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DATE:	TIME:
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FAX TO:	Alameda County
ATTN:	Barney Chan

FAX NUMBER:	(510) 569-4757
# OF PAGES FOLLOWING COVER:	6

COMMENTS:	Work Plan
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SENDER:	<i>[Signature]</i>
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**SITE MITIGATION WORK PLAN
FOR
OWENS MOTOR PARTNERS
2221 OLYMPIC
WALNUT CREEK, CA.**

**SITE LOCATION
1234 40th Ave.
1236 and 1238 41st Ave.**

**prepared by:
SEMCO
1806 LESLIE ST.
SAN MATEO, CA.**



CERTIFIED ENVIRONMENTAL CONSULTING INC.

September 16, 1992

REF: 92-06-907

Mr. Barney Chan
Hazardous Materials Specialist
Alameda County Department of
Environmental Health
80 Swan Way
Oakland, CA 84621
(510) 271-4320
(510) 569-4757 FAX

RE: 1234 40th Ave., 1236 and 1238 41st Ave., Oakland

Dear Mr. Chan:

SEMCO has asked that I review their Site Remediation Work Plan for the UST site remediation for Owens Motor Partners. The tanks were located at 1234 40th Avenue, 1236 41st Avenue, and 1238 41st Avenue in Oakland.

I concur with their plan to remove any remaining contamination by over-excavation of three of the four tank sites. A description of the work to be performed is provided in Sections 4 through 6 of the work plan.

Certified Environmental Consulting, Inc., will provide the necessary oversight for this project. Please let us know if you have any questions.

Yours truly,

Stanley L. Klemetson, Ph.D., P.E.
Sr. Vice President

Enclosure

3160 New Canyon Suite 350
San Ramon 94583



1.0 Introduction

This site mitigation work plan address's the property of Bill Owens Motor Partners located at 1234 40th Ave. and 1236 and 12338 41st. Ave., Oakland Calif.

1.1

Semco was contacted by the Owens Group to remove underground fuel storage tanks located at the above respective addresses in July 1990.

2.0 Site History

Tank removal work was begun on Oct. 12, 1990. The remaining products were removed by Allied Petroleum, a licensed hauler. Please see Attachment 1, Alameda County Tank Closure Plan for addresses.

2.1

The tanks were then washed with a high pressure detergent wash. This rinsate was then pumped out and disposed of by Allied Petroleum.

2.2

Twenty pounds of dry ice per 1000 gallons was used to purge the vapors with the final purge by air.

2.3

A total of four tanks were removed from both sites. Two tanks were removed from 40th Ave. One (1) 1000 gallon gas tank and one (1) 500 gallon waste oil tank. On 41st Ave two (2) 300 gallons tanks were removed, one waste oil and one gas tank. Please see attachment 2 for location.

2.4

These tanks were removed under the supervision of Cynthia Chapman, Hazardous Materials Specialist, Alameda County Department of Environmental Health.

2.5

Soil samples were taken under her direction at all four tank locations. These samples were taken using clean brass cylinders. They were immediately placed under a chain of custody, stored in an ice chest containing blue ice and were immediately transported to Superior Precision Analytical Lab for analysis. Please see attachment 3 & 4 for sample location and results.

2.6

According to the inspection report of Cynthia Chapman no visible leaks or holes in the tank were reported. Please refer to attachment 5.

2.7

All rinsate was transported the a licensed disposal facility by a licensed

hazardous materials hauler. Please see attachment 6 for manifests.

2.8

All tanks were disposed of by Erickson Environmental a licensed hauler and tank disposal facility. Please see attachment 7 for manifest.

2.9

Due to site constraints and concern for public safety and health, a decision was made to backfill the hole pending analytical results and the property owners decision on how to proceed.

2.91

No reliable records exist to determine what if any inventory was lost.

3.0 Site Mitigation Proposal

A letter dated April 13, 1992 from Mr. Barney Chan Hazardous Materials Specialist was sent to the Owens Motor Partners. This work plan is in response to that letter.

3.1 Background

The analytical results on the 40th Ave site, designated sample #2, shows existing soil contamination remaining: TPH-D-650 ppm, G-570 ppm, O & G- 4000 ppm.

3.2

The backfill of this excavation, sample #4, shows TPH-D 20 ppm, G-4 ppm, O & G-350 ppm.

3.3

The gas tank sample on 40th, sample #1, shows TPH-D-N.D. G-1600 ppm. The spoils pile sample #3 showed low levels of contamination. TPH-D-10 ppm, G-4 ppm.

3.4

On the 41st site, sample #1, waste oil showed TPH-D-N.D, G-N.D., O & G-60 ppm, BTEX-N.D. Sample #4, spoils pile shows TPH-D-360 ppm, G-150 ppm, O & G-1400 ppm.

3.5

The 300 gallon gas tank located at 1236 41st Ave was N.D. for both spoils and the bottom sample.

4.0 Site Mitigation

Semco proposes to reopen the contaminated excavations, remove, and dispose of

the contaminated backfill.

4.1

On the 40th Ave. site we propose to over excavate the excavations by expanding them 5 feet in all directions. Since the holes have to be reopened, see Alameda County letter dated April 13, 1992, this would be the most cost effective way of dealing with the remaining contamination. i.e. Continue excavating as far as possible to remove the remaining contaminants prior to backfilling with clean soil.

4.2

On the 41st Ave. site, the tank closest to 14th St., represented by samples #2 & #3 will not be reopened as the lab data for both the tank bottom and the spoils pile were N.D.

4.3

The waste oil tank results #1 shows low levels of diesel-60 ppm and no BTEX. We do not plan to extend this excavation horizontally. We will extend it vertically to try to get a clean sample.

4.4

The excavated contaminated soil will be transported by a licensed hazardous waste hauler to, pending qualification, a class III landfill for disposal, or bio-remediated on the adjoining property at 12th St. and 41st Ave. If on site remediation is feasible a separate work plan will be filed.

The excavations once open will be resampled for the originally required constituents, please see attachment #1, using the same EPA methodology.

4.6

The holes will be backfilled and compacted in accordance with the specification of the Dept. of Public Works, City of Oakland, and suitable resurfacing done according to their specifications.

4.7

All required permits will be applied for.

5.0 Additional Work

Should addition contamination exceeds the limits of this proposal, the excavations will be closed and a phase II investigation done with the installation of monitor wells and vapor extraction equipment.

6.0 Laboratory Analyses

Analysis will be to the requirements of the Alameda County Dept. of

Environmental Health.

6.1

A total of (5) five samples will be taken per excavation, one in each wall and one the bottom. The location and depth will be under the guidance of the Alameda Dept. of Environmental Health. These samples will be taken using clean brass cylinders, placed under a chain of custody, stored in an ice chest with blue ice and transported to Superior Analytical a certified environmental lab.

7.0 Limitations

This plan is site specific to the property located at 1234 40th Ave and 1236 & 1238 41st Ave. Oakland and does not address another site. This plan was prepared with data supplied by others and is in accordance with the standards and practices of the industry.

8.0 Signatures

Dave McCain

Dave McCain, Project Co-ordinator, Semco

Stan Klemetson, Ph.D., P.E., V.P, Certified Environmental Consulting, Inc.