FINAL
REPORT OF UST CLOSURE ACTIVITIES

230 BAY PLACE, OAKLAND, CALIFORNIA

PREPARED FOR

BILL COX CADILLAC

APRIL 1994

EOA, Inc.

Eisenberg, Olivieri, & Associates
Environmental and Public Health Engineering
1410 Jackson Street
Oakland, CA 94612

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1.0 SCOPE OF REPORT

This report describes the removal of one underground storage tank (UST) at 230 Bay Place, Oakland, California. The tank removal was carried out in accordance with the Closure Plan approved by Alameda County Health Care Services Agency, Department of Environmental Health. Closure of the UST was conducted in compliance with local regulations and the State of California's underground storage tank regulations.

This report describes the tank closure activities and observations made during UST removal, as well as soil sampling activities and results of laboratory testing.

2.0 BACKGROUND

The following is EOA's understanding of the ownership and use of the site, based on conversations with Mr. Bill Cox.

It is EOA's understanding that Mr. Cox is currently the tenant of the subject property, located at 230 Bay Place in Oakland, California. Wells Fargo Bank is the Trustee for the Harold W. Shepard Trust, which is the current owner of the property. At present the property is leased to Bill Cox Cadillac who has occupied the site since 1970.

Bill Cox Cadillac uses the site as a Cadillac/Buick dealership; displaying new cars and performing automobile maintenance and repair. The site consists of approximately 2 acres and is bounded by Harrison Street to the northwest, Bay Street to the southwest and Vernon Street to the southeast. The northeastern site boundary abuts a steep embankment that is partially supported by a retaining wall. Single and multi unit residential buildings are located on the hillside above the site. The property contains a single large building, constructed sometime prior to 1903, that houses automobile sales and service facility. The remainder of the site consists of two paved areas used for parking new cars and automobiles awaiting service. The location of the property is shown in Figure 1. A 10,000 gallon, steel double tarred and wrapped tank was install at Bill Cox Cadillac in 1979. A site plan showing the location of the UST is shown on Figure 2.

A closure plan application was filed with the Alameda County Health Department on January 13, 1994. The closure plan is included in Attachment A of this Report. EOA acted as environmental consultant to Mr. Cox during the UST removal. EOA's responsibilities included observation and documentation of the closure activities, sampling, and preparation of this closure report. Mr. Cox contracted directly with DECON Environmental Services to perform the closure activities. Additional information pertaining to closure activities performed by DECON Environmental Services will be provided in a separate report to be submitted by DECON Environmental Services.

3.0 SUMMARY OF CLOSURE ACTIVITIES

One UST was removed in accordance with local and State laws and regulations. Specifically, the following activities were completed:

1) The UST and associated piping were excavated and removed from the site and disposed of in compliance with all regulatory requirements for closure, hauling and disposal.

2) The backfill soil within the UST excavation was removed and stockpiled on site for future disposal.

3) Contaminated groundwater was removed from the excavation immediately following tank removal at the request of Mr. Barney Chan of Alameda County Department of Environmental Health.

4) Following removal of the UST, associated piping and backfill, soil samples were collected from the sidewalls of the excavated area and laboratory analyses were performed in accordance with RWQCB recommendations ("Tri-Regional Board Staff Recommendations for Preliminary Evaluation and Investigation of Underground Storage Tanks", dated August 10, 1990). In addition, soil samples were collected from the pipe trench excavation.

Upon completion of the activities described above, the UST excavation was backfilled with crushed rock and Class II base rock. Geofabric was installed between the base rock and crushed rock.

4.0 SUMMARY OF OBSERVATIONS, SAMPLING RESULTS AND CONCLUSIONS

During excavation activities, the physical condition of the UST and associated piping was evaluated. The majority of the protective fabric remained intact on the steel tank but some of the asphalt coating had been dissolved. The tank appeared to be in excellent condition. There was no visible evidence of tank deterioration, corrosion or leakage from the UST. The piping, with the exception of the couplings, was wrapped, galvanized steel. The pipe couplings were bare galvanized steel. There was no visible evidence of corrosion or leakage from the piping. However, the pipe couplings were significantly corroded and at least one of the product line couplings had been perforated by corrosion. Evidence of past leakage (soil discoloration and odors) was visible in the pipe trench soil and in the backfill of the UST. It appears that the pipe coupling failed, leaking product into the pipe trench.

Excavated soils consisted of either tank backfill or older material which was apparently artificial fill. No natural soils were encountered within the excavation. Groundwater was encountered at an approximate depth of 5 feet in the excavation. A thin film (sheen) of product and black material was observed floating on the groundwater. The product in the backfill area had at least partially dissolved the tank coating. The material floating on the

groundwater in the excavation was black, with the appearance of heavy oil. The deepest portion of the excavation was approximately 10 feet deep.

Soil samples collected from the sidewalls of the tank excavation and from the pipe trench were analyzed according to Alameda County and Regional Water Quality Control Board guidelines to determine chemical concentrations remaining in the soil following tank removal. Results of the analyses are shown on Table 1. The analytical data sheets and chain-of-custody form are included in Attachment B.

