill Owens  
Motor Partners  
2221 Olympic Boulevard  
Walnut Creek, CA 94595

DEPARTMENT OF ENVIRONMENTAL HEALTH  
ALAMEDA COUNTY CC4580  
DEPT. OF ENVIRONMENTAL HEALTH  
ENVIRONMENTAL PROTECTION DIV.  
1131 HARBOR BAY PKWY., #250  
ALAMEDA CA 94502-6577

**SECOND NOTICE OF VIOLATION**

**Re: Request for Supplemental Work Plan Addendum for Subsurface  
Investigation at 1234 40th Ave., Oakland CA 94601**

Dear Mr. Owens:

On October 6, 1994, after reviewing the September 21, 1994 Phase I Site Investigation report by CEC, you were requested by this office to provide a supplemental work plan addendum for the above site by December 8, 1994. This work plan was to define the full extent of soil and groundwater contamination. After speaking with Mr. Gary Rogers of Growth Environmental (formerly CEC) I anticipated receiving a work plan by January 23, 1995. As of this date, our office has not received the requested work plan.

Please provide an appropriate work plan addendum to our office **within 30 days or by February 28, 1995**. Again, you are reminded that this should be considered a formal request for technical reports pursuant to the California Water Code Section 13267 (b). Failure to submit the requested document may subject you to civil liability and cause the referral of this case to the RWQCB for enforcement. It will also jeopardize your eligibility to the State Cleanup Fund.

You may contact me at (510) 567-6765 if you have any questions.

Sincerely,

Handwritten signature of Barney M. Chan in cursive.

Barney M. Chan  
Hazardous Materials Specialist

cc: G. Rogers, CEC Environmental Consulting Inc., 32 West 25th  
Ave., Suite 102, San Mateo, CA 94403  
E. Howell, files  
2NOV1234



(Formerly CEC/WRA)

**SAN FRANCISCO DISTRICT  
San Mateo Branch Office  
32 West 25th Avenue, Suite 102  
San Mateo, CA 94403  
(415) 341-7630  
(415) 341-7652 FAX**

December 13, 1994

REF: 477-1852.WP

Mr. Barney M. Chan  
Alameda County Health Care Services  
Department of Environmental Health  
1131 Harbor Bay Parkway  
Alameda, CA 94502  
(510) 567-6700

# 3682

**SUBJECT: Work Plan for Investigation at Motor Partners Site,  
1234 14th St., Oakland, CA**

Dear Mr. Chan:

We have been contracted to continue the work at the Motor Partners site, 1234 14th St., in Oakland. The site is now in the State Fund and Mr. Owens has received bids for work that will continue to the end of Phase II and preparation of the Corrective Action Plan. Growth Environmental Services, Inc. is now preparing the work plan. We will submit the plan to you for review and acceptance before continuing the work.

Please let us know if you have any questions.

Sincerely,  
Growth Environmental Services, Inc.

Gary Rogers, Ph.D.  
Project Manager

Stanley L. Klemetson, Ph.D., P.E.  
Director of Engineering

cc: Mr. Bill Owens



ALAMEDA COUNTY  
HEALTH CARE SERVICES  
AGENCY

DAVID J. KEARS, Agency Director



RAFAT A. SHAHID, ASST AGENCY DIRECTOR

DEPARTMENT OF ENVIRONMENTAL HEALTH  
State Water Resources Control Board  
Division of Clean Water Programs  
UST Local Oversight Program  
1131 HARBOR BAY PKWY., #250  
ALAMEDA CA 94502-6577  
(510)567-6700

October 6, 1994  
StID # 3682

Mr. Bill Owens  
Motor Partners  
2221 Olympic Blvd.  
Walnut Creek, CA 94595

**Re: Comment on September 21, 1994 Phase I Site Investigation  
at 1234 40th Ave., Oakland CA 94601**

Dear Mr. Owens:

Our office has received and reviewed the above referenced report as prepared by your consultant, Certified Environmental Consulting (CEC). This report details the results of borings and monitoring wells and indicate significant soil and groundwater contamination, the extent of which is yet undetermined.

As mentioned in our conversation today, our office concurs with CEC's recommendation that additional investigation must be performed to determine the extent of the soil and groundwater contamination. There must also be an evaluation of the appropriate applicable remedial actions for this site, commonly referred to as a feasibility study. You have indicated that you taking steps to have a supplemental work plan prepared. After our office reviews your work plan, you will need to receive additional bids for the work plan pursuant to the Cleanup Fund requirement.

Please submit your supplemental work plan to our office **within 60 days or by December 8, 1994.**

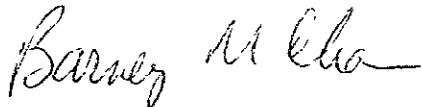
Upon review of the report, our requests the following items:

1. Please initiate quarterly monitoring of the existing wells. Since your initial sampling event occurred on 6/1/94, you should sample these wells ASAP and every three months thereafter. A report detailing your sampling results should be provided to our office within 45 days of each sampling event.
2. Please include the following in your quarterly monitoring report (QMR): a table with all preceding monitoring well results, a map showing the isoconcentration contour map for gasoline, benzene, diesel and motor oil in soil and groundwater and a groundwater gradient map. It was noticed that some of these items were absent from the Phase I report.

Mr. Bill Owens  
StID # 3682  
1234 40th Ave.  
October 6, 1994  
Page 2.

You may contact me at (510) 567-6765 if you have any questions.

Sincerely,

A handwritten signature in cursive script that reads "Barney M. Chan".

Barney M. Chan  
Hazardous Materials Specialist

cc: G. Rogers, CEC Inc., 32 West 25th Ave., Suite 102, San Mateo,  
CA 94403  
E. Howell, files

4-1234wp



"Client Oriented Environmental  
Assessment, Management and  
Remediation with Innovation and  
Integrity"

Certified Environmental Corporation  
536 Stone Road, Suite J  
Benicia, CA 94510

### FACSIMILE COVER SHEET

#3682

TO: <i>BARNEY CHAN</i>		FROM: <i>RAFAEL</i>
COMPANY:		<b>CERTIFIED ENVIRONMENTAL CORPORATION</b>
FAX NUMBER: <i>510-569-4757</i>		FAX NUMBER: <b>707-745-0163</b>
PHONE NUMBER:		PHONE NUMBER: <b>707-745-0171</b>
DATE: <i>6-15-94</i>	TIME: <i>10:40 AM</i>	TOTAL NUMBER OF PAGES INCLUDING COVER SHEET: <b>2</b>
PRIORITY		PER DISCUSSION
FYI		HARD COPY TO FOLLOW

### CERTIFIED ENVIRONMENTAL NEWS!!

#### ANNOUNCING!!

CEC's new Certified Transaction Screen for real estate site assessments. Based on the new ASTM national standard, CEC will:

- Review government environmental records
- Research site history
- Inspect each property
- Provide a written report with photographs

Volume discounts are available. We also provide full Phase I Environmental Site Assessments consistent with ASTM standards. Call us today to learn more!

### MESSAGE:

*AS REQUESTED, I'VE MARKED  
THE APPROX. LOCATIONS OF THE  
PROPOSED MWIS. THE OTHER BEARING  
LOCATIONS ARE INCLUDED IN MAP.*

*6/14/94*

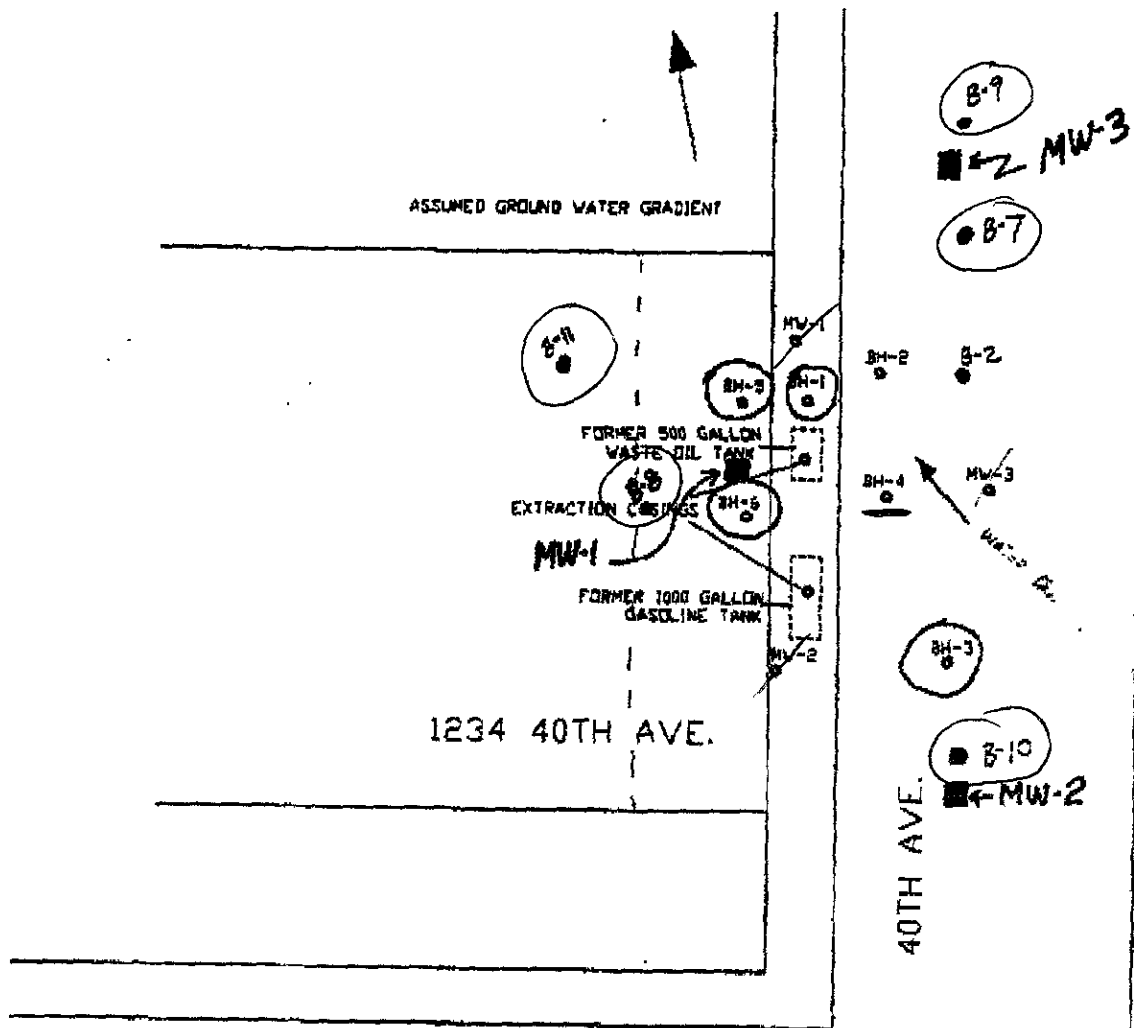
*Rafael*

*location of MW's are reasonable w/ current information. The area on the east side of street is taboo right now*

#### Confidentiality:

The documents transmitted by facsimile following this coversheet are privileged and confidential. Please deliver only to the addressee listed above. In the event of transmission error, please contact us at (707) 745-0171.





E. 14TH ST.

○ = DRIED 5-17-94

■ = PROPOSED WELL LOCATIONS

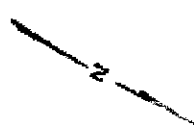


FIGURE 2

SITE LAYOUT MAP  
 MOTOR PARTNERS  
 1234 40TH AVE  
 OAKLAND, CA

CLP-10-106-94  
 477-852

ALAMEDA COUNTY  
HEALTH CARE SERVICES  
AGENCY

DAVID J. KEARS, Agency Director



RAFAT A. SHAHID, ASST. AGENCY DIRECTOR

March 25, 1994  
StID # 3682

Mr. Bill Owens  
Motor Partners  
2221 Olympic Boulevard  
Walnut Creek, CA 94595

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

**NOTICE OF VIOLATION**

**Re: Request for Work Plan Addendum for Subsurface Investigation  
at 1234 40th Ave., Oakland CA 94601**

Dear Mr. Owens:

On January 26, 1994 you were requested by this office to provide a work plan addendum for the above site by February 28, 1994 to address the obvious soil and groundwater contamination found during overexcavation activities. Visibly contaminated groundwater was removed from the two pits and extraction casings were implaced following the overexcavation. The contaminated soil was added to your previous soils at your nearby property. As of this date, our office has not received the requested work plan.

Please provide an appropriate work plan addendum to our office within 30 days or by April 26, 1994. Again, you are reminded that this should be considered a formal request for technical reports pursuant to the California Water Code Section 13267 (b). Failure to submit the requested document may subject you to civil liability and cause the referral of this case for enforcement.

You may contact me at (510) 271-4530 if you have any questions.

Sincerely,

Barney M. Chan  
Hazardous Materials Specialist

cc: G. Rogers, CEC Environmental Consulting Inc., 32 West 25th  
Ave., Suite 102, San Mateo, CA 94403  
E. Howell, files

NOV1234

ALAMEDA COUNTY  
HEALTH CARE SERVICES  
AGENCY

DAVID J. KEARS, Agency Director



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

April 18, 1994  
StID # 3682

Mr. Bill Owens  
Motor Partners  
2221 Olympic Blvd.  
Walnut Creek, CA 94595

**Re: Comment on April 6, 1994 Amendments to Work Plan at 1234  
40th Ave., Oakland CA 94601**

Dear Mr. Owens:

Our office has received and reviewed the above report which amends the original March 15, 1994 work plan for the above site. This amendment is acceptable with the condition that the location of boring BH-3 be moved to the north of the former 1000 gallon gasoline tank. This will allow the determination of the lateral extent of soil and groundwater contamination in this direction.

You are reminded to contact me **48 hours prior to field activities** so I may arrange to be present if possible. You should schedule the performance of this work within 90 days.

You should contact me at (510) 271-4530 if you have any questions.

Sincerely,

Barney M. Chan  
Hazardous Materials Specialist

cc: G. Rogers, CEC Environmental Corp., 32 West 25th Ave.,  
Suite 102, San Mateo, CA 94403  
E. Howell, files  
4wp1234

ALAMEDA COUNTY  
HEALTH CARE SERVICES  
AGENCY

DAVID J. KEARS, Agency Director



RAFAT A. SHAHID, ASST. AGENCY DIRECTOR

April 4, 1994  
StID # 3682

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. Bill Owens  
Motor Partners  
2221 Olympic Blvd.  
Walnut Creek, CA 94595

**Re: Comment on March 15, 1994 Work Plan for Remediation at Motor Partners, 1234 40th Ave., Oakland CA 94601**

Dear Mr. Owens:

Thank you for the submittal of the above referenced work plan as prepared by your consultant, Certified Environmental Corporation, CEC. Our office has completed its review of this report and have discussed its contents with Mr. Gary Rogers of CEC. With a number of modifications and additions our office agrees with this initial approach to determine the extent of soil and groundwater contamination.

The specific modifications/conditions requested by our office are:

1. Three monitoring wells will be required at this site, not one with two piezometers. Given the high soil contamination and free product seen in the excavation pits, three wells will be needed to determine the extent of the groundwater hydrocarbon plume.

2. In order to get a better geometry of three wells and to better define the limits of the hydrocarbon plume, ~~it was agreed that~~ BH-4 should be converted into a monitoring well ~~as opposed to~~ <sup>for gradient determination</sup> ~~P-1.~~ <sup>boring</sup> ~~instead of~~

3. The location of P-1 can be omitted as long as an additional borehole is advanced within the building so that borings exist next to both the gasoline and waste oil tanks. Based on the results of these borings, the need for further characterization within the building may be determined.

4. For all borings and monitoring well soil samples, you should use the same screening criteria ie those samples exceeding 10ppm using your OVA instrument should be considered for analysis. If no sample meets that criteria, you should analyze the sample from the capillary fringe. You must analyze each soil sample for any potential contaminant ie Total Petroleum Hydrocarbons as gas, as diesel and as motor oil plus BTEX, (Benzene, Toluene, Ethylbenzene and Xylenes).

Mr. Bill Owens  
1234 40th Ave.  
StID # 3682  
April 5, 1994  
Page 2.

5. Keep in mind that depending on the results of this investigation, further investigation or remediation may be required, such as the extraction of water from one or both of the casings installed within the tank pits. Extended groundwater monitoring will be required given the elevated levels of hydrocarbon left in place.

6. Please send our office a revised site map indicating the new locations of the borings and monitoring wells. You should also acknowledge the modifications requested above. Please contact our office **48 hours prior** to any field activity so I may make arrangements to be present if possible.

Please provide the requested report to our office **within 30 days or by May 6, 1994.**

You may contact me at (510) 271-4530 if you have any questions.

Sincerely,

Barney M. Chan  
Hazardous Materials Specialist

cc: G. Rogers, CEC Environmental Corp., 32 West 25th Ave.,  
Suite 102, San Mateo, CA 94403  
E. Howell, files  
3wp1234

ALAMEDA COUNTY  
HEALTH CARE SERVICES  
AGENCY

DAVID J. KEARS, Agency Director



RAFAT A. SHAHID, ASST. AGENCY DIRECTOR

January 26, 1994  
StID #3682

Mr. Bill Owens  
Motor Partners  
2221 Olympic Boulevard  
Walnut Creek, CA 94595

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

**Re: Request for Work Plan Addendum for Subsurface Investigation at  
1234 40th Ave., Oakland 94601**

Dear Mr. Owens:

Our office has received the analytical results from soil samples taken after the recent overexcavation of the two underground storage tanks at the above site. As you are aware, significant soil and groundwater contamination was observed at the time of the excavation. Physical constraints of the building, utilities and the street (40th Ave.) prevented further excavation. Because of apparent floating product in the gasoline pit, groundwater was pumped from both pits and an groundwater extraction casing was installed in both pits. The soil samples were taken from each of the four sidewalls of the pit above the groundwater level at approximately 8-9 feet below ground surface (BGS). The results of the analysis of these samples indicate elevated residual gasoline, diesel and oil and grease within these pits.

Because of these results, further work will be required to determine the extent of the soil and groundwater contamination. A minimum of three monitoring wells will be required to determine the site specific gradient. Please provide an appropriate work plan addendum to our office **within 30 days or by February 28, 1994.**

You should consider this a formal request for technical reports pursuant to the California Water Code Section 13267 (b). Failure to submit the requested document may subject you to civil liability. Please contact me at (510) 271-4530 if you have any questions.

Sincerely,

A handwritten signature in cursive script that reads "Barney M. Chan".