The analytical results indicate that at two sides of the tank excavation concentrations of hydrocarbons and benzene, toluene, ethylbenzene and xylene (BTEX) remain in the soil. The concentration of contaminants was significantly higher is sample S2, collected from a depth of 5 feet in the north wall of the excavation, than those detected in sample S1 collected from a depth of 4 feet in the south wall of the excavation.

Analytical results of the samples collected from the pipe trench indicated that soils in the south western portion of the trench (e.g. between the suspected leak location and the tank) contain hydrocarbons and BTEX. Soil from the pipe trench excavation was stockpiled with the tank excavation backfill material. The trench was backfilled with Class II base rock.

An Underground Storage Tank Unauthorized Release (Leak)/Contamination Site Report was submitted to Alameda County Department of Environmental Health, as required by Alameda County and the State Water Resources Control Board. A copy of the completed form is included in Attachment A.

5.0 CLOSURE ACTIVITIES

An Underground Tank Closure Application was filed with the Alameda County Department of Environmental Health on January 13, 1994. The closure plan is included in Attachment A. The closure plan application provided details of the proposed closure activities.

5.1 Underground Storage Tank Removal

The UST was located beneath a 12 foot by 30 foot concrete slab. The contents of the UST were removed in September 1993 and the tank was empty prior to tank excavation activities.

On January 26, 1994, the concrete slab was broken and removed using a concrete breaker and a large excavator. Approximately 50 cubic yards of backfill material, consisting mainly of sand, was removed from the tank excavation and stockpiled onsite for future disposal in accordance with federal, State and local regulatory guidelines. The extent of the excavated area is shown on Figure 3.

On January 27, 1994 the tank was inerted in accordance with City of Oakland regulations and removed in the presence of Mr. Barney Chan of Alameda County Health Care Services Agency. The UST appeared to be in a good condition and showed no signs of significant corrosion or deterioration. The empty UST was transported by Erickson Trucking Inc. to Erickson Inc. for recycling. A copy of the manifest is included in Attachment C.

During removal of the UST, groundwater was observed entering the excavation from the south wall at a depth of about 5 feet. The groundwater flowing into the excavation appeared to be perched above a buried concrete slab. As groundwater collected at the base of the excavation it was observed that a thin film (sheen) of product and black material was floating on the surface. Based on conversations with Mr. Barney Chan, it was determined that, due to the floating tank coating material and product, a representative groundwater sample could not be collected from the tank excavation. Because a more representative groundwater sample had recently been collected from a groundwater well immediately downgradient (PES Environmental Services, Inc. December 23, 1993), is was agreed that only soil samples would be collected. The discolored groundwater was removed prior to backfilling of the excavation. Approximately 600 gallons of groundwater was removed from the excavation, collected in a vacuum truck and transported by Erickson, Inc. to Gibson Oil/Pilot Petroleum for recycling. A copy of the manifest is included in Attachment C.

Because of the high groundwater, soil samples could not be collected from beneath the tank. Therefore, Mr. Barney Chan requested that 4 sidewall samples be collected at a depth of about 4 to 5 feet along the sides of the excavation. The requested sampling depths were below the highest apparent groundwater level. Further excavation of the tank area revealed buried brick and tile walls on the east and west sides of the excavation. Therefore, it was agreed that only two sidewall samples would be collected from the excavation and analyzed in accordance with Alameda County guidelines.

Due to concerns about the proximity of the building and the open excavation, drain rock was placed against the lower portion of the north side wall to prevent sloughing of soil into the excavation. Approximately 5 to 10 cubic yards of drain rock were added to the excavation on January 27, 1994. The excavation was completely backfilled on January 28, 1994 with Class II base rock. To minimize settling of base rock into the drain rock, a geofabric was installed between the base rock and the drain rock. Based on instructions from Mr. Cox to DECON Environmental Services, the excavated areas were left unpaved pending decisions regarding the need for remediation.

5.2 Associated Pipe Testing and Removal

Prior to tank excavation, the product dispenser and associated piping were disconnected in preparation for a pneumatic pipe test. The pneumatic test, a nitrogen tank with a two stage regulator, was used to evaluate the integrity of the piping system. Results of the test demonstrated that the piping system was incapable of holding pressure. The piping was subsequently excavated using a jackhammer to remove the concrete and a shovel to hand excavate around the pipe. The product pipe was located 9 inches below grade at the

dispenser end of the piping system and 24 inches below grade at the tank end of the piping system. The majority of the piping was wrapped, galvanized steel; although the couplings were not wrapped. There was no visible evidence of corrosion or holes in the wrapped piping. However, the unwrapped couplings were significantly corroded and one of the couplings in the product line was observed to have a hole approximately 1 cm. in diameter. It is likely that this hole was enlarged during the pressure testing process (e.g. a large volume of test gas was discharged through the hole) and that prior to testing the hole was smaller.