Barney M. Chan  
Hazardous Materials Specialist

cc: G. Rogers, CEC Environmental Consulting Inc., 32 West 25th  
Ave., Suite 102, San Mateo, CA 94403  
E. Howell, files  
wpad1234

white -env.health  
 yellow -facility  
 pink -files

ALAMEDA COUNTY, DEPARTMENT OF ENVIRONMENTAL HEALTH  
 Hazardous Materials Inspection Form

80 Swan Way, #200  
 Oakland, CA 94621  
 (415) 271-4320

II, III

Site ID # \_\_\_\_\_ Site Name Moto Partners Today's Date 9/11/94

Site Address 1234 40th Ave

City Oakland Zip 94601 Phone \_\_\_\_\_

MAX AMT stored > 500 lbs, 55 gal., 200 cft.?

Inspection Categories:

- I. Haz. Mat/Waste GENERATOR/TRANSPORTER
- II. Business Plans, Acute Hazardous Materials
- III. Underground Tanks

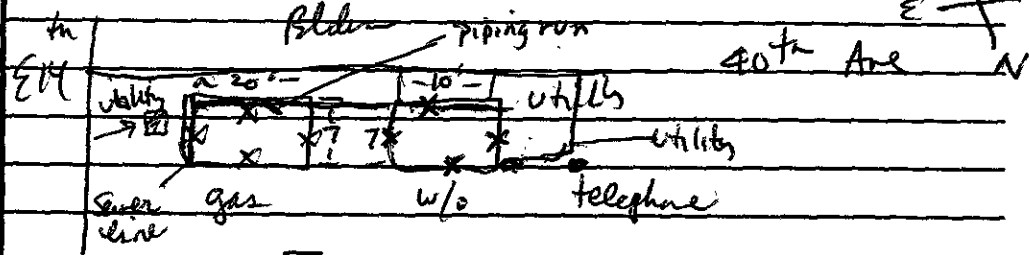
~ 2 hrs

\* Calif. Administration Code (CAC) or the Health & Safety Code (HS&C)

Comments:

Semen, lucky + Pat

Witness the sampling of the area excavated  
 water and gas tank on sidewalk of 40th Ave



new general 1237

Both pits excavated to GW ~ 10', no gas pit  
 floating product detected + strong H<sub>2</sub> odors  
 Soil spils taken approx 1' above GW ~ 9'  
 1000 gal tank used to suck out GW from both pits  
 Spils to be run for!

Gas pit: TPHg + BTEX

W/o pit: TPHg, a, TUG BTEX plus wet wall  
 8270 + 8010, metals not requested

Approx 100 c yds of Styrofoam generated + added  
 to the pile from 4 H<sub>2</sub>O excavations

Need to remove piping run by gas pit

II, III

Contact: \_\_\_\_\_

Title: \_\_\_\_\_

Signature: \_\_\_\_\_

Inspector: B. Chan

Signature: \_\_\_\_\_

1-9 w spils will be run for disposal for the w/o parameters  
 spils total ~ 100 c yd

II.A BUSINESS PLANS (Title 19)

- 1. Immediate Reporting 2703
- 2. Bus. Plan Stcs. 25503(b)
- 3. RR Cars > 30 days 25503.7
- 4. Inventory Information 25504(a)
- 5. Inventory Complete 2730
- 6. Emergency Response 25504(b)
- 7. Training 25504(c)
- 8. Deficiency 25505(a)
- 9. Modification 25505(b)

II.B ACUTELY HAZ. MATLS

- 10. Registration Form Filed 25533(a)
- 11. Form Complete 25533(b)
- 12. RMPP Contents 25534(c)
- 13. Implement Sch. Req'd? (Y/N)
- 14. OffSite Conseq. Assess. 25524(c)
- 15. Probable Risk Assessment 25534(d)
- 16. Persons Responsible 25534(g)
- 17. Certification 25534(f)
- 18. Exemption Request? (Y/N) 25536(b)
- 19. Trade Secret Requested? 25538

III. UNDERGROUND TANKS (Title 23)

- General
- 1. Permit Application 25284 (H&S)
  - 2. Pipeline Leak Detection 25292 (H&S)
  - 3. Records Maintenance 2712
  - 4. Release Report 2651
  - 5. Closure Plans 2670

- Monitoring for Existing Tanks
- 6. Method
    - 1) Monthly Test
    - 2) Daily Vadose
      - Semi-annual groundwater
      - One time soils
    - 3) Daily Vadose
      - One time soils
      - Annual tank test
    - 4) Monthly Groundwater
      - One time soils
    - 5) Daily Inventory
      - Annual tank testing
      - Cont pipe leak det
      - Vadose/groundwater mon.
    - 6) Daily Inventory
      - Annual tank testing
      - Cont pipe leak det
    - 7) Weekly Tank Gauge
      - Annual tank tising
    - 8) Annual Tank Testing
      - Daily inventory
    - 9) Other \_\_\_\_\_

- 7. Precs Tank Test 2643
  - Date: \_\_\_\_\_
- 8. Inventory Rec. 2644
- 9. Soil Testing. 2646
- 10. Ground Water. 2647

- New Tanks
- 11 Monitor Plan 2632
  - 12 Access Secura 2634
  - 13 Plans Submit 2711
    - Date: \_\_\_\_\_
  - 14 As Bult 2635
    - Date: \_\_\_\_\_

white -env.health  
 yellow -facility  
 pink -files

ALAMEDA COUNTY, DEPARTMENT OF ENVIRONMENTAL HEALTH

80 Swan Way, #200  
 Oakland, CA 94621  
 (415) 271-4320

Hazardous Materials Inspection Form

II, III

Site ID # \_\_\_\_\_ Site Name Moto Partners Today's Date 10/94

Site Address 1234 40th Ave

City Oak Zip 94601 Phone \_\_\_\_\_

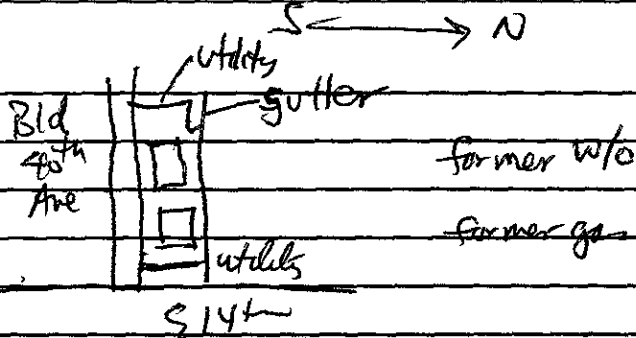
MAX AMT stored > 500 lbs, 55 gal., 200 cft.?

Inspection Categories:

- I. Haz. Mat/Waste GENERATOR/TRANSPORTER
- II. Business Plans, Acute Hazardous Materials
- III. Underground Tanks

\* Calif. Administration Code (CAC) or the Health & Safety Code (HS&C)

Comments:



Excavated pits ~ 10', encountered GWW w/o tank. Due to bleeding, utility, & street constraints, will sample sidewalks & floor aples, await results & backfill.

3-345.

II.A BUSINESS PLANS (Title 19)

- 1. Immediate Reporting 2703
- 2. Bus. Plan Stds. 25503(b)
- 3. RR Cars > 30 days 25503.7
- 4. Inventory Information 25504(a)
- 5. Inventory Complete 2730
- 6. Emergency Response 25504(b)
- 7. Training 25504(c)
- 8. Deficiency 25505(a)
- 9. Modification 25505(b)

II.B ACUTELY HAZ. MAT'L'S

- 10. Registration Form Filed 25533(a)
- 11. Form Complete 25533(b)
- 12. RMPP Contents 25534(c)
- 13. Implement Sch. Req'd? (Y/N)
- 14. OffSite Conseq. Assess. 25524(c)
- 15. Probable Risk Assessment 25534(d)
- 16. Persons Responsible 25534(g)
- 17. Certification 25534(i)
- 18. Exemption Request? (Y/N) 25536(b)
- 19. Trade Secret Requested? 25538

III. UNDERGROUND TANKS (Title 23)

- General
- 1. Permit Application 25284 (H&S)
  - 2. Pipeline Leak Detection 25292 (H&S)
  - 3. Records Maintenance 2712
  - 4. Release Report 2651
  - 5. Closure Plans 2670

Monitoring for Existing Tanks

- 6. Method
  - 1) Monthly Test
  - 2) Daily Vadose Semi-annual groundwater One time soils
  - 3) Daily Vadose One time soils Annual tank test
  - 4) Monthly Groundwater One time soils
  - 5) Daily Inventory Annual tank testing Cont pipe leak det Vadose/groundwater mon.
  - 6) Daily Inventory Annual tank testing Cont pipe leak det
  - 7) Weekly Tank Gauge Annual tank testing
  - 8) Annual Tank Testing Daily inventory
  - 9) Other \_\_\_\_\_

- 7. Precis Tank Test Date: 2643
- 8. Inventory Rec. 2644
- 9. Soil Testing . 2646
- 10. Ground Water. 2647

- New Tanks
- 11 Monitor Plan 2632
  - 12 Access Securt 2634
  - 13 Plans Submit State 2711
  - 4. As Exit Date 2635

Rev 6.88

II, III

Contact: \_\_\_\_\_

Title: \_\_\_\_\_

Signature: \_\_\_\_\_

Inspector: B. Chan

Signature: \_\_\_\_\_



ALAMEDA COUNTY  
HEALTH CARE SERVICES  
AGENCY

DAVID J. KEARS, Agency Director



RAFAT A. SHAHID, ASST AGENCY DIRECTOR

November 18, 1993  
StID #3682

Mr. Bill Owens  
Motor Partners  
2221 Olympic Blvd.  
Walnut Creek, CA 94595

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

**Subject: Review of November 12, 1993 Work Plan for Remediation at  
1234 40th Ave., Oakland CA 94601**

Dear Mr. Owens:

Our office has received and reviewed the above referenced work plan as provided by your consultant, Certified Environmental Consulting (CEC). This work plan is very similar to the previously approved September 16, 1992 work plan from CEC, with the inclusion of the monitoring well construction design. Recall, the plan calls for the overexcavation of the pits, confirmation soil sampling plus the installation of monitoring well(s). In general, our office agrees with this work plan with the following condition/clarification:

1. Please note that the confirmatory soil samples from the former gasoline tank should be run for Total Petroleum Hydrocarbons as gasoline (TPHg) and BTEX. Those from the former waste oil tank should be run for TPHg, TPHd, BTEX, Total Oil and Grease (or equivalent), organic or total lead, chlorinated hydrocarbons and semi-volatile hydrocarbons.
2. Note that a minimum of one monitoring well will be required at this site. Unless groundwater gradient is presented in the near vicinity of this site indicating the same aquifer and geologic conditions as that at this site, three monitoring wells will be required to determine the site specific groundwater gradient.

With these conditions in mind, you should proceed with this work plan immediately. Please contact me prior to taking the confirmatory soil samples. You may contact me at (510) 271-4530 if you have any questions.

Sincerely,

Barney M. Chan  
Hazardous Materials Specialist

cc: S. Klemetson, CEC Consulting Inc., 536 Stone Road, Suite J,  
Benicia, CA 94510-1170  
E. Howell, files 2wp1234-40

ALAMEDA COUNTY  
HEALTH CARE SERVICES  
AGENCY

DAVID J. KEARS, Agency Director



RAFAT A. SHAHID, ASST. AGENCY DIRECTOR

October 1, 1993  
StID # 3682

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. Bill Owens  
Motor Partners  
2221 Olympic Boulevard  
Walnut Creek, CA 94595

**NOTICE OF VIOLATION**

**Re: Request for Implementation of Work Plan for Subsurface  
Investigation at 1234 40th Ave., Oakland CA 94601**

Dear Mr. Owens:

Our office last wrote to you in my May 3, 1993 letter which requested an implementation date for the overexcavation and sampling of the two former fuel tanks at the above site. You were to inform our office within 15 days. To this date, our office has not been notified when this work will occur.

Recall, the September 16, 1992 work plan from Certified Environmental Consulting Inc. was conditionally approved in my March 1, 1993 letter. This letter agreed with the overexcavation of the the tank pits but also requested a work plan for the installation of monitoring well(s) at this site within 30 days. Again, our office has failed to receive such a work plan for monitoring well installation.

Our office has worked with you on the 41st Ave. tank removals and since that site has been resolved, we request that you initiate the overexcavation and provide a work plan for the installation of monitoring well(s) for the above site. Please initiate the proposed work and provide the requested report to our office **within 30 days or by November 3, 1993**. You should also notify me **48 working hours prior to field activities**.

You may contact me at (510) 271-4530 if you have any questions.

Sincerely,

A handwritten signature in cursive script that reads "Barney M. Chan".

Barney M. Chan  
Hazardous Materials Specialist

cc: G. Jensen, Alameda County District Attorney Office  
E. Howell, files  
NOV1234-40

ALAMEDA COUNTY  
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



RAFAT

DEPAF

*Saurley  
Pls make copies  
& send out  
this one  
BE*

CTOR

EALTH

Board

ograms

ogram

80 Swan Way, Rm 200

Oakland, CA 94621

(510) 271-4530

May 3, 1993  
StID# 3682

Mr. Bill Owens  
Motor Partners  
2221 Olympic Boulevard  
Walnut Creek, CA 94595

**Re: Request for Implementation of Work Plan for Subsurface  
Investigation at 1234 40th Ave., Oakland CA 94621**

Dear Mr. Owens:

I recently witnessed the overexcavation and resampling of the former waste oil pit at 1238 41st Ave. Oakland. Recall, this work was part of the proposal by Semco and approved by our office. Upon inquiry to Semco employees, I was informed that you had not authorized the work proposed for the 1234 40th Ave. site. This would include the overexcavation and sampling of the two tank pits and the installation of monitoring well(s) to determine the extent of groundwater contamination.

Please be advised that you are required to implement **all aspects** of the proposed work plan, which includes the 41st Ave. site. You are reminded that the failure to perform the required investigation/remediation is considered the improper closure of an underground tank for which Section 25299 (5) of the California Health and Safety Code (CH&SC) authorizes civil penalties of not less than \$500 or more than \$5,000 per day per each tank which is not properly closed in accordance with the appropriate agency.

Please inform our office **within 15 days** of receipt of this letter when you will initiate the investigation at the 1234 40th Ave. site.

You may contact me at (510) 271-4530 should you have any questions.

Sincerely,

Handwritten signature of Barney M. Chan in cursive.

Barney M. Chan  
Hazardous Materials Specialist

cc: G. Jensen, Alameda County District Attorney Office  
R. Hiett, RWQCB  
E. Howell, files

2-wp1234

ALAMEDA COUNTY  
HEALTH CARE SERVICES  
AGENCY

DAVID J. KEARS, Agency Director



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

March 1, 1993  
StID # 2873 and 3682

Mr. Bill Owens  
Motor Partners  
2221 Olympic Boulevard  
Walnut Creek, CA 94595

**Re: Evaluation of Work Plan for Subsurface Investigation at 1236  
and 1238-41st Ave. and 1234 40th Ave., Oakland 94621**

Dear Mr. Owens:

Thank you for the submission of the proposed work plan for further subsurface investigation for the above sites as prepared by Semco and Certified Environmental Consulting, Inc. Our office received this work plan on September 21, 1992. We have completed our review and you should initiate this work immediately with the following provisions:

1. Our office agrees with the general approach with re-excavating three of the four tank excavation pits and taking confirmation side wall and floor samples. Please be reminded of the appropriate analysis for the confirmation samples:

Gasoline tank- Total Petroleum Hydrocarbons as gas and BTEX (Benzene, Toluene, Ethylbenzene and Xylenes).

Waste Oil tank- Total Petroleum Hydrocarbons as gas, as diesel, BTEX, Chlorinated Solvents, Oil and Grease, specific heavy metals and Semi-volatiles. It was noted that semi-volatiles were omitted during the initial soil sample analyses. Please inform me 48 working hours in advance to witness any resampling. Please identify the certified lab to be used to analyze the soil samples.

Our office agrees that no further work is necessary at the gasoline tank on 41st Ave. In addition, a lone sample defining the vertical extent of contamination may be appropriate in the waste oil tank excavation on 41st Ave. I would, however, like to be present to observe the overexcavated tank pit prior to agreeing to the need for only one sample.

2. The work plan submitted failed to address the need for a groundwater investigation. Recall, because of the initial soil contamination found, you are required to perform a groundwater investigation. Monitoring wells will minimally be required to be

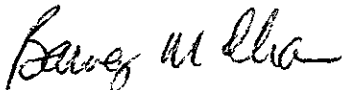
Mr. Bill Owens  
StID #s 2873 and 3682  
1236 and 1238-41st and 1234 40th Ave.  
March 1, 1993  
Page 2.

installed within ten feet of the former tank pits in the confirmed downgradient direction. If gradient information is not available, you will need to install a minimum of three wells per site. Please provide a workplan for the installation of monitoring wells to our office **within 30 days** of receipt of this letter.


As stated in my previous letter, continual inactivity at these site will be considered the improper closure of underground tanks and will cause this case to be referred to the District Attorney's Office for enforcement.

You may contact me at (510) 271-4530 if you have any questions regarding this letter.

Sincerely,



Barney M. Chan  
Hazardous Materials Specialist

cc: G. Jensen, Alameda County District Attorney Office  
R. Hiett, RWQCB  
D. McCain, Semco, 1806 Leslie St., San Mateo, CA 94402  
S. Klemetson, CEC Environmental Consulting Inc., 3160 Crow Canyon, Suite 350, San Ramon, CA 94583  
E. Howell, files 

WP-1234-36-38

ALAMEDA COUNTY  
HEALTH CARE SERVICES  
AGENCY

DAVID J. KEARS, Agency Director



RAFAT A. SHAHID, ASST AGENCY DIRECTOR

Certified Mailer # P113 815 499

February 10, 1993  
StID# 2873 and 3682

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. Bill Owens  
Motor Partners  
2221 Olympic Boulevard,  
Walnut Creek, CA 94595

**FINAL NOTICE OF VIOLATION**

**Re: Request for Work Plan for Subsurface Investigation at 1236  
and 1238- 41st Ave. and 1234 40th Ave., Oakland 94621**

Dear Mr. Owens:

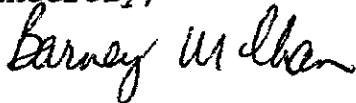
Recall that you were first informed of the requirement to provide a workplan for subsurface investigation, subsequent to the removal of underground tanks at the above sites, in a December 24, 1990 letter from Ms. Cynthia Chapman of this office. You were given 45 days to provide this report. Next, in my April 13, 1992 letter, you were again requested to provide this office with an appropriate workplan for this investigation. That time you were given 30 days to provide this document. You were also given a copy of Appendix A, Workplan for Initial Subsurface Investigation, to use as a guidance document for your workplan. To this date our office has not received any reports or any written correspondence from you regarding these sites. Please be advised that this is your **Final Notice Of Violation**. Please provide an appropriate workplan to our office **within 30 days** of receipt of this letter otherwise this case will be referred to the District Attorney Office for enforcement. In addition, your site may be referred to the Regional Water Quality Control Board (RWQCB) for their issuance of a Cleanup and Abatement Order.