Visible soil contamination and strong gasoline odors were evident from the mid-point of the piping system toward the west end of the pipe system (tank end). These observations were confirmed by PES Environmental's OVA readings, which showed high vapor concentrations in the same area. Visual observation of the piping indicated a discoloration of the pipe wrap from the mid-point of the piping system to the tank end. A second attempt of the pneumatic pipe test revealed nitrogen gas leaking from a pipe coupling located approximately 10 feet from the west end of the trench (tank end). In addition, a 2-3 mm hole was observed in a coupling of the vapor recovery line. The layout of piping is shown on Figure 2. Based on discussions with Mr. Tom Peacock of Alameda County Health Care Services Agency, three soil samples were collected in the excavated pipe trench. Excavated piping was removed, stockpiled on site and later transported off site by Erickson Trucking Inc. to Erickson Inc. for disposal as a non-hazardous waste.

5.3 Sidewall Sampling and Associated Results

Two soil samples were collected from the sidewalls of the tank excavation on January 27, 1994 at locations agreed upon with Mr. Barney Chan of Alameda County Health Care Services Agency, Department of Environmental Health. The locations of sidewall samples are indicated on Figure 3. These samples were collected and laboratory analyses performed in accordance with the closure plan and the RWQCB recommendations ("Tri-Regional Board Staff Recommendations for Preliminary Evaluation and Investigation of Underground Storage Tanks", dated August 10, 1990).

Sample S1 was collected from the south wall of the tank excavation at a depth of approximately 4 feet. Due to the nature of the soil; wet clay, brick and rubble, collection of an undisturbed sample was not possible. Therefore, sample S1 was collected by first scraping the wall to remove disturbed soil and then collecting relatively undisturbed soil in an 8 oz glass jar.

Sample S2 was collected from the north wall of the tank excavation at a depth of approximately 5 feet. The sample was collected by pushing a 2" diameter stainless steel sample tube directly into the sidewall by hand and retrieving the tube by digging around it with a hand shovel. The sample tube was then sealed at each end with teflon and capped with a plastic cap. Finally, the cap was sealed by wrapping with non-adhesive tape, and the sample was labeled.

The samples were placed in cold storage and transported under chain-of custody to Curtis and Tompkins, Analytical Laboratories for analysis. The results of the analytical testing are shown in Table 1. The analytical laboratory data sheets and chain-of-custody form are included in Attachment B.

The analytical results indicate that at two sides of the excavation concentrations of hydrocarbons and benzene, toluene, ethylbenzene and xylene (BTEX) remain in the soil. The concentration of contaminants was significantly higher in sample S2, collected from the north wall of the excavation, than those detected in sample S1 collected on from the south wall of the excavation. This may be the result of direct impact from contaminated groundwater, since the northern sample was collected at a depth of 5 feet and the southern sample was collected at a depth of 4 feet.

5.4 Pipe Trench Sampling and Associated Results

Three soil samples were collected from the pipe trench excavation on January 28, 1994 at locations agreed upon with Mr. Tom Peacock of Alameda County Health Care Services Agency. Locations of the pipe trench samples are shown on Figure 3. The samples were analyzed for total petroleum hydrocarbons (as gasoline), and BTEX.

Sample S3 was collected near the product dispenser approximately 1 foot below grade (see Figure 3). The sample was collected by pushing a 2" diameter stainless steel sample tube directly into the trench bottom by hand and retrieving the tube by digging around it with a hand shovel. The sample tube was then sealed at each end with teflon and capped with a plastic cap. Finally, the cap was sealed by wrapping with non-adhesive tape, and the sample was labeled.

Samples S4 and S5 were collected west of the dispenser near pipe couplings (see Figure 3). Due to the nature of the soil in this area of the trench; wet clay and small rocks, collection of an undisturbed sample was not possible. Therefore, the samples were collected by first scrapping the wall to remove disturbed soil and then collecting soil in an 8 oz glass jar.

The samples were placed in cold storage and transported under chain-of custody to Curtis and Tompkins, Analytical Laboratories for analysis. The results of the analytical testing are shown in Table 1. The analytical laboratory data sheets and chain-of-custody form are included in Attachment B.

Only trace levels of toluene were detected in sample S3, collected near the dispenser. However, levels of toluene, xylene and ethylbenzene were detected in sample S4 and relatively high concentrations of Total Volatile Hydrocarbons (TVH) and BTEX were detected in sample S5, collected near the failed pipe coupling.

5.5 Stockpile Sampling and Associated Results

Approximately 50 cubic yards of soil and other debris were stockpiled onsite as a result of the UST removal and related closure activities. A composite sample of the stockpiled material was collected on January 28, 1994 and tested for constituents of concern. Soil was collected from 4 locations of the stockpile by digging approximately 6 inches into the pile and transferring the material to a glass jar. Results of the analytical testing are shown in Table 1. The analytical laboratory data sheets and chain-of-custody form are included in Attachment B.

Based upon the results of the analyses, soil in the stockpile contains petroleum hydrocarbons and BTEX at concentrations which may restrict disposal options. The soil is currently being stored at the site, on plastic sheet, and covered by plastic sheet.

5.6 Description of Soils Encountered During Excavation

No 'natural' soils were encountered during excavation of the underground tank. The maximum depth explored was approximately 10 feet below adjacent grade. Groundwater was encountered at a depth of about 5 feet below adjacent grade. The base of the tank was at a depth of 10 feet below adjacent grade. The majority of the excavated area was covered by a 6 inch thick concrete slab.

The tank backfill consisted mainly of sand. Virtually all of this material (approximately 50 yards) was excavated. Beneath and surrounding the tank backfill the soils consisted of fill materials composed of clay and rubble (e.g. brick and tile). None of this material was excavated.

5.7 Disposal of Wastes Generated during UST Closure Activities

Liquid waste was removed from the tank excavation and transported by Erickson, Inc. to Gibson Oil/Pilot Petroleum for recycling. The empty UST upon removal was transported by Erickson Trucking Inc. to Erickson Inc. for recycling. Curtis and Tompkins, Analytical Laboratories, Inc. (DOHS Hazardous Waste Certificate No. 159) performed laboratory testing services during tank removal. The stockpiled soil is at present stored at the site. EOA has recommended that the soil be removed as soon as possible. Appropriate disposal options have yet to be identified and evaluated.

6.0 SUMMARY AND CONCLUSIONS

The UST and associated piping were removed in compliance with local and State regulations. The UST removal involved excavation of soil and concrete above and surrounding the tank, and removal of the UST, piping, and excavated material. Evidence of past leakage (soil discoloration and odors) was visible in the pipe trench soil and in the excavation. It appears that a pipe coupling failed, leaking product into the pipe trench and

down the trench into the tank backfill material. Results of the pipe trench sampling confirmed that petroleum hydrocarbons and BTEX had been released in the vicinity of the piping. Visibly contaminated soil in the tank excavation appeared to be mostly limited to depths below the highest groundwater levels. This observation and the good condition of the tank itself lead to the conclusion that the piping leak was probably the only significant source of leakage from the tank/piping system. Movement of leaked gasoline along the pipe trench, and as free product on groundwater was almost certainly the mechanism for spreading the pollution into the tank backfill and surrounding soil/fill materials.

Based on conversations with Mr. Barney Chan, it was determined that, due to floating product, tank coating, etc., a groundwater sample from the tank excavation would not be representative or useful, compared with data already available from adjacent monitoring wells. Therefore only soil samples were collected. The discolored groundwater and floating pollutant material was removed prior to backfilling of the excavation.

The maximum concentrations detected in the soils remaining adjacent to the tank excavation were in proximity to the building foundations, on the north side of the excavation at a five foot depth. These are 4,300 ppm for TVH as gasoline; 40 ppm for benzene; 250 ppm for toluene; 85 ppm for ethylbenzene; 460 ppm for xylene. This sample was taken, at the request of Mr. Chan, at a depth which was within the zone that had obviously been impacted by free product from the groundwater surface. Excavation of this material will not be feasible because of the proximity to the building foundation, and because most of the pollution appears to be below the groundwater table elevation, within the saturated zone. These concentrationS may represent the impact of the present free product layer, which was relatively thin (less than 1/8"), but obviously present.

The soil sample from the south side of the excavation was taken at a depth of four feet below grade, just above the present level of groundwater saturation. Although this zone also showed clear evidence of hydrocarbons, the concentrations were significantly lower than those measured at five foot depth on the north side. The concentrations in this sample were 39 ppm for TVH as gasoline; 1.6 ppm for benzene; 1.4 ppm for toluene; 0.73 ppm for ethylbenzene; and 4.5 ppm for xylene. It seems likely that this difference was attributable to sample depth, which for this sample was above the level of the present water table.

The soil sample taken immediately below the product line coupling, which had been perforated by corrosion, contained the highest levels of TVH. The concentrations in this sample were 4400 ppm for TVH as gasoline; 29 ppm for benzene; 300 ppm for toluene; 92 ppm for ethylbenzene; and 490 ppm for xylene. Based on odor, visual observations, and OVA readings taken by PES Environmental Services Inc., these concentrations appear to be typical of the soil in the unsaturated zone immediately underneath the pipe trench, between this sample location and the tank excavation.

Based on the above findings, it is recommended that the following measures be taken as the next step in characterizing and remediating the identified hydrocarbon pollution:

1) Excavate hydrocarbon-impacted soil beneath the pipe trench down to the groundwater surface (approximately 5 ft deep), between the suspected leak location and the tank excavation backfill. Either treat the soil on site or dispose of the soil per applicable laws and regulations.

2) Convert temporary well TW-7 and two other temporary wells (to be determined) into monitoring wells. (See PES Environmental Services Inc. report dated Dec 23, 1993 for well locations, TW-7 is located downgradient of the former tank location, within 10 feet)

3) Monitor wells monthly for groundwater elevation and gradient, and sample the wells quarterly for TVH, BTEX, and for possible contaminants from waste oil tank.

4) Carry out "screening level" subsurface investigation (e.g. soil vapor survey or hydropunch groundwater sampling) downgradient of the tank location to further characterize the extent of groundwater pollution.

7.0 LIMITATIONS

The services performed by EOA, Inc. during this closure have been performed using that degree of care and skill ordinarily exercised by reputable professionals practicing under similar circumstances in this or similar localities. No other warranty, expressed or implied, is made by providing these consulting services. This report has been prepared by EOA, Inc. for Mr. Cox for submittal to Alameda County Health Department and other regulatory agencies. This report has not been prepared for use by other parties, and may not contain sufficient information for the purposes of other parties or uses.