Our office considers your inactivity at these sites the improper closure of underground tanks for which Section 25299 (5) of the California Health and Safety Code (CH&SC) authorizes civil penalties of not less than \$500 or more than \$5,000 per day per each tank which is not properly closed in accordance with the requirements of the appropriate agency.


Mr. Bill Owens  
1236 & 1238 41st and 1234 40th Ave.  
StID # 2873 and 3682  
Page 2.

You may contact me at (510) 271-4530 if you have any questions.

Sincerely,



Barney M. Chan  
Hazardous Materials Specialist

cc: G. Jensen, Alameda County District Attorney Office  
R. Hiett, RWQCB  
E. Howell, files 

FNOV-1236

Thank you for using Return Receipt Service

P 113 815 499

**SENDER:**

1. Complete items 1, and/or 2, for additional services.  
 2. Complete items 3, and 4a & b.  
 3. Print your name and address on the reverse of this form, so that we can return this form to you.  
 4. Attach this form to the front of the mailpiece, or on the back if space does not permit.  
 5. Write "Return Receipt Requested" on the mailpiece below the article number.  
 6. The Return Receipt will show to whom the article was delivered and the date delivered.  
 7. Article Addressed to: (BC) #2873 3682 P 113 815 499

Mr. Bill Owens  
 Motor Partners  
 2221 Olympic Boulevard  
 Walnut Creek CA 94595

8. Signature (Addressee)  
 9. Signature (Agent)

10. Service Type  
 Registered  Insured  
 Certified  COD  
 Express Mail  Return Receipt for Merchandise

11. Date of Delivery  
 2/16/93

12. Addressee's Address (Only if requested and fee is paid)

13. Addressee's Address

14. Restricted Delivery

15. Postmaster fee

16. Article Number

17. PS Form 3811, December 1991 U.S.G.P.O., 1992-307-530

**DOMESTIC RETURN RECEIPT**

P 113 815 499

**Receipt for Certified Mail**

No Insurance Coverage Provided  
 Do not use for International Mail  
 (See Reverse)

(BC) #2873/3682

Sent to	
Bill Owens	
Street and No	
2221 Olympic Blvd.	
P.O., State and ZIP Code	
Walnut Creek CA 94595	
Postage	\$
Certified Fee	
Special Delivery Fee	
Restricted Delivery Fee	
Return Receipt Showing to Whom & Date Delivered	
Return Receipt Showing to Whom, Date, and Addressee's Address	
TOTAL Postage & Fees	\$
Postmark or Date	

PS Form 3800, June 1991

2873, 3682



ALAMEDA COUNTY  
HEALTH CARE SERVICES  
AGENCY

DAVID J. KEARS, Agency Director



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

September 23, 1992  
STID # 2873 and 3682

Mr. Bill Owens  
Motor Partners  
2221 Olympic Boulevard  
Walnut Creek, CA 94595

Re: Comment on Site Mitigation Work Plan for Owens Motor  
Partners at 1234 40th Ave., 1236 and 1238 41st Ave.,  
Oakland CA 94621

Dear Mr. Owens:

Thank you for submitting the site mitigation work plan for the above sites as prepared by SEMCO. I have completed my review of this proposal and it is acceptable as an initial step of the site investigation with the following conditions:

1. Prior to initiating any work a site specific Health and Safety (H&S) Plan must be submitted to our office. The plan must include at a minimum the name and responsibilities of the site H&S officer, the identification of H&S hazards of each work task, specific personal protective equipment to be used along with the environmental sampling and monitoring devices to be used, measures to be taken to secure the site, an emergency/contingency plan showing the directions to the nearest hospital, documentation that all site workers have received the appropriate training per 29 CFR 1910.120 and a page for employees to sign indicating they have read and will comply with site H&S plan.
2. You are requested to backfill all re-excavated pits with either clean or approved remediated and reanalyzed backfill to avoid the need for further re-excavation.
3. Please contact this office at least 48 working hours in advance to schedule the witnessing the resampling of appropriate areas within the pits.
4. Please be advised that you will be required to install monitoring well(s) at the 40th Ave. site to investigate the extent of ground water contamination. A work plan detailing the locations and typical construction standards of these wells should be submitted for review by our office by a certified professional.

Mr. Bill Owens  
Motor Partners  
STID # 2873 and 3682  
September 23, 1992  
Page 2.

You may contact me at (510) 271-4530 should you have any questions.

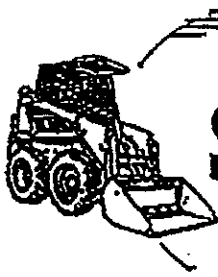
Sincerely,



Barney M. Chan  
Hazardous Materials Specialist

cc: M. Thomson, Alameda County District Attorney Office  
R. Hiatt, RWQCB  
D. McCain, SEMCO, 1741 Leslie St., San Mateo, CA 94402  
S. Klemetson, Certified Environmental Consulting Inc.,  
140 West Industrial Way, Benicia, CA 94510  
E. Howell, files

wp-MrOwens



# SEMCO



WORKING TO PRESERVE YOUR ENVIRONMENT

(415) 572-8033

FAX (415) 572-9734

(800) 831-2344

DATE: 9-9-92	TIME: 1:20pm
--------------	--------------

FAX TO: Barney Chan	Butt
ATTN:	

FAX NUMBER: (510) 569-4757
# OF PAGES FOLLOWING COVER: 1

COMMENTS:
-----------

SENDER: - Tracey -
--------------------

IF YOU DO NOT RECEIVE ALL PAGES, PLEASE CALL (415) 572-8033

PAGE NO.

TO: BARNEY CHAN - FAX # 510-569-4157

PREPARED BY  
DATE

FROM: DAVE MCCAIN - SENC0 - 572-8033

Sept 9, 1992

Dear Barney,

This is to inform you that I am currently working on a site mitigation work plan for the Owens Partners property on 40 + 41 Ave. STID # 2873 + 3682. If you have any questions please call me at 415-572-8033.

Sincerely,

Dave McCain

Expect a work plan by 9/18/92 will have a Reg. Professional stamp & sign work plan.

Need to send final NOV if NP not rec'd by this date.

ALAMEDA COUNTY  
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



RAFAT A. SHAHID, Assistant Agency Director

April 13, 1992  
STID #2873 and 3682

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

Mr. Bill Owens  
Motor Partners  
2221 Olympic Boulevard,  
Walnut Creek, CA 94595

Re: Request for Workplan for Subsurface Investigation at 1236  
and 1238- 41st Avenue and 1234 40th Ave., Oakland CA 94621

Dear Mr. Owens:

Our division has received the results of soil and water samples subsequent to underground storage tank removals performed at the above referenced sites. A total of four underground tanks were removed at these sites in October of 1990. The tank removals were witnessed by Ms. Cynthia Chapman of our office. Considerable petroleum hydrocarbon contamination was found in soil samples taken at the time of the removals. In a December 24, 1990 letter addressed to you, Cynthia informed you of your obligation to perform further subsurface investigation at both sites. This letter is reiterate the need for you to do this additional investigation at these sites and provide our office with closure reports and a work plan for further investigation. In Cynthia's letter you were requested to submit a work plan to our office within 45 days of the date of that letter. To this date we have not received this information.

To summarize our office's concerns I would like to list the current requested items:

1. It was noted that the soil samples taken from under the tanks removed at 1236 and 1238 41st Ave. contained low levels of petroleum although the soil stockpiled soils had elevated oil and grease. Unfortunately, these stockpiled soils were reused and the tank pits resurfaced. In order to avoid a groundwater investigation, you must re-excavate and remove this soil, dispose of it properly and take confirmation soil samples which indicate excavation to non-detectable amounts of hydrocarbon contamination.

2. It is clear that the elevated gasoline, diesel, oil and grease and BTEX (benzene, toluene, ethyl benzene and xylenes) concentrations in samples from 1234 40th Ave. require a soil and groundwater investigation. In addition to Ms. Chapman's 1990 letter, I have enclosed the document, Workplan for Initial

2873

3682

Mr. Bill Owens  
1236,1238 41st and 1234 40th Ave.  
April 13, 1992  
STID 2873,3682  
Page 2.

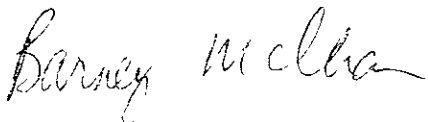
Subsurface Investigation, a guidance document published by the Regional Water Quality Control Board (RWQCB). Please be advised this office is working in conjunction with the RWQCB to oversee the remediation of hydrocarbon contaminated sites such as these. The RWQCB is the agency entrusted to protect the waters of the state.

Please submit a workplan in addition to a complete tank closure report to this office within thirty (30) days of this letter.

You should consider this a formal request for technical reports pursuant to the California Water Code Section 13267 (b). All workplans, analytical results or reports should be sent to our office and to that of the RWQCB to the attention of Mr. Rich Hiatt. Their address is 2101 Webster St., Fourth Floor, Oakland CA 94612. Be aware that failure to submit the requested documents may subject you civil liabilities.

Our office also has a Memorandum of Understanding (MOU) with the Department of Health Services (DOHS). As such, we are empowered to enforce the regulations of the California Health and Safety Code (CH&SC), Division 20, Chapter 6.7. I point your attention to Section 25298 (c) 4 of the CH&SC which states that no person shall close an underground tank unless that person has taken steps to demonstrate to the appropriate agency that the site has been investigated to determine if there are any present, or were past, releases, and if so that appropriate corrective or remedial actions have been taken. Section 25299 (5) allows for the civil penalty of not less than \$500 or more than \$5,000 for each underground tank for each day which the operator or owner fails to properly close an underground tank as required by Section 25298. You are reminded that failure to submit the requested documents may subject you to these civil liabilities in addition to referral of this case to the District Attorney Office for enforcement. You may contact me at (510) 271-4320 should you have any questions regarding this letter.

Sincerely,



Barney M. Chan, Hazardous Materials Specialist  
enclosure

cc: M. Thomson, Alameda County District Attorney Office  
R. Hiatt, RWQCB  
C. Kiper, SEMCO, 1741 Olympic Blvd., Walnut Creek, CA 94595  
WP 1234-40thetc

WATER RESOURCES CONTROL BOARD  
DIVISION OF WATER QUALITY - UST CLEANUP PROGRAM  
SITE SPECIFIC QUARTERLY REPORT  
01/01/92 THROUGH 03/31/92

AGENCY # : 10000      SOURCE OF FUNDS: F      SUBSTANCE: 8006619  
StID : 3682  
SITE NAME: Motor Partners      DATE REPORTED : 03/04/92  
ADDRESS : 1234 - 40th Ave.      DATE CONFIRMED: 03/04/92  
CITY/ZIP : Oakland      94601      MULTIPLE RPs : N

SITE STATUS  
-----

CASE TYPE: U	CONTRACT STATUS: 2	EMERGENCY RESP:
RP SEARCH: S		DATE COMPLETED:
PRELIMINARY ASMNT:	DATE UNDERWAY:	DATE COMPLETED:
REM INVESTIGATION:	DATE UNDERWAY:	DATE COMPLETED:
REMEDIAL ACTION:	DATE UNDERWAY:	DATE COMPLETED:
POST REMED ACT MON:	DATE UNDERWAY:	DATE COMPLETED:

ENFORCEMENT ACTION TYPE: 1      DATE ENFORCEMENT ACTION TAKEN: 03/04/92  
LUFT FIELD MANUAL CONSID: 2,S,C  
CASE CLOSED:      DATE CASE CLOSED:  
DATE EXCAVATION STARTED : 10/12/90      REMEDIAL ACTIONS TAKEN: NT

RESPONSIBLE PARTY INFORMATION  
-----

RP#1-CONTACT NAME:  
COMPANY NAME:  
ADDRESS:  
CITY/STATE:

---

# UNDERGROUND STORAGE TANK UNAUTHORIZED RELEASE (LEAK) / CONTAMINATION SITE REPORT

<b>EMERGENCY</b> <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO		<b>HAS STATE OFFICE OF EMERGENCY SERVICES REPORT BEEN FILED?</b> <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO		<b>FOR LOCAL AGENCY USE ONLY</b> I HEREBY CERTIFY THAT I HAVE DISTRIBUTED THIS INFORMATION ACCORDING TO THE DISTRIBUTION SHOWN ON THE INSTRUCTION SHEET ON THE BACK PAGE OF THIS FORM.		
<b>REPORT DATE</b> 03/04/92		<b>CASE #</b> 21492		<b>SIGNED</b> Susan L. Hugo <b>DATE</b> 3/4/92		
<b>REPORTED BY</b>	<b>NAME OF INDIVIDUAL FILING REPORT</b> SUSAN L. HUGO		<b>PHONE</b> (510) 271-4530		<b>SIGNATURE</b> Susan L. Hugo	
	<b>REPRESENTING</b> <input checked="" type="checkbox"/> LOCAL AGENCY <input type="checkbox"/> OWNER/OPERATOR <input type="checkbox"/> REGIONAL BOARD <input type="checkbox"/> OTHER		<b>COMPANY OR AGENCY NAME</b> Alameda Co. Env. Health			
	<b>ADDRESS</b> 80 Swan Way Room 200 Oakland CA 94621					
<b>RESPONSIBLE PARTY</b>	<b>NAME</b> Motor Partners <input type="checkbox"/> UNKNOWN		<b>CONTACT PERSON</b> Bill Owens		<b>PHONE</b> (510) 935-3840	
	<b>ADDRESS</b> 2221 Olympic Blvd. Walnut Creek CA 94595					
<b>SITE LOCATION</b>	<b>FACILITY NAME (IF APPLICABLE)</b> Motor Partners		<b>OPERATOR</b>		<b>PHONE</b> ( )	
	<b>ADDRESS</b> 1234 40th Ave Oakland Alameda 94601					
	<b>CROSS STREET</b>					
<b>IMPLEMENTING AGENCIES</b>	<b>LOCAL AGENCY</b> Alameda Co. Env. Health		<b>AGENCY NAME</b> Alameda Co. Env. Health		<b>CONTACT PERSON</b> Susan Hugo	
	<b>REGIONAL BOARD</b> San Francisco Bay RWQCB		<b>CONTACT PERSON</b> Eddy Lo		<b>PHONE</b> (510) 464-4366	
<b>SUBSTANCES INVOLVED</b>	<b>(1) NAME</b> Gasoline				<b>QUANTITY LOST (GALLONS)</b> <input type="checkbox"/> UNKNOWN	
	<b>(2) NAME</b> Diesel & Waste Oil				<input type="checkbox"/> UNKNOWN	
<b>DISCOVERY/ABATEMENT</b>	<b>DATE DISCOVERED</b> 1/1/02/90		<b>HOW DISCOVERED</b> <input type="checkbox"/> INVENTORY CONTROL <input type="checkbox"/> SUBSURFACE MONITORING <input type="checkbox"/> NUISANCE CONDITIONS <input type="checkbox"/> TANK TEST <input checked="" type="checkbox"/> TANK REMOVAL <input type="checkbox"/> OTHER			
	<b>DATE DISCHARGE BEGAN</b> <input checked="" type="checkbox"/> UNKNOWN		<b>METHOD USED TO STOP DISCHARGE (CHECK ALL THAT APPLY)</b> <input type="checkbox"/> REMOVE CONTENTS <input checked="" type="checkbox"/> CLOSE TANK & REMOVE <input type="checkbox"/> REPAIR PIPING <input type="checkbox"/> REPAIR TANK <input type="checkbox"/> CLOSE TANK & FILL IN PLACE <input type="checkbox"/> CHANGE PROCEDURE <input type="checkbox"/> REPLACE TANK <input type="checkbox"/> OTHER			
	<b>HAS DISCHARGE BEEN STOPPED?</b> <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO IF YES, DATE					
<b>SOURCE/CAUSE</b>	<b>SOURCE OF DISCHARGE</b> <input type="checkbox"/> TANK LEAK <input checked="" type="checkbox"/> UNKNOWN <input type="checkbox"/> PIPING LEAK <input type="checkbox"/> OTHER		<b>CAUSE(S)</b> <input type="checkbox"/> OVERFILL <input type="checkbox"/> RUPTURE/FAILURE <input type="checkbox"/> SPILL <input type="checkbox"/> CORROSION <input type="checkbox"/> UNKNOWN <input type="checkbox"/> OTHER			
	<b>CHECK ONE ONLY</b> <input checked="" type="checkbox"/> UNDETERMINED <input type="checkbox"/> SOIL ONLY <input type="checkbox"/> GROUNDWATER <input type="checkbox"/> DRINKING WATER - (CHECK ONLY IF WATER WELLS HAVE ACTUALLY BEEN AFFECTED)					
<b>CURRENT STATUS</b>	<b>CHECK ONE ONLY</b> <input type="checkbox"/> NO ACTION TAKEN <input checked="" type="checkbox"/> PRELIMINARY SITE ASSESSMENT WORKPLAN SUBMITTED <input type="checkbox"/> POLLUTION CHARACTERIZATION <input type="checkbox"/> LEAK BEING CONFIRMED <input type="checkbox"/> PRELIMINARY SITE ASSESSMENT UNDERWAY <input type="checkbox"/> POST CLEANUP MONITORING IN PROGRESS <input type="checkbox"/> REMEDIATION PLAN <input type="checkbox"/> CASE CLOSED (CLEANUP COMPLETED OR UNNECESSARY) <input type="checkbox"/> CLEANUP UNDERWAY					
	<b>CHECK APPROPRIATE ACTION(S) (SEE BACK FOR DETAILS)</b> <input type="checkbox"/> EXCAVATE & DISPOSE (ED) <input type="checkbox"/> REMOVE FREE PRODUCT (FP) <input type="checkbox"/> ENHANCED BIO DEGRADATION (IT) <input type="checkbox"/> CAP SITE (CD) <input type="checkbox"/> EXCAVATE & TREAT (ET) <input type="checkbox"/> PUMP & TREAT GROUNDWATER (GT) <input type="checkbox"/> REPLACE SUPPLY (RS) <input type="checkbox"/> CONTAINMENT BARRIER (CB) <input type="checkbox"/> NO ACTION REQUIRED (NA) <input type="checkbox"/> TREATMENT AT HOOKUP (HU) <input type="checkbox"/> VENT SOIL (VS) <input type="checkbox"/> VACUUM EXTRACT (VE) <input checked="" type="checkbox"/> OTHER (OT) <i>Need to submit preliminary site investigation workplan.</i>					
<b>COMMENTS</b>	<i>Need to submit preliminary site investigation workplan.</i>					



Property Owner:

Bill owens

2221 Olympic Blvd.

Walnut Creek 94598

DATE: 2/24/92

TO : Local Oversight Program

FROM: Ren Owens

SUBJ: Transfer of Eligible Oversight Case

1236 - Motor Partners  
46th Ave. P.O. Box 1225

Jafayette CA  
94549

Site name: Motor Partners

Address: 1234 40<sup>th</sup> Ave. city Oakland zip 94601

Closure plan attached?  N DepRef remaining \$ ~~329,50~~

DepRef Project # 2034 STID #(if any) 3682

Number of Tanks: 2 removed?  N Date of removal 10/12/90

Leak Report filed? Y  Date of Discovery ?