It should be recognized that subsurface conditions may vary from those encountered at the location where samples are collected. The data, interpretation and recommendations of EOA, Inc. are based solely on the information available to EOA, Inc. during the project. EOA, Inc. will be responsible for those data, interpretations and recommendations, but shall not be responsible for the interpretation by others of the information developed.

Because of the limitations inherent in sampling, and the variability of natural materials, determining the absence of any chemical except in the immediate vicinity of a sample can rarely be done with complete certainty. The only way to determine that a site is absolutely free of chemicals of concern is to sample and analyze all the soil and groundwater at the site, which is impractical and costly. Balancing the level of confidence required against the budgetary constraints is difficult. The sampling and analysis in this investigation were defined by the Alameda County Health Department guidelines for underground tank removal, and were consistent with State regulations and guidelines.

TABLE 1

RESULTS OF LABORATORY ANALYSES

230 BAY PLACE, OAKLAND, CA 94612

ANALYTE		SAMPLE ID. / DESCRIPTION	S1-South Excavation Sidewall	S2-North Excavation Sidewall	S3 Pipe Trench at Dispenser	S4 Pipe Trench at Pipe Coupling	S5 Pipe Trench at Pipe Coupling	BACKFILL COMP Stockpile
TVH as Gasoline	(mg/Kg)		39	4300	< 1	< 1	4400	160
BTEX								
BENZENE	(mg/Kg)		1.6	40	< 0.005	< 0.005	29	0.06
TOLUENE	(mg/Kg)		1.4	250	0.008	0.007	300	0.73
ETHYLBENZENE	(mg/Kg)		0.73	85	< 0.005	0.014	92	1.2
TOTAL XYLENES	(mg/Kg)		4.5	460	< 0.005	0.13	490	11

NOTES:

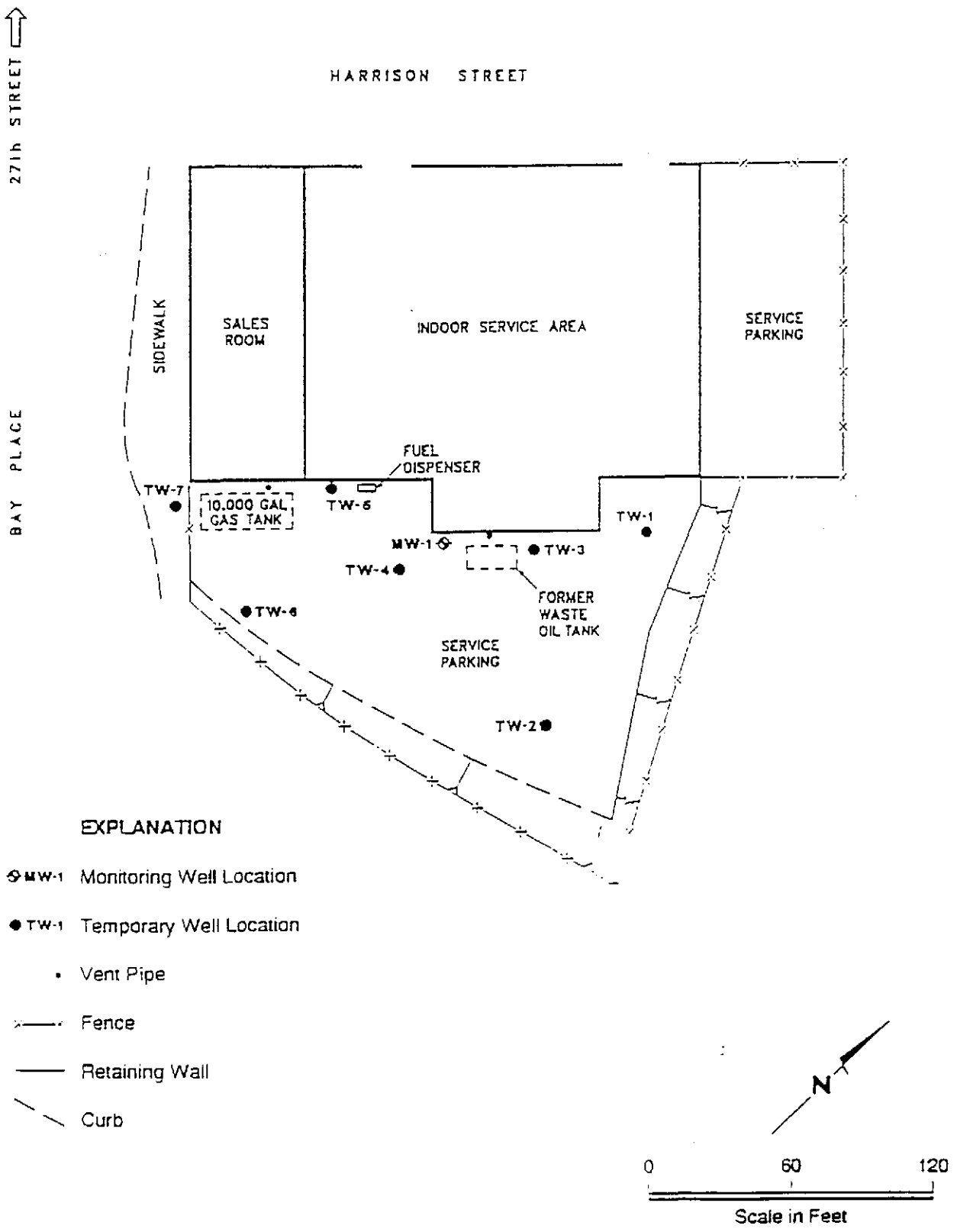
See Figure 3 for sampling locations.