Samples received?  N Contamination: Soil + water

Petroleum  N Types: Avgas Jet leaded unleaded Diesel  
fuel oil waste oil kerosene solvents

Monitoring wells on site 0 Monitoring schedule? Y  N

LUFT category 1 2 3 \* H S C A R W G O

Briefly describe the following:

Preliminary Assessment Yes

Remedial Action Not complete

Post Remedial Action Monitoring Needs Monitoring wells

Enforcement Action Letter 12/24/90

Comments: Very high soil contamination, they need to

\* File WR

ALAMEDA COUNTY  
HEALTH CARE SERVICES

AGENCY  
DAVID J. KEARS, Agency Director



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

December 24, 1990

Mr. Bill Owens  
Motor Partners  
2221 Olympic Boulevard  
Walnut Creek, CA 94595

Dear Mr. Owens:

The Alameda County Hazardous Materials Division has reviewed the laboratory analyses provided to this office by Semco for the underground tank removal activities at 1234 - 40th Avenue and at 1236 and 1238 - 41st Avenue, Oakland, California. A 1,000 gallon tank and a 500-gallon waste oil tank were removed from the 40th Avenue location, a 300-gallon gasoline tank was removed from 1236 - 41st Avenue, and a 300-gallon waste oil tank was removed from 1238 - 41st Avenue on October 12, 1990.

At the 40th Avenue site significant contamination was found in soil samples taken from both tanks. The 1,000-gallon tank had total petroleum hydrocarbons (TPH) as gasoline at 1,600 ppm, benzene at 3,500 ppb, toluene at 5,500 ppb, ethylbenzene at 43,000 ppb, and xylenes at 15,000 ppb. The 500-gallon waste oil tank had 650 ppm TPH as diesel, 570 ppm TPH as gasoline, 4,000 ppm Oil & Grease, toluene at 470 ppb, ethylbenzene at 1,200 ppb, and xylenes at 8,500 ppb.

At the 41st Avenue sites, no contamination was found in the samples taken from the tank excavation and from the samples taken from the gasoline tank stockpile; however, the stockpile soil from the waste oil tank show Oil & Grease at 1,400 ppm, TPH as gasoline at 150 ppm, toluene at 120 ppb, ethylbenzene at 340 ppb, and xylenes at 3,600 ppb.

The level of contamination found in the soil samples from the 40th Avenue site require that Motor Partners perform a soil and ground water investigation to determine the extent of the contamination associated with the underground storage tanks. For the 41st Avenue site, the contaminated stockpile soil that was placed in the pit should be excavated and removed to an appropriate disposal facility.

You are required to complete a workplan that provides information on how the subsurface investigation will proceed. Please submit this workplan to our office within 45 days of the date of this letter. Our office will be the lead agency overseeing the soil and groundwater investigation at this site. The San Francisco Bay Regional Water Quality Control Board (RWQCB) has delegated the handling of this case to our Division. We will be in contact with the RWQCB in order to provide you with guidance concerning the RWQCB's investigation requirements. However, please be aware that you are responsible for diligent actions to protect the waters of the State. A format for the workplan and items to address is outlined on the following pages.

I. INTRODUCTION

- A. Statement of Scope of Work
- B. Site location
- C. Background
- D. Site History

Provide a brief description of the historic site use and ownership information, type of business and associated activities that take place at the site, types and location of any hazardous materials used on site, and a description of any known hazardous materials spills, leaks, or accidents. Provide a history of the use of the underground tank(s), its contents, and include the date of installation.

II. SITE DESCRIPTION

- A. Provide a map which shows streets, site buildings, underground tank locations, subsurface conduits and utilities, on-site and nearby wells, and nearby streams or water bodies.
- B. Provide a description of the hydrogeologic setting of the site and surrounding area. Include a description of any subsurface work previously done at the site.

III. PLAN FOR DETERMINING EXTENT OF SOIL CONTAMINATION ON SITE

- A. Describe how the extent of soil contamination associated with the former underground tanks will be determined.
- B. Describe the sampling methods and procedures to be used. If soil samples are to be collected for contamination delineation, consult the RWQCB guidelines for soil sampling protocols. During drilling of all boreholes and monitoring wells, undisturbed soil samples are to be collected at a minimum of every five feet in the unsaturated zone and at any changes in lithology for logging and analytical purposes. Borings and wells are to be permitted through Alameda County Flood Control and Water Conservation District, Zone 7. Their number is 415/484-2600. Borings and wells are to be logged from undisturbed soil samples. Logs shall include observed soil odors; blow counts shall be expressed in blows per 6 inches of drive.

If a soil gas survey is planned, the location of survey points must be identified along with the analytical methods and techniques to be used. A quality assurance plan for field analyses must be submitted.

- C. Soil samples are to be analyzed by a California State Certified Laboratory for the appropriate constituents.

#### IV. DETERMINATION OF GROUNDWATER QUALITY

- A. A minimum of three monitoring wells must be installed to determine the groundwater gradient. If the verified down-gradient location has been established, then complete gradient data must be submitted and one monitoring well will be required in the down-gradient direction.
- B. Monitoring wells shall be designed and constructed to be consistent with the RWQCB guidelines and to permit entrance of any free product into the wells. Filter pack and slot sizes for all wells should be based on particle analysis from each stratigraphic unit in at least one boring on the site and on the types of groundwater contaminants present. The well screen must be situated to intercept any floating product from both the highest and lowest ground water levels. All wells shall be surveyed to mean sea level to an established benchmark to 0.01 foot.
- C. Monitoring wells must be sampled for dissolved and floating constituents. Any free product is to be measured with an optical probe or by another method shown to have equivalent accuracy.
- D. A groundwater gradient map shall be developed for every water level data set. If the gradient fluctuates, water level measurements must continue to be made monthly until a gradient pattern is established.
- E. Sample monitoring wells monthly for three consecutive months. Free product thicknesses and water levels shall be measured in all wells for each sampling event before any purging or sampling activities are begun. After three consecutive months of sampling, all monitoring wells must be sampled at least quarterly for one year. Groundwater levels and quality must be monitored quarterly for a minimum of one year, even if no contamination is identified.

- F. Groundwater samples are to be analyzed by a California State Certified Laboratory for the appropriate constituents.

V. INTERPRETATION OF HYDROGEOLOGIC DATA

- A. Water level contour maps showing groundwater gradient direction and free and dissolved product plume definition maps of each contaminant constituent should be prepared routinely and submitted with other sampling results.
- B. The hydrogeologic characteristics of the aquifer must be described. An estimate of vertical transmissivity, based on a laboratory permeability test or a pump test, is required for any unit identified as a clay. Identification of the clay should be verified by particle analysis (ASTM D-422).
- C. The cross sections, groundwater gradients (horizontal and vertical) should be interpreted to explain pollution migration patterns.

VI. DETERMINATION OF THE TYPES OF BENEFICIAL USES OF THE GROUNDWATER

The State has defined all San Francisco Bay Area water as having beneficial uses; however, the types of beneficial uses vary and must be determined in order to establish appropriate cleanup levels. Beneficial uses include drinking water, irrigation, groundwater recharge, wild life habitat, contact and non-contact recreation, fish migration, etc. A drinking-water beneficial use "aquifer" is defined as an aquifer yielding water of less than 3,000 units of total dissolved solids and yielding water at a rate of at least 200 gallons per day.

VII. SITE SAFETY PLAN

VIII. REPORTING

- A. A technical report must be submitted, **within 30 days of completion of the investigation**, which presents and interprets the information generated during the initial subsurface site investigation. At a minimum, the report must include the following items: Site history information, boring and well construction logs, records of field observations and data, chain-of-custody forms, water level data, water level contour map showing groundwater gradient direction, contaminant plume maps, tabulations of soil and

groundwater contaminant concentrations, status of soil contamination characterization, description of any remedial work performed, laboratory-originated analytical results for all soil and groundwater samples analyzed, copies of TSDF-to-Generator manifests for any hazardous wastes hauled off-site, a description on where non-hazardous contaminated soils went, and any recommendations for additional investigative or remedial work.

- B. All reports and proposals must be signed by a California-Certified Engineering Geologist, California-Registered Geologist or a California-Registered Civil Engineer. A statement of qualifications should be included in all reports. Borehole and monitoring well installation and logging, and impact assessments will require the signature of such a professional.
- C. The technical report must be submitted with a cover letter from Motor Partners and received in this office by the established due date. The letter must be signed by a principal executive officer or by an authorized representative of the company.

Any stockpiled soil associated with tank removal activities or investigation activities must be sampled to determine the proper disposition of the soil. The number of samples collected from the stockpile(s) must be adequate to characterize the soil for the appropriate soil handling method.

All proposals, reports and analytical results pertaining to this investigation and remediation must be sent to our office and to the RWQCB to the attention of Lester Feldman. The address is:

Regional Water Quality Control Board  
1800 Harrison Street, Suite 700  
Oakland, CA 94612

You should be aware that this Division is working in conjunction with the RWQCB and that this is a formal request for technical reports pursuant to California Water Code Section 13267 (b). Any extensions of agreed upon time deadlines must be confirmed in writing by either this Division or the RWQCB.

We will require a deposit/refund for reviewing the work plan and for oversight of your case. Please remit \$600.00, payable to Alameda County.

Motor Partners  
December 24, 1990  
Page 6

Should you have any questions concerning the contents of this letter or the status of this case, please feel free to contact me at 415/271-4320.

Sincerely,

A handwritten signature in cursive script that reads "Cynthia Chapman".

Cynthia Chapman  
Hazardous Materials Specialist

c: Mr. Lester Feldman, RWQCB

Leaking Underground Fuel Storage Tank Program

Report(s) on file? YES Where is report filed? Alameda County  
 1131 Harbor Bay Pkwy  
 Alameda CA 94502

Treatment and Disposal of Affected Material:

Material	Amount (include units)	Action (Treatment of Disposal w/destination)	Date
Tank			
Piping			
Free Product			
Soil			
Groundwater			
Barrels			

III. RELEASE AND SITE CHARACTERIZATION INFORMATION (Continued)  
 Maximum Documented Contaminant Concentrations - - Before and After Cleanup

Contaminant	Soil (ppm)		Water (ppm)	
	Before	After	Before	After
TPH (Gas)	1600 ✓	1200 ✓	<del>64000</del>	6700
TPH (Diesel)	650 ✓	1600 ✓	16000	9500
Benzene	ND ✓	1.2 ✓	3200	240
Toluene	0.12 ✓	5.3 ✓	5200	50
Xylene	3.6 ✓	120 ✓	13000	610
Ethylbenzene	0.340 ✓	25 ✓	3800	360
Oil & Grease	4000 ✓	1000 ✓	16000	
Heavy metals Cd, Cr, Pb, Zn, Ni	1.2, 78, 90, 140 ✓	140 ✓		
Other: Semivolatiles		ND ✓		

Comments (Depth of Remediation, etc.):

1. Original tank removal samples 10/12/90
2. Over-excavation samples 11/1/94
3. ~~no gw encountered during tank removal~~ Grab-gw samples from boring 526/94.

IV. CLOSURE

4. 3/23/00 Monitoring results.

Does completed corrective action protect existing beneficial uses per the Regional Board Basin Plan? Undetermined

Does completed corrective action protect potential beneficial uses per the Regional Board Basin Plan? Undetermined

Does corrective action protect public health for current land use? YES  
 Site management requirements: NA

Should corrective action be reviewed if land use changes? YES NO

Monitoring wells Decommissioned: YES NO

Number Decommissioned: \_\_\_\_\_ Number Retained: \_\_\_\_\_



my copy

ALAMEDA COUNTY HEALTH CARE SERVICES AGENCY  
DEPARTMENT OF ENVIRONMENTAL HEALTH  
HAZARDOUS MATERIALS DIVISION  
470 - 27TH ST., RM. 322  
OAKLAND, CA 94612  
PHONE NO. 415/874-7237

ACCEPTED

DEPARTMENT OF ENVIRONMENTAL HEALTH  
470 - 27th Street, Third Floor  
Oakland, CA 94612  
Telephone: (415) 874-7237

These plans have been reviewed and found to be acceptable and essentially meet the requirements of State and local health laws. Changes to your plans indicated by this Department are to assure compliance with State and local laws. The project proposed herein is now released for issuance of any required building permits for construction.

One copy of these accepted plans must be on the job and available to all contractors and craftsmen involved with the removal.

Any change or alterations of these plans and specifications must be submitted to this Department and to the Fire and Building Inspection Department to determine if such changes meet the requirements of State and local laws. Notify this Department at least 48 hours prior to the following required inspections:

- Removal of Tank and Piping
- Sampling
- Final Inspection

In absence of a permit to operate is dependent on compliance with accepted plans and all applicable laws and regulations.

THERE IS A FINANCIAL PENALTY FOR NOT OBTAINING THESE INSPECTIONS.

C. Chapman 9/18/90  
NOTE: ADDED ANALYSES ON PAGE 4 ARE REQUIRED FOR WASTE OIL SAMPLES

UB 577034  
8 558.<sup>00</sup>  
8-31-90

UNDERGROUND TANK CLOSURE/MODIFICATION PLANS

1. Business Name EMPTY BUILDING  
Business Owner \_\_\_\_\_
2. Site Address (Addr) 1234 40th AVENUE,  
city OAKLAND zip 94601 Phone \_\_\_\_\_
3. Mailing Address 2221 Olympic Blvd  
city Walnut Creek zip 94595 Phone 935-3840
4. Land Owner MOTOR PARTNERS Bill Owens  
Address 2221 Olympic; WALNUT CREEK city, State CA zip 94595
5. EPA I.D. No. CAC 000 509 184
6. Contractor SEMCO  
Address 1741 LESLIE STREET  
City SAN MATEO CA 94402 Phone 572-8033  
License Type A,B, C-61 ID# 449864
7. Other (Specify) N/A  
Address \_\_\_\_\_  
City \_\_\_\_\_ Phone \_\_\_\_\_

8. Contact Person for Investigation

Name CHUCK KIPER Title VICE-PRESIDENT  
Phone 572-8033

9. Total No. of Tanks at facility 2

10. Have permit applications for all tanks been submitted to this office? Yes [ ] No [X]

11. State Registered Hazardous Waste Transporters/Facilities

a) Product/Waste Tranporter

Name ALLIED PETROLEUM EPA I.D. No. CAD 98065675128  
Address P.O. BOX 193  
City HILLMAR State CA Zip 95327

b) Rinsate Transporter

Name ALLIED PETROLEUM EPA I.D. No. CAD 98065675128  
Address PO BOX 193  
City HILLMAR State CA Zip 95327

c) Tank Transporter

Name ERICKSON EPA I.D. No. CAD 009466392  
Address 255 PARR BLVD.  
City RICHMOND State CA Zip 94801

d) Contaminated Soil Transporter

Name RICHARD HAMILTON TRUCKING EPA I.D. No. CAD 04403556  
Address 1336 PAULINE AVENUE  
City MODESTO State CA Zip 95351

12. Sample Collector

Name CHUCK KIPER  
Company SEMCO  
Address 1741 LESLIE STREET  
City SAN MATEO State CA Zip 94402 Phone 572-8033

13. Sampling Information for each tank or area

Tank or Area		Material sampled	Location & Depth
Capacity	Historic Contents (past 5 years)		
1000	WASTE OIL	SOIL/WATER	2 FT BELOW EACH END OF TANK
1000	KEROSENE/GASOLINE	"" ""	"" "" "" ""

14. Have tanks or pipes leaked in the past? Yes [ ] No [X]

If yes, describe. \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

15. NFPA methods used for rendering tank inert? Yes [X] No [ ]

If yes, describe. HIGH PRESSURE HOT WATER DETERGENT WASH;  
 20LBS PER 1000 GALLONS DRY ICE;  
 FINAL PURGE WITH AIR *Contact Oakland Fire for LEL+O2 requirements*

16. Laboratories

Name SUPERIOR ANALYTICAL  
 Address 1555 BURKE UNIT 1  
 City SAN FRANCISCO State CA Zip 94124  
 State Certification No. 220

17. Chemical Methods to be used for Analyzing Samples

Contaminant Sought	EPA, DHS, or Other Sample Preparation Method Number	EPA, DHS, or Other Analysis Number
TPH G TPH D BTXE O&C	GCFID (5030) 8020 or 8240 503 P & E  Do TriRegional Board Recommendations ( <del>from</del> taped to Semco's plans)	

18. Site Safety Plan submitted? Yes  No

19. Workman's Compensation: Yes  No

Copy of Certificate enclosed? Yes  No

Name of Insurer FAIRMONT

20. Plot Plan submitted? Yes  No

21. Deposit enclosed? Yes  No

22. Please forward to this office the following information within 60 days after receipt of sample results.

- a) Chain of Custody Sheets
- b) Original Signed Laboratory Reports
- c) TSD to Generator copies of wastes shipped and received
- d) Attachment A summarizing laboratory results

I declare that to the best of my knowledge and belief the statements and information provided above are correct and true. I understand that information in addition to that provided above may be needed in order to obtain an approval from the Department of Environmental Health and that no work is to begin on this project until this plan is approved.

I understand that any changes in design, materials or equipment will void this plan if prior approval is not obtained.

I will notify the Department of Environmental Health at least two (2) working days (48 hours) in advance to schedule any required inspections. I understand that site and worker safety are solely the responsibility of the property owner or his agent and that this responsibility is not shared nor assumed by the County of Alameda.

Signature of Contractor

Name (please type) CHUCK KIPER  
Signature Chuck Kiper  
Date 8/31/90

Signature of Site Owner or Operator

Name (please type) BILL OWENS  
Signature Bill Owens  
Date 8/30/90

NOTES:

1. Any changes in this document must be approved by this Department.
2. Any leaks discovered must be submitted to this office on an underground storage tank unauthorized leak/contamination site report form within 5 days of its discovery.
3. Three (3) copies of this plan must be submitted to this Department. One copy must be at the construction site at all times.
4. A copy of your approved plan must be sent to the landowner.

UNDERGROUND TANK CLOSURE/MODIFICATION PLANS

ATTACHMENT A

SAMPLING RESULTS

Tank or Area	Contaminant	Location & Depth	Results (specify units)

## INSTRUCTIONS

### 2. SITE ADDRESS

Address at which closure or modification is taking place.

### 5. EPA I.D. NO.

This number may be obtained from the State Department of Health Services, 916/324-1781.

### 6. CONTRACTOR

Prime contractor for the project.

### 7. OTHER

List professional consultants here.

### 12. SAMPLE COLLECTOR

Persons who are collecting samples.

### 13. SAMPLING INFORMATION

Historic contents - the principal product(s) used in the last 5 years.

Material sampled - i.e., water, oil, sludge, soil, etc.