Samples S1 and S2 were collected 1/27/94.

Samples S3, S4, S5 and the stockpile sample were collected 1/28/94.

F:\CC01\RESULTS.WK1

N	Site Map - Cox Cadillac 230 Bay Street Oakland, California	Legend 0 mi — 1.5 mi Approximate Scale	Figure No. 1 EOA, Inc. 02/25/94



SITE PLAN

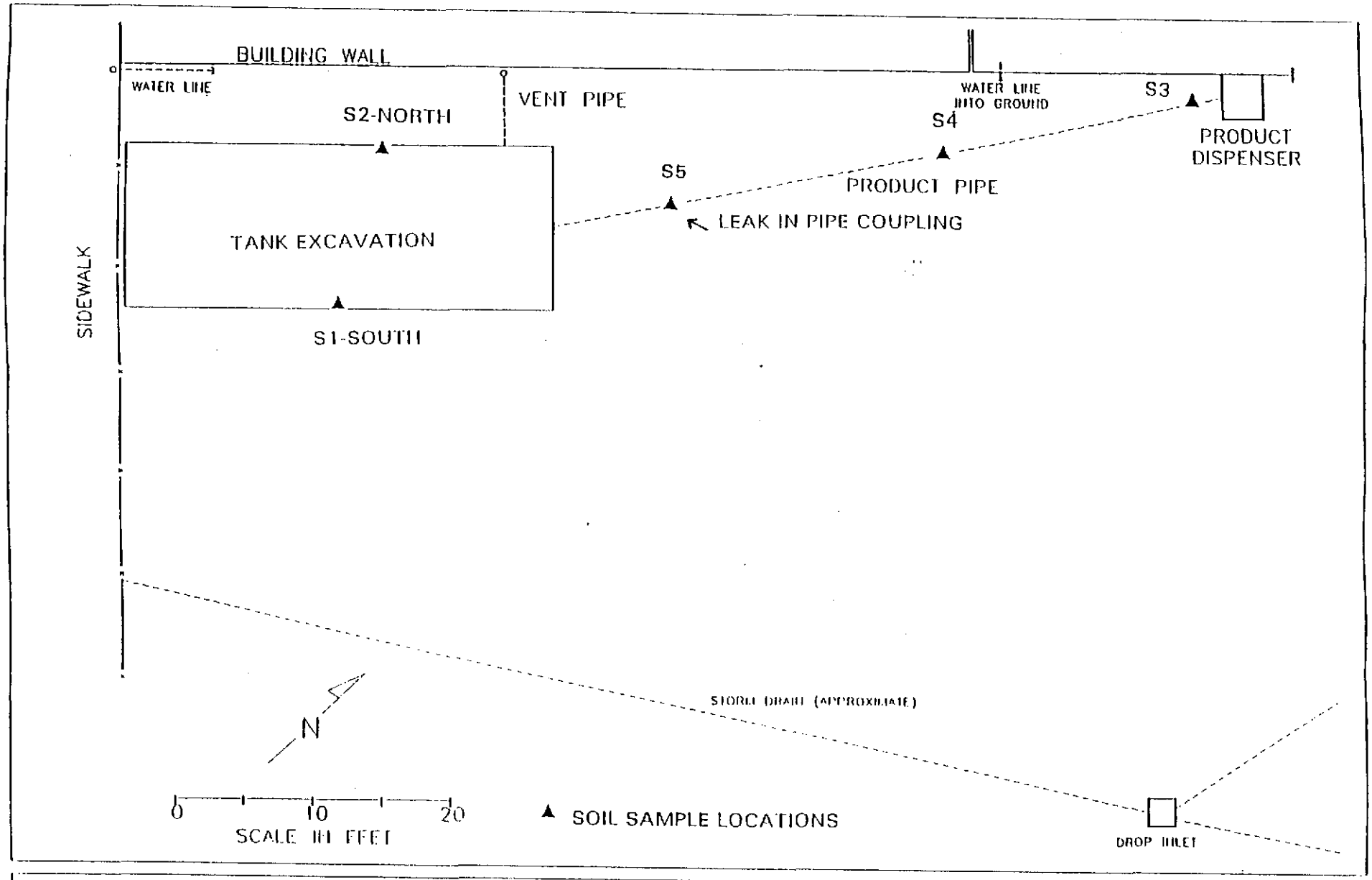
Bill Cox Cadillac
230 Bay Place
Oakland, California

SOURCE: PES Environmental, Inc. 11/93

FIGURE 2

F:\CC01\SITEPLAN.WK1

EOA, Inc.
January 11, 1994



SITE PLAN WITH SAMPLE LOCATIONS

Bill Cox Cadillac
230 Bay Place
Oakland, California

Note: Utilities shown are those which are evident from surface observations. Additional subsurface utilities may be present.