### 16. LABORATORIES

Laboratories used for chemical and geotechnical analyses.

### 17. CHEMICAL METHODS:

All sample collection methods and analyses should conform to EPA or DHS methods.

Contaminant - Specify the chemical to be analyzed.

Sample Preparation Method Number - The means used to prepare the sample prior to analyses - i.e., digestion techniques, solvent extraction, etc. Specify number of method and reference if not an EPA or DHS method.

Analysis Method Number - The means used to analyze the sample - i.e., GC, GC-MS, AA, etc. Specify number of method and reference if not a DHS or EPA method.

#### NOTE:

Method Numbers are available from certified laboratories.

### 18. SITE SAFETY PLAN

A plan outlining protective equipment and additional specialized personnel in the event that significant amount of hazardous materials are found. The plan should consider the availability of respirators, respirator cartridges, self-contained breathing apparatus (SCBA) and industrial hygienists.

19. ATTACH COPY OF WORKMAN'S COMPENSATION

20. PLOT PLAN

The plan should consists of a scaled view of the facility at which the tank(s) are located and should include the following information:

- a) Scale
- b) North Arrow
- c) Property Line
- d) Location of all Structures
- e) Location of all relevant existing equipment including tanks and piping to be removed
- f) Streets
- g) Underground conduits, sewers, water lines, utilities
- h) Existing wells (drinking, monitoring, etc.)
- i) Depth to ground water
- j) All existing tanks in addition to the ones being pulled



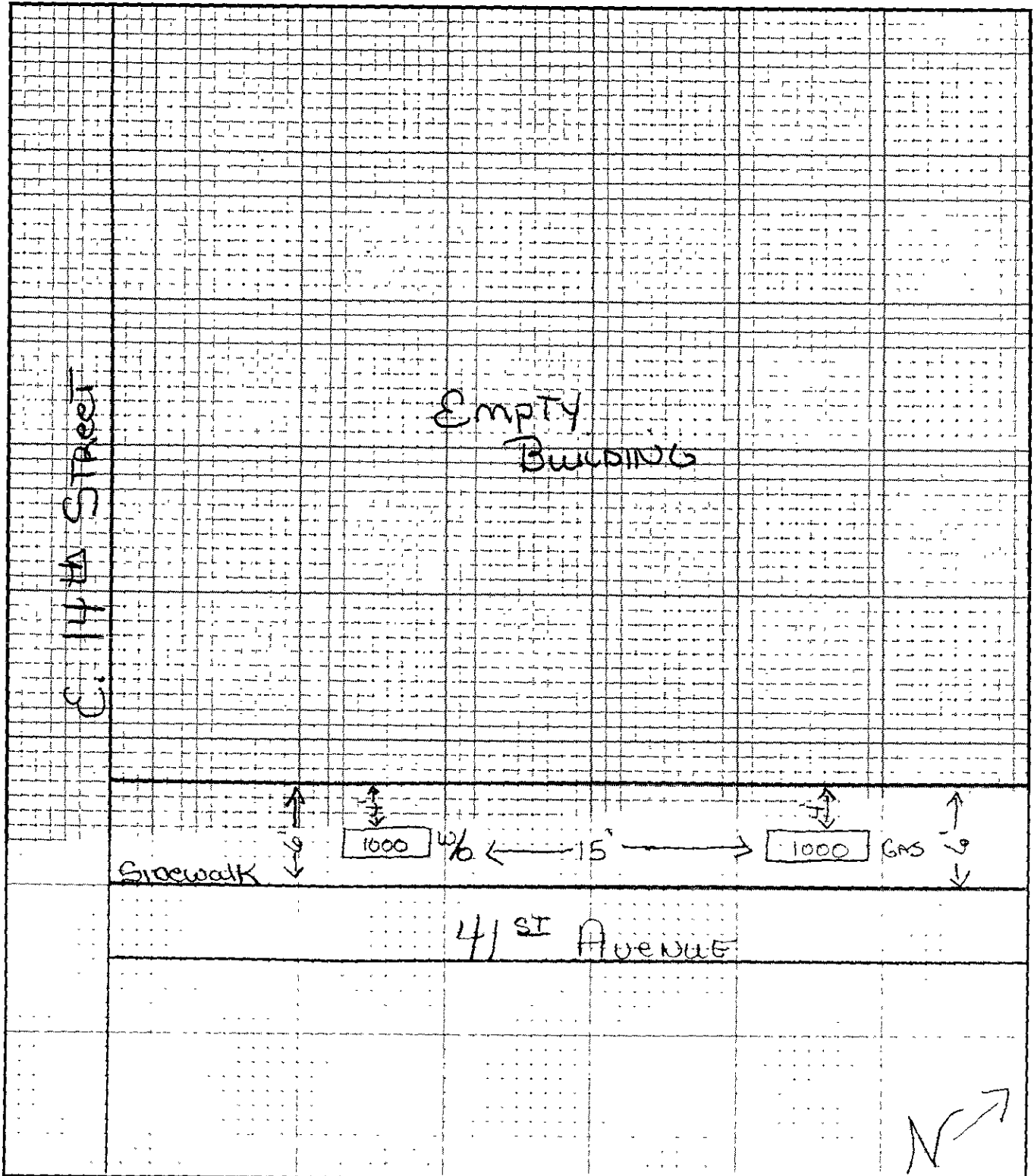
**SEMCO**  
 Oil Heating Engineering Division  
 1806 Leslie Street  
 San Mateo, Calif. 94402  
 (415) 572-8033

License No. 449864  
 A, B, & C-61

**SITE PLAN**

**SEMCO**  
 General & Engineering Contractors  
 431 W. Hatch Rd.  
 Modesto, Calif. 95351  
 (209) 524-9653

SUBMITTED TO:		DESCRIPTION OF JOB:	
Alameda County		Job	VACANT BUILDING
Oakland Ave		Address (APX)	1234 40th AVENUE
		City	OAKLAND State CA
		Phone	Date



# ACORD. CERTIFICATE OF INSURANCE

ISSUE DATE (MM/DD/YY)

10/3/89

**PRODUCER**

R. L. Stewart Ins. Agency  
 P.O. Box 1515  
 Oakdale, Ca. 95361

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW

**COMPANIES AFFORDING COVERAGE**

CODE

SUB-CODE

COMPANY LETTER **A** American Star Ins. Co.

COMPANY LETTER **B** Fairmont Ins. Co.

COMPANY LETTER **C**

COMPANY LETTER **D**

COMPANY LETTER **E**

**INSURED**

Semco, Inc.  
 431 West Hatch Rd.  
 Modesto, Ca. 95351

**COVERAGES**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

CO LTR	TYPE OF INSURANCE	POLICY NUMBER	POLICY EFFECTIVE DATE (MM/DD/YY)	POLICY EXPIRATION DATE (MM/DD/YY)	ALL LIMITS IN THOUSANDS
A	GENERAL LIABILITY	AMS 1-509826	10/1/89	10/1/90	GENERAL AGGREGATE \$ 1,000
	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY				PRODUCTS-COMP/OPS AGGREGATE \$ 1,000
	<input type="checkbox"/> CLAIMS MADE <input checked="" type="checkbox"/> OCCUR				PERSONAL & ADVERTISING INJURY \$ 1,000
	OWNER'S & CONTRACTOR'S PROT.				EACH OCCURRENCE \$ 1,000
					FIRE DAMAGE (Any one fire) \$ 50
					MEDICAL EXPENSE (Any one person) \$ 5
					COMBINED SINGLE LIMIT \$
	AUTOMOBILE LIABILITY				BODILY INJURY (Per person) \$
	<input type="checkbox"/> ANY AUTO				BODILY INJURY (Per accident) \$
	<input type="checkbox"/> ALL OWNED AUTOS				PROPERTY DAMAGE \$
	<input type="checkbox"/> SCHEDULED AUTOS				EACH OCCURRENCE \$
	<input type="checkbox"/> HIRED AUTOS				AGGREGATE \$
	<input type="checkbox"/> NON-OWNED AUTOS				
	EXCESS LIABILITY				
	OTHER THAN UMBRELLA FORM				
B	WORKER'S COMPENSATION AND EMPLOYERS' LIABILITY	F48637	9/5/89	9/5/90	STATUTORY \$ 1,000 (EACH ACCIDENT)
					\$ 1,000 (DISEASE-POLICY LIMIT)
					\$ 1,000 (DISEASE-EACH EMPLOYEE)
	OTHER				

DESCRIPTION OF OPERATIONS/LOCATIONS/VEHICLES/RESTRICTIONS/SPECIAL ITEMS

All California Operations

This certificate would be applicable to all jobs taking place during the policy term shown.

**CERTIFICATE HOLDER**

County of Alameda  
 80 Swan Way, Room 200  
 Oakland, Ca. 94621

**CANCELLATION**

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, THE ISSUING COMPANY WILL ENDEAVOR TO MAIL 30 DAYS WRITTEN NOTICE TO THE CERTIFICATE HOLDER NAMED TO THE LEFT. BUT FAILURE TO MAIL SUCH NOTICE SHALL IMPOSE NO OBLIGATION OR LIABILITY OF ANY KIND UPON THE COMPANY, ITS AGENTS OR REPRESENTATIVES.

AUTHORIZED REPRESENTATIVE

*Roger Sulan*

SEMCO

HEALTH & SAFETY

PLAN

## HEALTH MONITORING AND SAFETY PROGRAM

To assure the health and safety of employees involved in hazardous waste operations, Semco Inc. has developed and implemented a Health and Safety Program.

This plan is based on Standard Operating Safety Guides (USEPA) and The Occupational Safety and Health Guidance Manual for Hazardous Waste Site Activities (NIOSH/OSHA/USGC/EPA).

Semco inc. employees must receive health and safety training prior to commencing work at sites where hazardous materials may be present and will be provided with periodic follow-up training as appropriate. Health and Safety training will include;

- \* Health Monitoring Program
- \* Review of General Chemical & Mechanical Dangers
- \* Emergency Response
- \* Decontamination
- \* Documentation and Record Keeping
- \* Updating of Health and Safety Plan
- \* Reference Guides for Hazardous Materials

When appropriate, a site-specific safety plan will be implemented and will include the following:

- \* Site history
- \* Inventory of known chemicals ( updated as possible)
- \* Project organization
- \* Work Plan review
- \* Project documentation
- \* Review of site safety rules ( site safety rules will be updated as new information is available or after an accident of implementation of contingency plan )
- \* Review of decontamination procedures
- \* Proper use and care of personal protective equipment
- \* Proper calibration and use of monitoring equipment
- \* Emergency response procedures

## 1.0 HEALTH MONITORING PROGRAM

All drilling personnel and field staff must be enrolled in the Semco Inc. Health Monitoring Program, developed in conjunction with Industrial Medical Clinics of Anaheim, CA. This program consists of an initial medical examination to establish the employee's general health profile and provides important baseline laboratory data for comparative study. The scope of the initial comprehensive physical examination and laboratory testing routine is detailed in Table 1-0. Follow-up examinations are completed for all personnel enrolled in the health monitoring program on a semi annual basis, or more frequently if project assignments warrant testing following specific field activities. The level of potential exposure that Semco personnel are subjected to in carrying out hazardous waste work assignments are recorded by the individual and reviewed weekly by the site supervisor. The California Poison Control Center maintains a comprehensive reference library containing the current information concerning the carcinogenic, mutagenic, teratogenic and toxic characteristics of hazardous wastes.

### 1.1 REVIEW OF EXPOSURE SYMPTOMS

Symptoms of exposure to hazardous materials for each site will be reviewed in order to indicate to personnel the recognized signs of possible exposure to those materials. This information will be supplemented with a discussion of the need for objecting in the personal health assessment to account for normal reaction to stressful situations. The Site Safety Officer ( the lead driller) will be watchful for outward evidence of changes in worker health. These outward symptoms may include skin irritations, skin discoloration, eye irritability, reduced libido, intolerance to heat or cold, or loss of appetite. Employees will routinely be asked to assess their general state of health during individual projects. At the end of each week, employees will briefly describe minor injuries and chemical experience (exposure potential at each job site). This description will be turned in with time records, reviewed by the corporate safety officer and filed in the employees medical file.

TABLE 1-0

### HEALTH MONITORING PROGRAM INITIAL EXAMINATION

#### Physical Examination

- \* medical history survey
- \* medical examination
- \* vision; near and distance vision, color vision
- \* hearing; audiometry
- \* radiologic: PA:LAT
- \* electrocardiogram: 12 lead
- \* spirometry

#### Lab Studies

- |                      |                   |                    |
|----------------------|-------------------|--------------------|
| * hematology         | * blood chemistry |                    |
| - red blood count    | - SMA 17          | - urinalysis       |
| - white blood count  | - electrolytes    | - Papanicolaou     |
| - hemoglobin         | - creatinine      | - cholinesterase   |
| - hematocrit         | - SGPT            | level              |
| - platelet           | - carbon dioxide  | - thyroid function |
| - indices            | - cholesterol     | test T3/T4         |
| - sedimentation rate | - serum iron      |                    |

## 2.0 REVIEW OF GENERAL CHEMICAL AND MECHANICAL DANGER

A set of standard onsite safety practices will be enforced during site activities to reduce the risks associated with handling contaminated materials and dangers inherent with working near heavy machinery. These safety practices are divided into three categories: personal precautions, rig safety and general procedures and operations.

### 2.1 PERSONAL PRECAUTIONS

- 2.1.1 Any practice which increases the probability of hand-to-mouth transfer and ingestion of contaminated material will be prohibited in any area designated contaminated. Prohibited activities include eating, drinking, chewing gum or tobacco and smoking.
- 2.1.2 Hands and face will be thoroughly washed upon leaving the work area and before eating, drinking or any other activities.
- 2.1.3 Any excess facial hair which interferes with proper fit of the mask to face seal will be prohibited on personnel required to wear respirator protection. (while respirators are not typically required, work will be prepared to upgrade to Level "C" protection requiring the use of respirators.)
- 2.1.4 Unnecessary contact with contaminated or suspected contaminated surfaces will be avoided. Workers will be instructed to avoid walking through puddles, mud, or other discolored surfaces: kneeling on the ground; and leaning, sitting, or placing equipment on drums, containers, vehicles or the ground.
- 2.1.5 Medicine and alcohol can increase adverse effect from exposure to toxic chemicals. Therefore, prescribed medication will not be taken by personnel during field activities. Also, alcoholic beverage intake will not be tolerated immediately before or during field work.
- 2.1.6 The effects of heat stress in all personnel will be monitored by the Health and Safety Officer. Appropriate measures will be taken to remove any potential victim of heat stress from the work area, provide cooling to the body and provide plenty of liquids to replace body fluids.

### 2.2 RIG SAFETY

Semco, Inc. has incorporated the National Drilling Federation's (NDF/DCDMA/NDCA) "Drilling Safety Guide" as our mechanical hazards and rig safety guide. This booklet is required reading for all field personnel.

## 2.3 GENERAL PROCEDURES AND OPERATIONS

2.3.1 Entrance and exit to the site will be planned and emergency escape routes will be determined. Before drilling begins a working phone will be located and the most expeditious route to a hospital established. Site Specific Hazards will be discussed and the clients safety requirements will be adopted. Personnel will practice any unfamiliar procedures prior to performing them in the field. The number of personnel and pieces of equipment in the work area will be minimized to the extent that it compromises the effectiveness of site operations. Procedures for leaving a contaminated work area will be established prior to going onsite. Work areas and decontamination procedures will be established based on site conditions.

### 2.3.2 LEVELS OF PROTECTION

The level of personnel protective equipment required shall be determined by the type and levels of waste or spill material present at the site where project personnel may be exposed. In situations where the types of waste or spill material on-site are unknown or the hazards are not clearly established or the situation changes during onsite activities, the Site Safety Officer must make a reasonable determination of the level of protection that will assure the safety of drilling personnel until the potential hazards have been determined precisely through monitoring, sampling, informational assessment, or other reliable methods. Once the hazards have been determined, protective levels commensurate with the hazards shall be employed. Protection levels will be continuously evaluated to reflect any new information acquired.

The levels of protection utilized by SEMCO INC. are presented below:

Level A - Level A protection must be selected when the Site Safety Officer makes a reasonable determination that the highest available level of both respiratory and skin and eye contact protection is needed. It should be noted that while Level A provides maximum available protection, it does not protect against all possible hazards. Consideration of the heat stress that can arise from wearing Level A protection should also enter into the subtask leaders decision. (Comfort is not a decision factor, but heat stress will influence work rate, scheduling, and other work practices.)

Level B - The Site Safety Officer must select Level B protection when the highest level of respiratory protection is needed, but hazardous material exposure to the few unprotected areas of the body (i.e. the back of the neck) is unlikely.

Level C - The Site Safety Officer may select Level C when the required level of respiratory protection is known, or reasonably assumed to be, not greater than the level of protection afforded by full face air purifying respirators; and hazardous materials exposure to the few unprotected areas of the body. Level C requires carrying an emergency escape respirator.

Level D - Level D is the basic work uniform. Investigators and response personnel must not be permitted to work in civilian clothes. An emergency escape respirator may be required

Respiratory protection criteria and suitable protection gear are summarized in Table 2-1. Fit testing of safety equipment will be an important part of establishing adequate respiratory and dermal protection. Fit testing will be accomplished prior to site explorations and each individual will be assigned a fitted respirator for the duration of the project. These will be tagged for identification.

It should be recognized that most situations require a different combination of respiratory and dermal protective gear, e.g., where no splash protection is required but a high respiratory hazard is present. The site Safety Officer may elect a modification of the above.



TABLE 2-1  
 PROTECTIVE GEAR  
 (AIR QUALITY LEVELS IN PPM)

	Level D	Level C	Level B	Level A
Air Quality Above Background	0	0-5	5-500	500-1000
Respirator Type*	Escape	Full Face + Escape	SCBA	SCBA
Clothing				
o Boots	*	*	*	*
o Safety glasses or equivalent	*	*	*	
o Hard hat	*	*	*	
o Gloves, inner and outer	*	*	*	*
o Booties		*	*	*
o Coveralls	*	*	*	
o Chemical protective coveralls		*	*	
o Totally encapsulated suit				*

\* Use of a respirator is allowed only where identification or organic vapor constituents has occurred and appropriate respirator cartridges have been obtained.

### 3.0 EMERGENCY RESPONSE

#### 3.1 ON-SITE FIRST AID

All of Semco, Inc.'s Drill Rigs will be equipped with the following items at all times:

- an industrial first aid kit
- 2 ELSA 10 minute supplied Air Escape Mask
- 3 Half Mask respirators
- 3 Full Face respirators
- 10 pair Cartridges TC-21C-287 (organic vapors)
- 10 pair Cartridges TC-23C-450 (organic vapors, acid gases)
- 3 hard hats
- 5 safety glasses
- 30 pair disposable gloves
- 10 pair butyl rubber gloves
- 10 chem resist coveralls (coated Tyvek)
- 3 pair rubber boots with steel toes
- 2 fire extinguishers (co 2)
- 1 eye wash station (portable)

3.1.1 At least one person qualified to perform first aid will be present onsite at all times during work activity. This person will have earned a certificate in first aid training from the American Red Cross or will have received equivalent training.