FIGURE
3

F:\CC01\SITEPLN2.WK1

EOA, Inc.
January 11, 1994

ALAMEDA COUNTY HEALTH CARE SERVICES AGENCY
DEPARTMENT OF ENVIRONMENTAL HEALTH
HAZARDOUS MATERIALS DIVISION
80 SWAN WAY, ROOM 200
OAKLAND, CA 94621
PHONE NO. 510/271-4320

UNDERGROUND TANK CLOSURE PLAN

*** * * Complete according to attached instructions * * ***

1. Business Name Bill Cox Cadillac - Buick

   Business Owner Bill Cox Cadillac - Buick

2. Site Address 230 Bay Place

   City Oakland, CA Zip 94612 Phone (510) 451-2400

3. Mailing Address 230 Bay Place

   City Oakland, CA Zip 94612 Phone (510) 451-2400

4. Land Owner Shepard Trust, c/o Wells Fargo Bank

   Address 525 Market St, 18th Floor City, State San Francisco Zip 94613

5. Generator name under which tank will be manifested
   Bill Cox Cadillac - Buick

   EPA I.D. No. under which tank will be manifested CAD 981 442 346

6. Contractor DECON Environmental Services, Inc.

Address 23490 Connecticut Street

City Hayward, CA 94545 Phone (510) 732-6444

License Type* A & Haz ID# 545726

*Effective January 1, 1992, Business and Professional Code Section 7058.7 requires prime contractors to also hold Hazardous Waste Certification issued by the State Contractors License Board. Indicate that the certificate has been received, in addition, to holding the appropriate contractors license type.

7. Consultant EOA, Inc.

Address 1410 Jackson Street

City Oakland, CA 94612 Phone (510) 832-2852

8. Contact Person for Investigation

Name Ray Goebel, EOA, Inc. Title Project Manager

Phone (510) 832-2852

9. Number of tanks being closed under this plan 1

Length of piping being removed under this plan @ 45 ft.

Total number of tanks at facility 1

10. State Registered Hazardous Waste Transporters/Facilities (see instructions).

** Underground tanks are hazardous waste and must be handled ** as hazardous waste

a) Product/Residual Sludge/Rinsate Transporter

Name PRC EPA I.D. No. CAD083166728

Hauler License No. CAT080011059 License Exp. Date 11/94

Address 13331 N. Hwy 33

City Patterson State CA Zip 95363

b) Product/Residual Sludge/Rinsate Disposal Site

Name PRC EPA I.D. No. CAD083166728

Address 13331 N. Hwy 33

City Patterson State CA Zip 95363

c) Tank and Piping Transporter

Name Erickson, Inc. EPA I.D. No. CAD009466392

Hauler License No. _____ License Exp. Date _____

Address 255 Parr Boulevard

City Richmond State CA Zip 94801

d) Tank and Piping Disposal Site

Name Erickson, Inc. EPA I.D. No. CAD009466392

Address 255 Parr Boulevard

City Richmond State CA Zip 94801

11. Experienced Sample Collector

Name Sean Delaney

Company DECON Environmental Services, Inc.

Address 23490 Connecticut Street

City Hayward State CA Zip 94545 Phone (510) 732-6444

12. Laboratory

Name Superior Analytical

Address 1555 Burke Street, Suite I

City San Francisco State CA Zip 94124

State Certification No. 1332

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

If yes, describe. Not Suspected

However, TPH-G at approx. 100 ppm has been detected in groundwater at the site.

14. Describe methods to be used for rendering tank inert

Triple Rinsing and inerting with dry ice at the rate of 15 lbs per 1000g of tank capacity.

Before tanks are pumped out and inerted, all associated piping must be flushed out into the tanks. All accessible associated piping must then be removed. Inaccessible piping must be plugged.

The Bay Area Air Quality Management District (771-6000), along with local Fire and Building Departments, must also be contacted for tank removal permits. Fire departments typically require the use of explosion proof combustible gas meters to verify tank inertness. **It is the contractor's responsibility to bring a working combustible gas meter on site to verify tank inertness.**

15. Tank History and Sampling Information

Tank		Material to be sampled (tank contents, soil, ground-water, etc.)	Location and Depth of Samples
Capacity	Use History (see instructions)		
10,000 g	Storage of unleaded gasoline Installed 1980 Used 1980 through mid 1993	Soil Groundwater	See note below

One soil sample must be collected for every 20 feet of piping that is removed. A ground water sample must be collected should any ground water be present in the excavation.

Note: Groundwater level is expected to be above the level of the tank bottom. Will collect one groundwater sample,and two soil samples at locations above the highest apparent groundwater level. Also will collect two soil samples along dispenser piping.

Excavated/Stockpiled Soil	
Stockpiled Soil Volume (Estimated) Approx. 20 y^3	Sampling Plan 1 sample tested for TPH(g) and BTXE

Stockpiled soil must be placed on bermed plastic and must be completely covered by plastic sheeting.

16. Chemical methods and associated detection limits to be used for analyzing samples

The Tri-Regional Board recommended minimum verification analyses and practical quantitation reporting limits should be followed. See attached Table 2.