#### 3.1.2 Transportation to Emergency Treatment

A vehicle will be available at all times for use in transporting personnel to the hospital. Hospital routes shall be discussed prior to onsite activity.

#### 3.1.3 Contingency Planning

Prior to commencement of onsite activities, field personnel will review safety considerations with the Site Safety Officer. The Site safety Officer is responsible for adherence to the designated safety precautions and for adherence to the designated safety precautions and assumes the role of SEMCO, INC'S on site coordinator with the client in an emergency response situation.

## 3.2 POTENTIAL HAZARDS

The potential hazards associated with hazardous waste site investigation included 1) accidents; 2) contact, inhalation or ingestion of hazardous materials; 3) explosion; and 4) fire.

### 3.2.1 Accidents

Accidents must be handled on a case by case basis. Minor cuts, bruises, muscle pulls, etc., will still allow the injured person to undergo reasonable normal decontamination procedures prior to receiving direct first aid. More serious injuries may not permit complete decontamination procedures to be undertaken, particularly if the nature of the injury is such that the victim should not be moved. The nature and degree of surface contamination at a site is generally low enough that emergency vehicles could reach the victim on site without undue hazard.

### 3.2.2 Contact and/or Ingestion of Hazardous Materials

Properly prescribed and maintained protective clothing and adherence to established safety procedures are designed to minimize these hazards. However, it is still a possibility that contact or ingestion of materials may occur. One possibility for contamination is the puncture of a buried drum of liquid during drilling operations which might cause the random distribution of the drum contents. Standard first aid procedures should be followed. The drilling rig will have a tank of water which may be useful in some circumstances, particularly to flush off any exposed skin areas. Eye wash bottles will also be maintained at the site in case of emergencies. In cases of ingestion or other than minor contact with known substances, the Poison Control Center and local hospital should be contacted and the victim brought there immediately for further treatment and observation.

### 3.2.3 Explosion

The drilling crew should be keenly aware of combustible gas meter readings and withdraw at an indication of imminently hazardous conditions. The detection of such conditions shall be reported to local agencies for potential execution of the evacuation plan should the situation be assessed as warranting such response.

### 3.2.4 Fire

The combustible gas meter will also warn of imminent fire hazards at borings. The greatest fire hazard at the site should be recognized as handling the methanol used for decontamination. No smoking or open flames are allowed in this area. Carbon Dioxide fire extinguishers will be kept at the drilling rig, and the decontamination area/field office. The Fire Department, previously informed of site activities, will be called as needed.

### 3.3 EVACUATION RESPONSE LEVELS

Evacuation responses will occur at three levels: (1) withdraw from immediate work area ( 100+ feet upwind); (2) site evacuation; (3) evacuation of surrounding area. Anticipated conditions which might require these responses are described below:

#### Withdrawal up-Wind (100 or more feet)

- o Sensing ambient air conditions as containing greater contaminant concentrations than guidelines allow for the type of respiratory protection being worn. The work party may return upon donning greater respiratory protection and/or assessing the situation as transient or past.
- o Breach in protective clothing or minor accident. The party may return when tear or other malfunction is repaired and first aid or decontamination has been administered.

#### 3.5.1 Site Evacuation:

Upon determination of conditions warranting site evacuation, the work party will proceed upwind of the borehole and notify the security force, Site Safety Officer and the field office of site conditions. If the decontamination area is upwind and greater than 500 feet from the borehole, the crew will pass quickly through decontamination to remove contaminated outer suits. If the hazard is toxic gas, respirators will be retained. The crew will proceed to the field office to assess the situation. There the respirators may be removed ( if the PI meter indicates an acceptable condition). As more facts are determined from the field crew, these will be relayed to the appropriate agencies.

#### 3.5.2 Evacuation of Surrounding Area

When the Site Manager determines that conditions warrant evacuation of downwind residences and commercial operations, the local agencies will be notified and assistance requested. Designated onsite personnel will initiate evacuation of the immediate off site area without delay.

### 3.6 TRAINING

The attached matrix (Figure 3-1) indicated training received by on site personnel. All personnel should become familiar with this matrix to minimize response times.

## 4.0 DECONTAMINATION

### 4.1 PERSONNEL DECONTAMINATION PROCEDURE

A decontamination procedure will be carried out by all personnel leaving hazardous waste sites. Under no circumstances (except emergency evacuation) will personnel be allowed to leave the site prior to decontamination. Procedures for removal of protective clothing are as follows:

- o Drop tools, monitors, samples and trash at designated drop stations. These will be plastic containers or drop sheets.
- o Step into designated shuffle pit area and scuff feet to remove gross amounts of dirt from outer boots. If necessary, wash boots down with clear water in designated wash pit area.
- o Remove tape from boots and remove boots. Discard in drum container.
- o Remove outer gloves and place in container.
- o Remove hard hat and respirator and hang in the designated area.
- o Remove coveralls and discard in container.
- o Remove inner gloves and discard in container.
- o If the site required utilization of a decontamination trailer, all personnel would also shower before leaving the site at the end of the work day.

Note: Disposable items (coverall, inner gloves, and overboots) will be changed on a daily basis unless there is reason for changing sooner. Dual respirator canisters will be changed weekly unless more frequent changes are deemed appropriate by site surveillance data or personnel assessment.

A water hose and/or designated wash area will be available for wash down and cleaning purposes.

A schematic of a typical decontamination area is shown in Figure 4-1.

### 4.2 EQUIPMENT DECONTAMINATION

Equipment to be decontaminated during the project may include: (1) drilling rig and tools; (2) sample containers; (3) monitoring equipment; and (4) respirators.

All decontamination will be done by personnel in protective gear appropriate for the level of decontamination, determined by the Site Safety Officer. The decontamination work tasks will be split or rotated among support and work crews. Decontamination procedures within the trailer (if used) should take place only after other personnel have cleared the "hot area", moved to the clean area and the door between the two areas closed.

Miscellaneous tools and samplers will be dropped into a plastic pail, tub or other container. They will be brushed off and rinsed (outside, if possible) and transferred into a second pail to be carried to further decontamination stations. They will be washed with a trisodium phosphate or detergent solution, rinsed with acetone or methanol, rinsed with a trisodium phosphate or detergent solution and finally rinsed with clean water.

#### 4.2.1 Drilling Rig and Tools

It is possible that the drill rigs will be contaminated during test pit/borehole activities. They will be cleaned with high pressure water or portable high pressure steam followed by soap and water wash and rinse. Loose material will be removed by brush.

#### 4.2.2 Sample Containers

Exterior surfaces of sample bottles will be decontaminated prior to packing for transportation to the analytical laboratory. Sample containers will be wiped clean and placed in individual Zip-Loc bags at the sample site. It will be difficult to keep the sample containers completely clean. The samples will be further cleaned if necessary and transferred to a clean carrier and the sample identifies noted and checked off against the chain-of-custody record. The samples, now in a clean carrier, will be stored in a secure area prior to shipment.

#### 4.2.3 Monitoring Equipment

Monitoring equipment will be protected as much as possible from contamination by draping, masking or otherwise covering as much of the instruments as possible with plastic without hindering the operation of the unit. The HNU meter, for example, can be placed in a clear plastic bag which allows reading of the scale and operation of the knobs. The HNU sensor can be partially wrapped, keeping the sensor tip and discharge port clear.

The contaminated equipment will be taken from the drop area and the protective coverings removed and disposed of in the appropriate containers. Any dirt or obvious contamination will be brushed or wiped with a disposable paper wipe and the used wipers discarded. The units will then be taken inside in a clean plastic tub, wiped off with damp disposable wipes and dried. The units will be checked, standardized and recharged as necessary for the next day's operation. They will then be covered with new protective coverings.

#### 4.2.4 Respirators

Respirators will be decontaminated daily. Taken from the drop area, the masks will be disassembled, the cartridges set aside and the rest placed in a cleansing solution. (Parts will be precoded, e.g., #1 on all parts of mask #1). After an appropriate time within the solution, the parts will be removed and rinsed off with tap water. The old cartridges will be marked to indicate length of usage and will be discarded into the contaminated trash container for disposal when considered spent. In the morning the masks will be re-assembled and new cartridges installed if appropriate. Personnel will inspect their own masks to be sure of proper readjustment of straps for proper fit.

## 5.0 DOCUMENTATION AND RECORD KEEPING

Samples of field activity documentation forms are attached. Minimum documentation consists of:

- o daily field record kept by individuals
- o hazardous site surveillance record kept by Site Safety Officer
- o chain-of-custody records and lab results of samples collected
- o personal hazardous material exposure record

The Site Safety Officer is also responsible for immediate notification of SEMCO Inc's Health and Safety Coordinator in the event of personal injury.

## 6.0 UPDATING OF HEALTH AND SAFETY PLAN

Each individual involved in field operations is responsible for maintaining weekly safety sheets. If any deficiency is encountered in the Health and Safety Plan, a report will be prepared and forwarded to the Health and Safety Coordinator. The Site Safety Officer will immediately initiate necessary changes to improve protection of field staff.

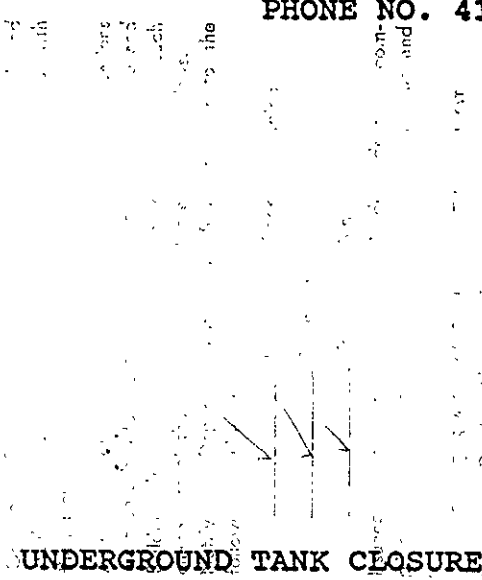
(4)

1330  
TB Re Act 114

ALAMEDA COUNTY HEALTH CARE SERVICES AGENCY  
DEPARTMENT OF ENVIRONMENTAL HEALTH  
HAZARDOUS MATERIALS DIVISION  
470 - 27TH ST., RM. 322  
OAKLAND, CA 94612  
PHONE NO. 415/874-7237

ACCEPTED  
DEPARTMENT OF ENVIRONMENTAL HEALTH  
470 - 27th Street Third Floor  
Oakland, CA 94612  
Telephone: 415-874-7237

These plans have been reviewed and found to be acceptable and satisfactory in that they comply with the local health laws. Changes or modifications indicated by this Department are to be made by the applicant and local health officials. This project must be approved by the local health officials.



C. Chapman 9/18/90  
NOTE: ADDED ANALYSES IN  
PAGE 4 ARE REQUIRED PER WASTE  
CIL SAMPLES

LIB 11/13  
8-31-90

UNDERGROUND TANK CLOSURE/MODIFICATION PLANS

- Business Name Swedish Auto & Smooth Auto  
Business Owner \_\_\_\_\_
- Site Address 1228 & 3/4 41<sup>ST</sup> Ave  
City OAKLAND Zip 94601 Phone \_\_\_\_\_
- Mailing Address 2221 Olympic Blvd.  
City Walnut Creek Zip 94595 Phone 935-3840
- Land Owner MOTOR PARTNERS  
Address 2221 Olympic Blvd, Walnut Creek City, State CA Zip 94595
- EPA I.D. No. CAC 000 509 184
- Contractor SEMCO  
Address 1741 LESLIE STREET  
City SAN MATEO 94402 Phone 572-8033  
License Type A,B,C-61 ID# 449864
- Other (Specify) N/A  
Address \_\_\_\_\_  
City \_\_\_\_\_ Phone \_\_\_\_\_



8. Contact Person for Investigation

Name CHUCK KIPER Title VICE-PRESIDENT  
Phone 572-8033

9. Total No. of Tanks at facility 2

10. Have permit applications for all tanks been submitted to this office?  
Yes [ ] No [XX]

11. State Registered Hazardous Waste Transporters/Facilities

a) Product/Waste Tranporter

Name ALLIED PETROLEUM EPA I.D. No. CAD 98065675128  
Address P.O. BOX 193  
City HILLMAR State CA Zip 95327

b) Rinsate Transporter

Name ALLIED PETROLEUM EPA I.D. No. CAD 98065675128  
Address P.O. BOX 193  
City HILLMAR State CA Zip 95327

c) Tank Transporter

Name ERICKSON EPA I.D. No. CAD9009466392  
Address 255 PARR BLVD.  
City RICHMOND State CA Zip 94801

d) Contaminated Soil Transporter

Name RICHARD HAMILTON TRUCKING EPA I.D. No. CAD04403556  
Address 1336 PAULINE AVENUE  
City MODESTO State CA Zip 95351

12. Sample Collector

Name CHUCK KIPER  
Company SEMCO  
Address 1741 LESLIE STREET  
City SAN MATEO State CA Zip 94402 Phone 572-8033

13. Sampling Information for each tank or area

Tank or Area		Material sampled	Location & Depth
Capacity	Historic Contents (past 5 years)		
300	GASOLINE	SOIL/WATER	2 FT. BELOW END OF TANK
300	WASTE OIL	*****	*****

14. Have tanks or pipes leaked in the past? Yes [ ] No [X]

If yes, describe. \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

15. NFPA methods used for rendering tank inert? Yes [X] No [ ]

If yes, describe. HIGH PRESSURE HOT WATER DETERGENT WASH;  
 20 LBS PER 1000 GALLONS DRY ICE; FINAL PURGE WITH AIR

*Contact Oakland Fire for required LEL + O2 levels*

16. Laboratories

Name SUPERIOR ANALYTICAL  
 Address 1555 BURKE UNIT 1  
 City SAN FRANCISCO State CA Zip 94124  
 State Certification No. 220

17. Chemical Methods to be used for Analyzing Samples

Contaminant Sought	EPA, DHS, or Other Sample Preparation Method Number	EPA, DHS, or Other Analysis Number
TPH G	GCFID (5030)	
BTXE	8020 or 8240	
O & G	503 D & E	

Waste and Used Oil or Unknown

(All analyses must be completed and submitted)

TPH G	GCFID(5030)	TPH G	GCFID(5030)
TPH D	GCFID(3550)	TPH D	GCFID(3510)
TPH AND BTX&E	8260		
O & G	5520 D&F	O & G	5520 C&F
BTX&E	8020 or 8240	BTX&E	602, 624 or 8260
CL HC	8010 or 8240	CL HC	601 or 624
ICAP or AA TO DETECT METALS: Cd, Cr, Pb, Zn, Ni			

*Per 10 August 1992 RWDRB  
minimum verification  
analyses*

METHOD 8270 FOR SOIL OR WATER TO DETECT:

PCB*	PCB*
PCP*	PCP*
PNA	PNA
CREOSOTE	CREOSOTE

\*If found, analyze for dibenzofurans (PCBs) or dioxins (PCP)

17

18. Site Safety Plan submitted? Yes  No

19. Workman's Compensation: Yes  No

Copy of Certificate enclosed? Yes  No

Name of Insurer FAIRMONT

20. Plot Plan submitted? Yes  No

21. Deposit enclosed? Yes  No

22. Please forward to this office the following information within 60 days after receipt of sample results.

- Chain of Custody Sheets
- Original Signed Laboratory Reports
- TSD to Generator copies of wastes shipped and received
- Attachment A summarizing laboratory results

I declare that to the best of my knowledge and belief the statements and information provided above are correct and true. I understand that information in addition to that provided above may be needed in order to obtain an approval from the Department of Environmental Health and that no work is to begin on this project until this plan is approved.

I understand that any changes in design, materials or equipment will void this plan if prior approval is not obtained.

I will notify the Department of Environmental Health at least two (2) working days (48 hours) in advance to schedule any required inspections. I understand that site and worker safety are solely the responsibility of the property owner or his agent and that this responsibility is not shared nor assumed by the County of Alameda.

Signature of Contractor

Name (please type) CHUCK KIPER

Signature Chuck Kiper

Date 8/31/90

Signature of Site Owner or Operator

Name (please type) BILL OWENS

Signature Bill Owens

Date 8/31/90

NOTES:

1. Any changes in this document must be approved by this Department.
2. Any leaks discovered must be submitted to this office on an underground storage tank unauthorized leak/contamination site report form within 5 days of its discovery.
3. Three (3) copies of this plan must be submitted to this Department. One copy must be at the construction site at all times.
4. A copy of your approved plan must be sent to the landowner.

UNDERGROUND TANK CLOSURE/MODIFICATION PLANS

ATTACHMENT A

SAMPLING RESULTS

Tank or Area	Contaminant	Location & Depth	Results (specify units)

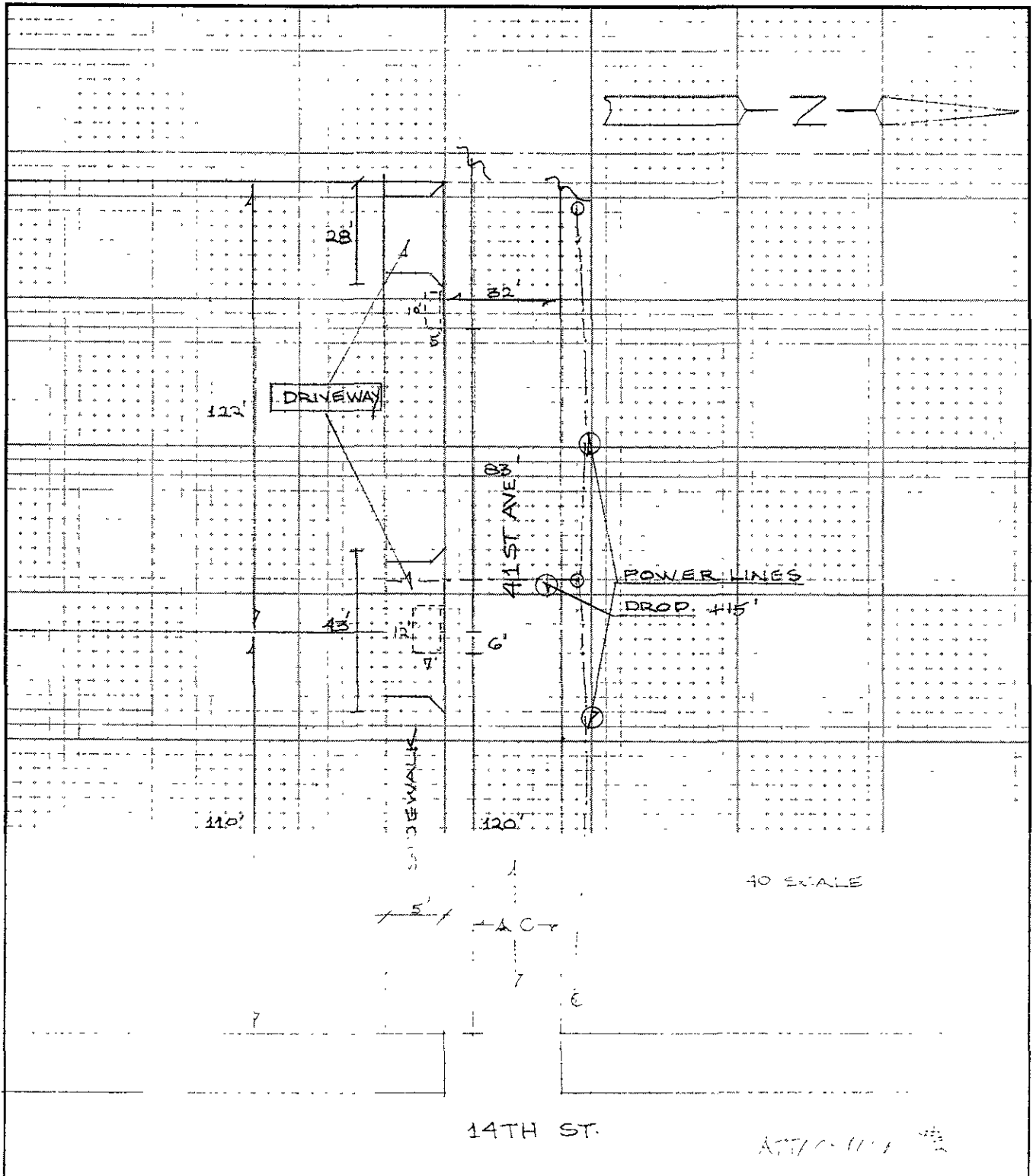
**SEMCO**  
 Oil Heating Engineering Division  
 1806 Leslie Street  
 San Mateo, Calif. 94402  
 (415) 572-8033

License No. 449864  
 A, B, & C-61

# SITE PLAN

**SEMCO**  
 General & Engineering Contractors  
 431 W. Hatch Rd.  
 Modesto, Calif. 95351  
 (209) 524-9653

SUBMITTED TO:		DESCRIPTION OF JOB:	
		Job	BILL OWENS PARTNERS
		Address	1236 + 1238 41ST AVE
		City	OAKLAND State
		Phone	Date



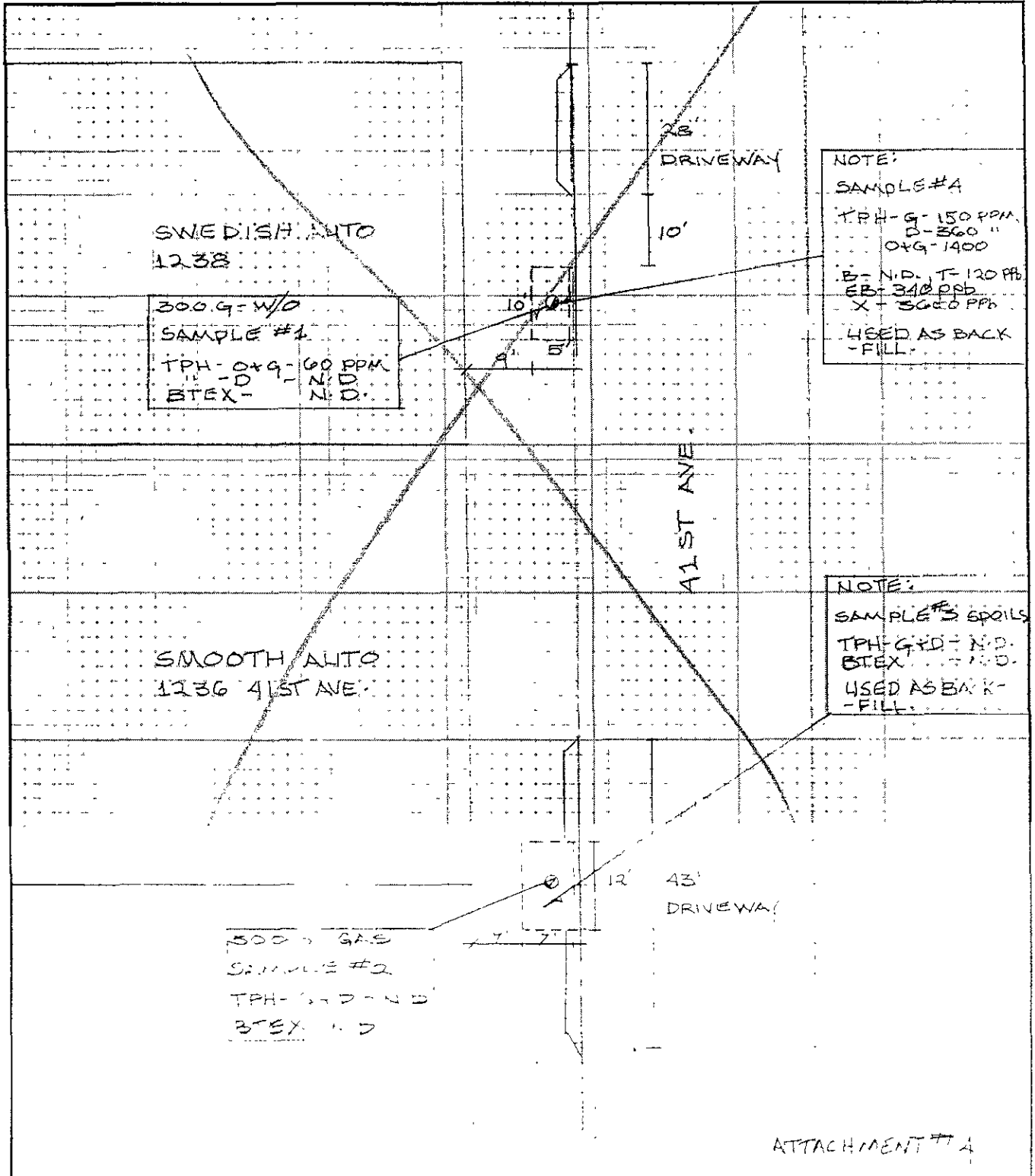
**SEMCO**  
 Oil Heating Engineering Division  
 1806 Leslie Street  
 San Mateo, Calif. 94402  
 (415) 572-8033

License No. 449864  
 A, B, & C-61

**SITE PLAN**

**SEMCO**  
 General & Engineering Contractors  
 431 W. Hatch Rd.  
 Modesto, Calif. 95351  
 (209) 524-9653

SUBMITTED TO:		DESCRIPTION OF JOB:	
		Job	
		Address	
		City	State
		Phone	Date



RECEIVED  
10-19-90

# SUPERIOR ANALYTICAL LABORATORIES, INC.

825 ARNOLD, STE. 114 • MARTINEZ, CALIFORNIA 94553 • (415) 229-1512

DOHS #319  
DOHS #220

## CERTIFICATE OF ANALYSIS

LABORATORY NO.: 81679  
CLIENT: SEMCO  
CLIENT JOB NO.: ~~41ST STR~~ 1234 40<sup>th</sup>

DATE RECEIVED: 10/12/90  
DATE REPORTED: 10/19/90

ANALYSIS FOR BENZENE, TOLUENE, ETHYL BENZENE & XYLENES  
by EPA SW-846 Methods 5030 and 8020

LAB #	Sample Identification	Concentration(ug/Kg)			
		Benzene	Toluene	Ethyl Benzene	Xylenes
1	#1 500 W/O	ND<3	ND<3	ND<3	ND<3
2	#2 1KG	ND<3	ND<3	ND<3	ND<3
3	#3-CS	ND<3	ND<3	ND<3	ND<3
4	#4-CS	ND<15	120	340	3600

ug/Kg - parts per billion (ppb)

Method Detection Limit in Soil: 3 ug/Kg

### QAQC Summary:

Daily Standard run at 20ug/L: RPD = <15%  
MS/MSD Average Recovery = 103 %: Duplicate RPD = 3

Richard Srna, Ph.D.

*Dorence Srna*  
Laboratory Manager



# SUPERIOR ANALYTICAL LABORATORIES, INC.

825 ARNOLD, STE. 114 • MARTINEZ, CALIFORNIA 94553 • (415) 229-1512

DOHS #319  
DOHS #220

## C E R T I F I C A T E   O F   A N A L Y S I S

LABORATORY NO.: 81679  
CLIENT: SEMCO  
CLIENT JOB NO.: 41ST STR

DATE RECEIVED: 10/12/90  
DATE REPORTED: 10/19/90

### ANALYSIS FOR TOTAL OIL AND GREASE by Method 503E

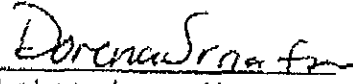
LAB #	Sample Identification	Concentration (mg/Kg) Oil & Grease
1	#1 500 W/O	60
4	#4-CS	1400

mg/kg - parts per million (ppm)

Method Detection Limit for Oil and Grease in Soil: 20mg/Kg

QAQC Summary: Duplicate RPD : 13

Richard Srna, Ph.D.

  
Laboratory Manager

# SUPERIOR ANALYTICAL LABORATORIES, INC.

825 ARNOLD, STE. 114 • MARTINEZ, CALIFORNIA 94553 • (415) 229-1512

DOHS #319  
DOHS #220

## C E R T I F I C A T E   O F   A N A L Y S I S

LABORATORY NO.: 81679  
CLIENT: SEMCO  
CLIENT JOB NO.: 41ST STR

DATE RECEIVED: 10/12/90  
DATE REPORTED: 10/19/90

ANALYSIS FOR TOTAL PETROLEUM HYDROCARBONS  
by Modified EPA SW-846 Method 5030 and 8015

LAB #	Sample Identification	Concentration (mg/Kg) Gasoline Range
1	#1 500 W/O	ND<1
2	#2 1KG	ND<1
3	#3-CS	ND<1
4	#4-CS	150

mg/kg - parts per million (ppm)

Method Detection Limit for Gasoline in Soil: 1 mg/Kg

### QAQC Summary:

Daily Standard run at 2mg/L: RPD Gasoline = 4  
MS/MSD Average Recovery = 112%: Duplicate RPD = 1

Richard Srna, Ph.D.

*Dorena Srna*  
Laboratory Manager

# SUPERIOR ANALYTICAL LABORATORIES, INC.

825 ARNOLD, STE. 114 • MARTINEZ, CALIFORNIA 94553 • (415) 229-1512

DOHS #319  
DOHS #220

## CERTIFICATE OF ANALYSIS

LABORATORY NO.: 81879  
CLIENT: SEMCO  
CLIENT JOB NO.: 41ST STR

DATE RECEIVED: 10/12/90  
DATE REPORTED: 10/19/90

ANALYSIS FOR CADMIUM, CHROMIUM, LEAD & ZINC  
by EPA SW-846 Methods 7130, 7190, 7420, 7950 Respectively

LAB #	Sample Identification	Concentration (mg/Kg)			
		Cadmium	Chromium	Lead	Zinc
1	#1 500 W/O	1.2	78	20	85
4	#4-CS	0.9	56	40	140

mg/kg - parts per million (ppm)

Method Detection Limit for Cadmium in Soil: 0.2 mg/Kg  
Method Detection Limit for Chromium in Soil: 2 mg/Kg  
Method Detection Limit for Lead in Soil: 10 mg/Kg  
Method Detection Limit for Zinc in Soil: 0.2 mg/Kg

QA/QC Summary: MS/MSD Average Recovery : 77%  
Duplicate RPD : 8

Richard Srna, Ph.D.

*Richard Srna*  
Laboratory Manager

# SUPERIOR ANALYTICAL LABORATORIES, INC.

825 ARNOLD, STE. 114 • MARTINEZ, CALIFORNIA 94553 • (415) 229-1512

DOHS #319  
DOHS #220

## CERTIFICATE OF ANALYSIS

LABORATORY NO. : 81679  
CLIENT: SEMCO  
CLIENT JOB NO.: 41ST STR

DATE RECEIVED: 10/12/90  
DATE REPORTED: 10/19/90

ANALYSIS FOR TOTAL NICKEL  
by SW-846 Method 7520

LAB #	Sample Identification	Concentration (mg/Kg) Total Nickel
1	#1 500 W/O	120 ✓
4	#4-CS	94

mg/kg - parts per million (ppm)

Method Detection Limit for Nickel in Soil: 10 mg/Kg

QAQC Summary:

Duplicate RPD : 4

Richard Srna, Ph.D.

*Dorena Srna Srna*  
Laboratory Manager

OUTSTANDING QUALITY AND SERVICE

# SUPERIOR ANALYTICAL LABORATORIES, INC.

825 ARNOLD, STE. 114 • MARTINEZ, CALIFORNIA 94553 • (415) 229-1512

DOHS #319  
DOHS #220

## CERTIFICATE OF ANALYSIS

LABORATORY NO.: 81679  
CLIENT: SEMCO  
CLIENT JOB NO.: 41ST STR

DATE RECEIVED: 10/12/90  
DATE REPORTED: 10/19/90

ANALYSIS FOR TOTAL PETROLEUM HYDROCARBONS  
by Modified EPA SW-846 Method 8015

LAB #	Sample Identification	Concentration (mg/Kg) Diesel Range
1	#1-500 W/O	ND<10
2	#2-1KG	ND<10
3	#3-CS	ND<10
4	#4-CS	360

mg/kg - parts per million (ppm)

Method Detection Limit for Diesel in Soil: 10 mg/Kg

### QAQC Summary:

Daily Standard run at 200mg/L: RPD Gasoline = 4  
RPD Diesel = 6  
MS/MSD Average Recovery = 98%: Duplicate RPD = 7

Richard Srna, Ph.D.

*Dorena Srna*  
Laboratory Manager

**SEMCO**

**JAMES C. BATEMAN PETROLEUM SERVICES, INC.**

437 W. Hatch Rd Modesto, Calif 95351  
General & Engineering Contractors  
(800) 533-9293  
FAX (209) 524-0503

**SEMCO**

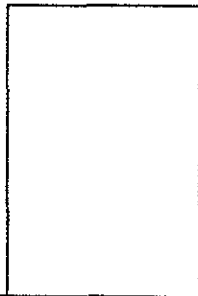
**JAMES C. BATEMAN PETROLEUM SERVICES, INC.**

1741 Leslie St. San Mateo, Calif. 94402  
General & Engineering Contractors  
(415) 572-8033  
FAX (415) 572-9734

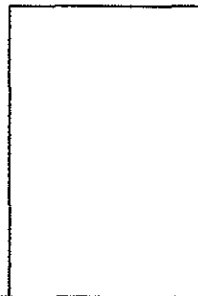
**CHAIN OF CUSTODY RECORD**

PROJECT NAME: <i>MOTOR PARTNERS 41 ST ST.</i>						Number of Containers	Analysis Required						REMARKS
SAMPLERS (signature): <i>[Signature]</i>							TPH-G	TPH-D	BTEX	TOB	CLHC-8240	ICAP-COCP-PBZ-N	
Station Number	Date	Time	Comp.	Grab	Station Location								
<i>#1-500</i>	<i>10/12</i>	<i>12:17</i>		<input checked="" type="checkbox"/>	<i>#1-500 W-O-W-8' 4"</i>	<i>1</i>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<i>WASTE OIL</i>	
<i>#2-1KG</i>	<i>10/14</i>	<i>1:05</i>		<input checked="" type="checkbox"/>	<i>#2-1KG-E-9'</i>	<i>1</i>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>			<i>Gasoline</i>	
<i>#3 CS</i>	<i>10/15</i>	<i>12:45</i>		<input checked="" type="checkbox"/>	<i>#3-Comp Spoils-B</i>	<i>2</i>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>			<i>Gasoline</i>	
<i>#4-CS</i>	<i>10/15</i>	<i>1:05</i>		<input checked="" type="checkbox"/>	<i>#4-Comp Spoils W-O</i>	<i>2</i>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<i>WASTE OIL</i>	
Relinquished by(signature):		Date / Time		Received by (signature):		Relinquished by(signature):		Date / Time		Received by (signature):			
<i>[Signature]</i>		<i>10-12-90</i>		<i>[Signature]</i>									
Company or Agency:				Company or Agency:		Company or Agency:		Company or Agency:		Company or Agency:			
<i>[Signature]</i>		<i>10-14-90</i>		<i>[Signature]</i>									
Company or Agency:				Company or Agency:		Company or Agency:		Company or Agency:		Company or Agency:			
Relinquished by(signature):		Date / Time		Received for Laboratory by: (signature)		Date / Time		Remarks/Shipping Information					
Company or Agency:													

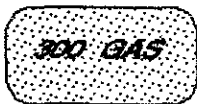
**1236**



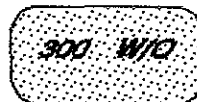
**1238**



**SAMPLE # 2**



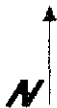
**SAMPLE # 1**



**SAMPLE # 3**

**41 ST AVENUE**

**SAMPLE # 4**



**SEMCO**  
MOTOR PARTNERS  
SWEDISH & SMOOTH  
AUTO  
1236 & 1238 41ST AVE  
OAKLAND

CITY OF OAKLAND  
REPORT OF FIRE INSPECTION

ENGINE CO.

ADDRESS 1236 41~~ST~~ AVE.

FPB

NAME MOTOR PARTNERS

GENERAL INSPECTION  PERMIT OTHER  HAZARD NOTED  HAZARD ABATED

NOTICE LEFT LETTER  1st NOTICE  2nd NOTICE  FINAL

DATE	VIOLATION	O.F.C.	CONTACTED
<u>01/12/90</u>	<u>WITNESSED THE REMOVAL OF (1) 500 GAL. TANK, NO LEAKS</u>		
<u>Alameda County Insp. Cynthia Chapman</u>			

A REINSPECTION WILL BE MADE WITHIN \_\_\_\_\_ DAYS.  
FIRE PREVENTION BUREAU - PHONE 273-3851  
INSPECTOR [Signature]

338-5 (Rev. 5-77)

CITY OF OAKLAND  
REPORT OF FIRE INSPECTION

ENGINE CO.

ADDRESS 1278 41~~ST~~ AVE.

FPB

NAME MOTOR PARTNERS

GENERAL INSPECTION  PERMIT OTHER  HAZARD NOTED  HAZARD ABATED

NOTICE LEFT LETTER  1st NOTICE  2nd NOTICE  FINAL

DATE	VIOLATION	O.F.C.	CONTACTED
<u>10/10/90</u>	<u>WITNESSED THE REMOVAL OF (1) 500 GAL. TANK, NO LEAKS.</u>		
<u>Alameda County Insp. Cynthia Chapman</u>			

A REINSPECTION WILL BE MADE WITHIN \_\_\_\_\_ DAYS.  
FIRE PREVENTION BUREAU - PHONE 273-3851  
INSPECTOR [Signature]

338-5 (Rev. 5-77)



CITY OF OAKLAND  
REPORT OF FIRE INSPECTION

ENGINE CO.

ADDRESS 1234 40th AVE

NAME MOTOR PARTNERS

GENERAL INSPECTION  PERMIT   
OTHER  HAZARD NOTED  HAZARD ABATED

NOTICE LEFT LETTER  1st NOTICE  2nd NOTICE  FINAL

DATE	VIOLATION	O.F.C.	CONTACTED
10/1-190	WITNESSED THE REMOVAL OF (1) 1,000 GAL. TANK NO LEAKS		

Alameda County Insp. Cynthia Chapman

A REINSPECTION WILL BE MADE WITHIN \_\_\_\_\_ DAYS  
FIRE PREVENTION BUREAU — PHONE 273-3851  
INSPECTOR [Signature]

338-5 (Rev. 5-77)

CITY OF OAKLAND  
REPORT OF FIRE INSPECTION

ENGINE CO.

ADDRESS 1234 40th AVE,

NAME MOTOR PARTNERS

GENERAL INSPECTION  PERMIT   
OTHER  HAZARD NOTED  HAZARD ABATED

NOTICE LEFT LETTER  1st NOTICE  2nd NOTICE  FINAL

DATE	VIOLATION	O.F.C.	CONTACTED
10/1-90	WITNESSED THE REMOVAL OF (1) 500 GAL. TANK NO LEAKS		

Alameda County Insp. Cynthia Chapman

A REINSPECTION WILL BE MADE WITHIN \_\_\_\_\_ DAYS  
FIRE PREVENTION BUREAU — PHONE 273-3851  
INSPECTOR [Signature]

338-5 (Rev. 5-77)

4 160 117 34 11

# TANK AREA

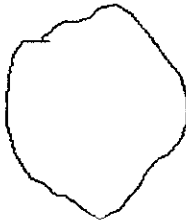
**SAMPLE # 1**  
**#1- 1KG-E- @ 10'**



**SAMPLE # 2**  
**# 2- 500 W/O-W-@ 87'**



**SAMPLE # 3**  
**#3-1KG COMP**



**SAMPLE # 4**  
**#4-500 W/O COMP**

**SEMCO**

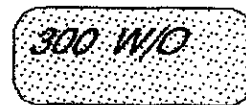
MOTOR PARTNERS  
VACANT BUILDING  
1234 40TH AVENUE  
OAKLAND

# TANK AREA

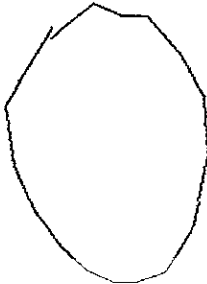
**SAMPLE #2**  
**#2-1KG-E @ 9'**



**SAMPLE #1**  
**#1-500 W/O-W @ 8'9"**



**SAMPLE #3 - COMP SPOILS-G**



**SAMPLE #4**  
**COMP SPOILS**  
**W/O**



←→  
**COMPOSITE**  
**SPOILS**

**SEMCO**

**MOTOR PARTNERS**

SWEDISH & SMOOTH AUTO  
1236 & 1238 41ST AVENUE  
OAKLAND

Please print or type. (Form designed for use on a dot matrix (12-pitch typewriter).)

90002988

IN CASE OF AN EMERGENCY OR SPILL, CALL THE NATIONAL RESPONSE CENTER 1-800-424-8802; WITHIN CALIFORNIA CALL 1-800-852-7650

UNIFORM HAZARDOUS WASTE MANIFEST		1. Generator's US EPA ID No.		Manifest Document No.		2. Page 1 of		Information in the shaded areas is not required by Federal law	
3. Generator's Name and Mailing Address <i>Victor Partners 2221 Olympic Blvd Walnut Creek CA 94595</i>		6. US EPA ID Number		C A C I O U K U S E 0 9 1 1 8 4		A. State Manifest Document Number <b>90002988</b>		B. State Generator's ID	
4. Generator's Phone <i>415 935-3816</i>		7. Transporter 1 Company Name		8. US EPA ID Number		C. State Transporter's ID <i>160159</i>		D. Transporter's Phone <i>209-574-3513</i>	
5. Transporter 1 Company Name		7. Transporter 2 Company Name		8. US EPA ID Number		E. State Transporter's ID		F. Transporter's Phone <i>209-574-3513</i>	
9. Designated Facility Name and Site Address <i>RAVIS ENVIRONMENTAL SERVICES 1515 SOUTH RIVER ROAD, WEST SACRAMENTO, CA 95691</i>		10. US EPA ID Number		C A I O U K U S E 0 9 1 1 8 4		G. State Facility's ID		H. Facility's Phone <i>916-371-2571</i>	
11. US DOT Description (Including Proper Shipping Name, Hazard Class, and ID Number)		12. Containers		13. Total Quantity		14. Unit Wt/Vol		I. Waste No.	
a. <i>Waste of Condensable Liquid</i>		No.   Type		3715 G				State <b>221</b> EPA/Other	
b. <i>NOV NA 1270</i>								State EPA/Other	
c.								State EPA/Other	
d.								State EPA/Other	
J. Additional Descriptions for Materials Listed Above		K. Handling Codes for Wastes Listed Above		a.		b.		c.	
15. Special Handling Instructions and Additional Information <i>Picked up AT 1234 + 40th st 1228 + 41st Oakland</i>		16. GENERATOR'S CERTIFICATION: I hereby declare that the contents of this consignment are fully and accurately described above by proper shipping name and are classified, packed, marked, and labeled, and are in all respects in proper condition for transport by highway according to applicable international and national government regulations. If I am a large quantity generator, I certify that I have a program in place to reduce the volume and toxicity of waste generated to the degree I have determined to be economically practicable and that I have selected the practicable method of treatment, storage, or disposal currently available to me which minimizes the present and future threat to human health and the environment; OR, if I am a small quantity generator, I have made a good faith effort to minimize my waste generation and select the best waste management method that is available to me and that I can afford.		Printed/Typed Name		Signature		Month Day Year	
17. Transporter 1 Acknowledgement of Receipt of Materials		Printed/Typed Name		Signature		Month Day Year		<i>11/11/88</i>	
18. Transporter 2 Acknowledgement of Receipt of Materials		Printed/Typed Name		Signature		Month Day Year		<i>11/11/88</i>	
19. Discrepancy Indication Space		20. Facility Owner or Operator Certification of receipt of hazardous materials covered by this manifest except as noted in Item 19		Printed/Typed Name		Signature		Month Day Year	

89892041

IN CASE OF AN EMERGENCY OR SPILL, CALL THE NATIONAL RESPONSE CENTER 1-800-424-8802; WITHIN CALIFORNIA CALL 1-800-852-7550

UNIFORM HAZARDOUS WASTE MANIFEST		1. Generator's US EPA ID No.		Manifest Document No. <b>91017215</b>		2. Page 1 of 1		Information in the shaded areas is not required by Federal law.					
3. Generator's Name and Mailing Address <b>1338-41 ST OAKLAND</b> <b>ANITA PARTNERS</b> <b>2221 OLYMPIC Blvd</b>						A. State Manifest Document Number <b>89892041</b>							
4. Generator's Phone <b>415 935 1384</b> <b>WALNUT CREEK 94595</b>						B. State Generator's ID							
5. Transporter 1 Company Name <b>ERICKSON, Inc</b>				6. US EPA ID Number <b>KAD009466342</b>		C. State Transporter's ID <b>106251</b>		D. Transporter's Phone <b>235-1393</b>					
7. Transporter 2 Company Name				8. US EPA ID Number		E. State Transporter's ID		F. Transporter's Phone					
9. Designated Facility Name and Site Address <b>Erickson, Inc.</b> <b>255 Parr Blvd.</b> <b>Richmond, Ca. 94801</b>						10. US EPA ID Number <b>GAD009466342</b>		G. State Facility's ID					
						H. Facility's Phone <b>(415) 235-1393</b>							
11. US DOT Description (Including Proper Shipping Name, Hazard Class, and ID Number)						12. Containers No. Type		13. Total Quantity		14. Unit Wt/Vol		I. Waste No.	
a. Waste Empty Storage Tank NON-RCRA <b>Hazardous Waste Solid.</b>						<b>01 900</b>		<b>01900</b>		<b>P</b>		State <b>512</b> EPA/Other <b>NONE</b>	
b.												State EPA/Other	
c.												State EPA/Other	
d.												State EPA/Other	
J. Additional Descriptions for Materials Listed Above <b>Qty. 2 Empty Storage Tank (s) #4729, 4730</b> <b>Tank (s) have been Inerted with 15 lbs.</b> <b>Dry Ice per 1000 Gal. Capacity.</b>						K. Handling Codes for Wastes Listed Above a. b. c. d.							
15. Special Handling Instructions and Additional Information <b>Keep away from sources of ignition. Always wear hardhats when working around U.S.T.'s</b>													
16. GENERATOR'S CERTIFICATION: I hereby declare that the contents of this consignment are fully and accurately described above by proper shipping name and are classified, packed, marked, and labeled, and are in all respects in proper condition for transport by highway according to applicable international and national government regulations.  If I am a large quantity generator, I certify that I have a program in place to reduce the volume and toxicity of waste generated to the degree I have determined to be economically practicable and that I have selected the practicable method of treatment, storage, or disposal currently available to me which minimizes the present and future threat to human health and the environment; OR, if I am a small quantity generator, I have made a good faith effort to minimize my waste generation and select the best waste management method that is available to me and that I can afford.													
Printed/Typed Name <b>Chuck Kiser For Anita Partners</b>						Signature <i>Chuck Kiser</i>						Month Day Year <b>10/1/90</b>	
17. Transporter 1 Acknowledgement of Receipt of Materials Printed/Typed Name <b>ALFREDO DIAZ</b>						Signature <i>Alfredo Diaz</i>						Month Day Year <b>10/1/90</b>	
18. Transporter 2 Acknowledgement of Receipt of Materials Printed/Typed Name						Signature						Month Day Year	
19. Discrepancy Indication Space													
20. Facility Owner or Operator Certification of receipt of hazardous materials covered by this manifest except as noted in Item 19 Printed/Typed Name													
Signature						Month Day Year							

Please print or type. (Form designed for use on elite (12-pitch typewriter).)

89892048

IN CASE OF AN EMERGENCY OR SPILL, CALL THE NATIONAL RESPONSE CENTER 1-800-424-8802; WITHIN CALIFORNIA CALL 1-800-852-7650

<b>UNIFORM HAZARDOUS WASTE MANIFEST</b>		1. Generator's US EPA ID No. <b>CAC600509184</b>	Manifest Document No. <b>910705</b>	2. Page 1 of 1	Information in the shaded areas is not required by Federal law.
3. Generator's Name and Mailing Address <b>1234-46th OAKLAND APTER PARTNER 2221 OLYMPIC BLVD. WALNUT CREEK 94595</b>				A. State Manifest Document Number <b>89892048</b>	
4. Generator's Phone <b>(415) 334-935</b>		6. US EPA ID Number <b>CAD009466304</b>		B. State Generator's ID	
5. Transporter 1 Company Name <b>ERICKSON, INC</b>		8. US EPA ID Number		C. State Transporter's ID <b>106251</b>	
7. Transporter 2 Company Name		10. US EPA ID Number		D. Transporter's Phone <b>415-235-1393</b>	
9. Designated Facility Name and Site Address <b>ERICKSON, INC. 255 PARR BLVD. RICHMOND, CA. 94801</b>		10. US EPA ID Number <b>CAD009466302</b>		E. State Transporter's ID	
				F. Transporter's Phone	
				G. State Facility's ID	
				H. Facility's Phone <b>(415) 235-1393</b>	
11. US DOT Description (Including Proper Shipping Name, Hazard Class, and ID Number)			12. Containers No. Type	13. Total Quantity	14. Unit Wt/Vol
a. Waste Empty Storage Tank NON-RCRA <b>Hazardous Waste Solid.</b>			<b>0001 P</b>	<b>1500</b>	<b>P</b>
J. Additional Descriptions for Materials Listed Above <b>Qty. 2 Empty Storage Tank (s) # 4721, 4725. Tank (s) have been Inerted with 15 lbs. Dry Ice per 1000 Gal. Capacity.</b>			K. Handling Codes for Wastes Listed Above		
			a.		
			b.		
			c.		
			d.		
15. Special Handling Instructions and Additional Information <b>Keep away from sources of ignition. Always wear hardhats when working around U.S.T.'s</b>					
16. GENERATOR'S CERTIFICATION: I hereby declare that the contents of this consignment are fully and accurately described above by proper shipping name and are classified, packed, marked, and labeled, and are in all respects in proper condition for transport by highway according to applicable international and national government regulations.  If I am a large quantity generator, I certify that I have a program in place to reduce the volume and toxicity of waste generated to the degree I have determined to be economically practicable and that I have selected the practicable method of treatment, storage, or disposal currently available to me which minimizes the present and future threat to human health and the environment; OR, if I am a small quantity generator, I have made a good faith effort to minimize my waste generation and select the best waste management method that is available to me and that I can afford.					
Printed/Typed Name <b>Chuck Kiper</b>		Signature <i>Chuck Kiper</i>		Month Day Year <b>10/12/93</b>	
17. Transporter 1 Acknowledgement of Receipt of Materials					
Printed/Typed Name <b>ALFRED</b>		Signature <i>Alfred</i>		Month Day Year <b>10/12/93</b>	
18. Transporter 2 Acknowledgement of Receipt of Materials					
Printed/Typed Name		Signature		Month Day Year	
19. Discrepancy Indication Space					
20. Facility Owner or Operator Certification of receipt of hazardous materials covered by this manifest except as noted in Item 19					
Printed/Typed Name		Signature		Month Day Year	



**ERICKSON**  
 255 Parr Boulevard, Richmond, California 94801  
 (415) 235-1393 • FAX (415) 235-3709  
 Contr. Lic. No. 168067

**CUSTOMER  
 JOB ORDER**

**ERICKSON, Inc.**

DAY: M T W T F SAT SUN

**JOB NO.**

**EMPLOYEE'S NAME** DAVIS

Driver     ETI     Envirovac

**DATE** \_\_\_\_\_

T & M     BID     HAUL  
 JOB START     JOB IN PROGRESS     JOB CLOSED

Laborer

**CUSTOMER NO.** \_\_\_\_\_ **P.O./CONTRACT NO.** \_\_\_\_\_ **CONTRACT REL. NO.** \_\_\_\_\_ **POWER NO.** 1-007 **TRAILER NO.** 2f27

**CUSTOMER NAME** \_\_\_\_\_

**JOBSITE ADDRESS** \_\_\_\_\_

**CONTACT** \_\_\_\_\_ **PHONE NO.** \_\_\_\_\_

**DRIVER INSTRUCTIONS**

A: TRANSPORT 2 TANKS TO THE SITE  
B: TRANSPORT 2 TANKS TO THE SITE

RUBBER GEAR  
 GLOVES  
 GOGGLES  
 RESPIRATORS  
 OTHER

**EQUIPMENT OR MATERIAL USED.**  
1 TANK FLAT JUM

**WASTE MATERIAL** WASTE STORAGE TANK'S **QUANTITY** 4 TANK'S **MANIFEST NO.** 89892041/89892041

**DISPOSAL SITE** ERICKSON YARD **DATE & APPOINTMENT TIME** 1000 ON SITE **PROFILE NO./W/S NO.** \_\_\_\_\_

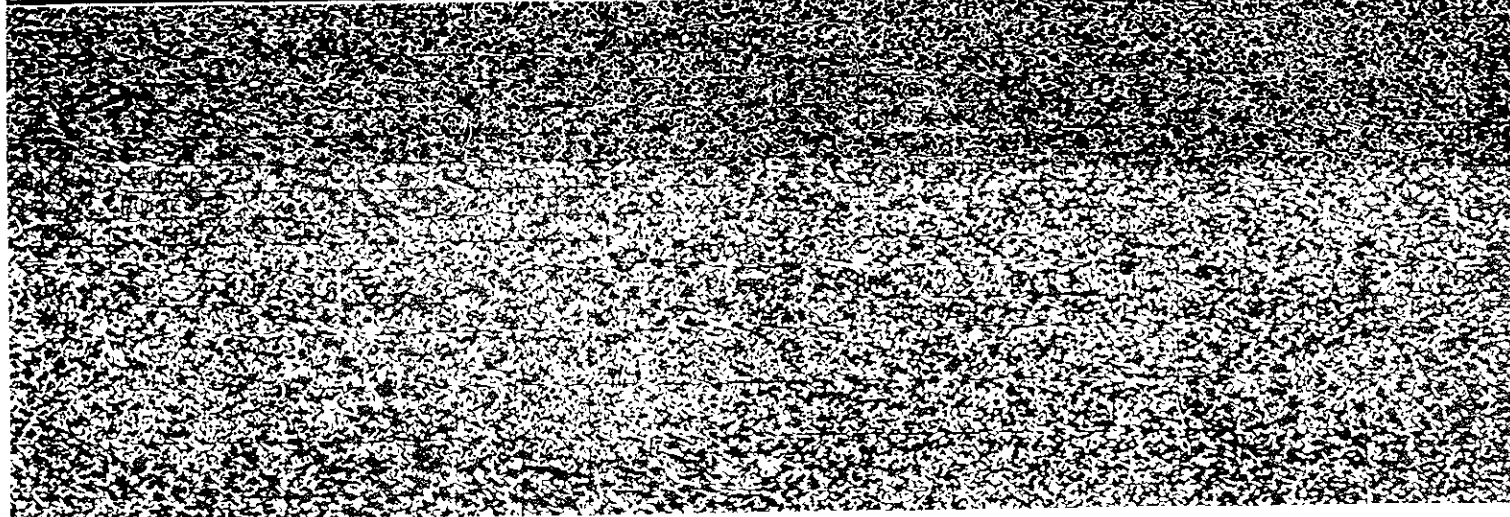
**COMMENTS (EXPLAIN JOB DELAYS):**  
ADDITIONAL INFO: 2 TANKS BUILDING 1254 40TH AVE DANLAND

**BILLING (JOB DESCRIPTION)**

**CUSTOMER ACKNOWLEDGES WORK PERFORMED**

**CUSTOMER'S SIGNATURE** X *Chuck Kern* **DATE** 10/12/00

**EMPLOYEE'S SIGNATURE** X *Alfred Davis*



ERICKSON, INC CAN PROVIDE COMPLETE HAZARDOUS WASTE MANAGEMENT AND TRANSPORTATION TO SERVE YOU  
 PLEASE CALL US AT (415) 235-1393 IF YOU HAVE ANY QUESTIONS OR IF WE CAN PROVIDE ADDITIONAL SERVICE  
 ERICKSON, INC., A FULL SERVICE COMPANY SINCE 1942. WE APPRECIATE YOUR BUSINESS.