Contaminant Sought	EPA, DHS, or Other Sample Preparation Method Number	EPA, DHS, or Other Analysis Method Number	Method Detection Limit
Unleaded Gasoline	TPH (g) BTX&E	5030 8020	1 ppm .005 ppm

17. Submit Site Health and Safety Plan (See Instructions)

18. Submit Worker's Compensation Certificate copy

Name of Insurer State Fund - Current Issuance is being faxed to you

19. Submit Plot Plan (See Instructions)

20. Enclose Deposit (See Instructions)

21. **Report any leaks or contamination to this office within 5 days of discovery.** The report shall be made on an Underground Storage Tank Unauthorized Leak/Contamination Site Report form. (see Instructions)

22. Submit a closure report to this office within 60 days of the tank removal. This report must contain all the information listed in item 22 of the instructions.

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 understand that all work performed during this project will be done in compliance with all applicable OSHA (Occupational Safety and Health Administration) requirements concerning personnel health and safety. 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.

Once I have received my stamped, accepted closure plan, I will contact the project Hazardous Materials Specialist at least three working days in advance of site work to schedule the required inspections.

Signature of Contractor

Name (please type) Sean T. Delaney

Signature

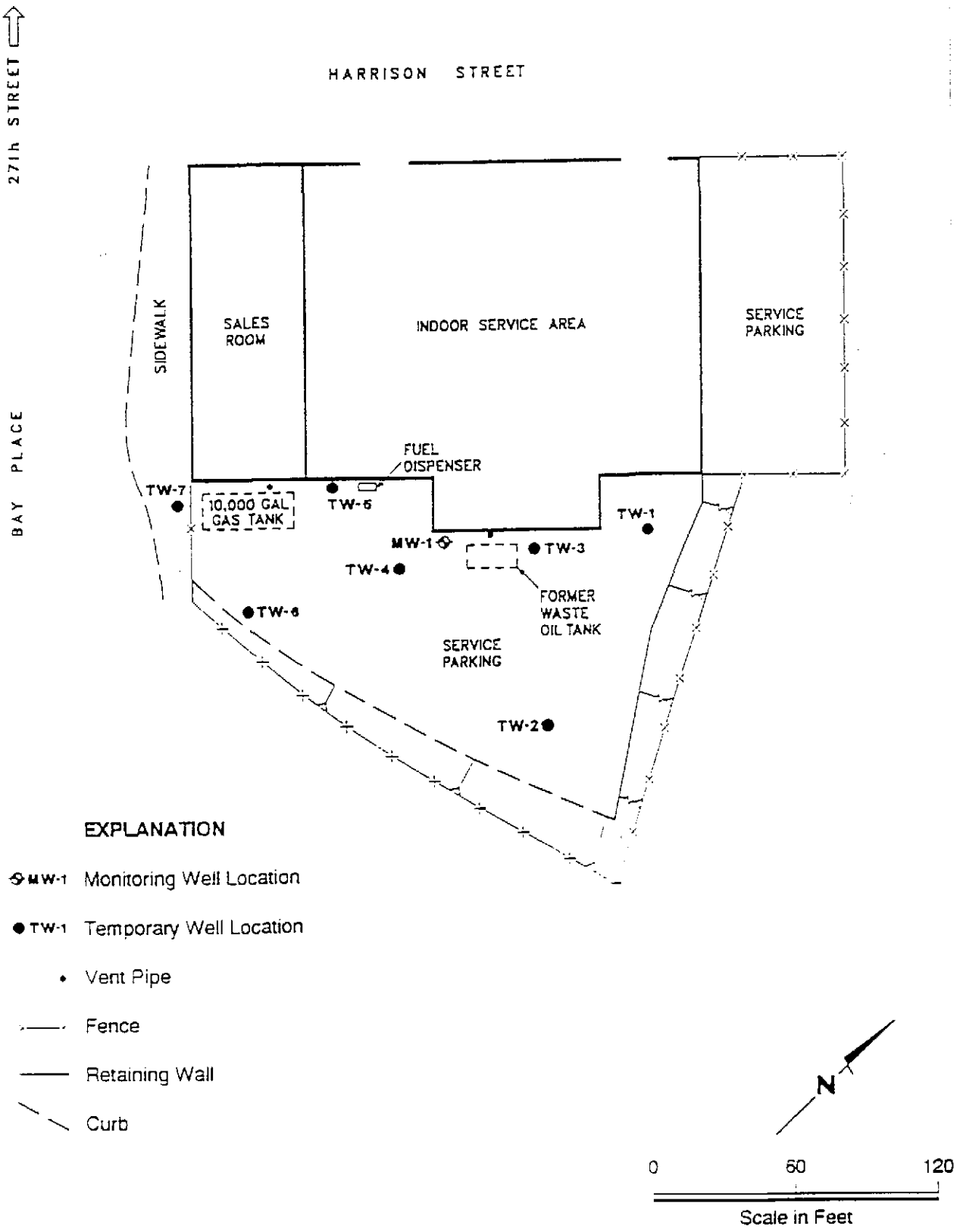
Date 01/07/94

Signature of Site Owner or Operator

Name (please type) Bill Cox

Signature

Date 1/13/94



SITE PLAN

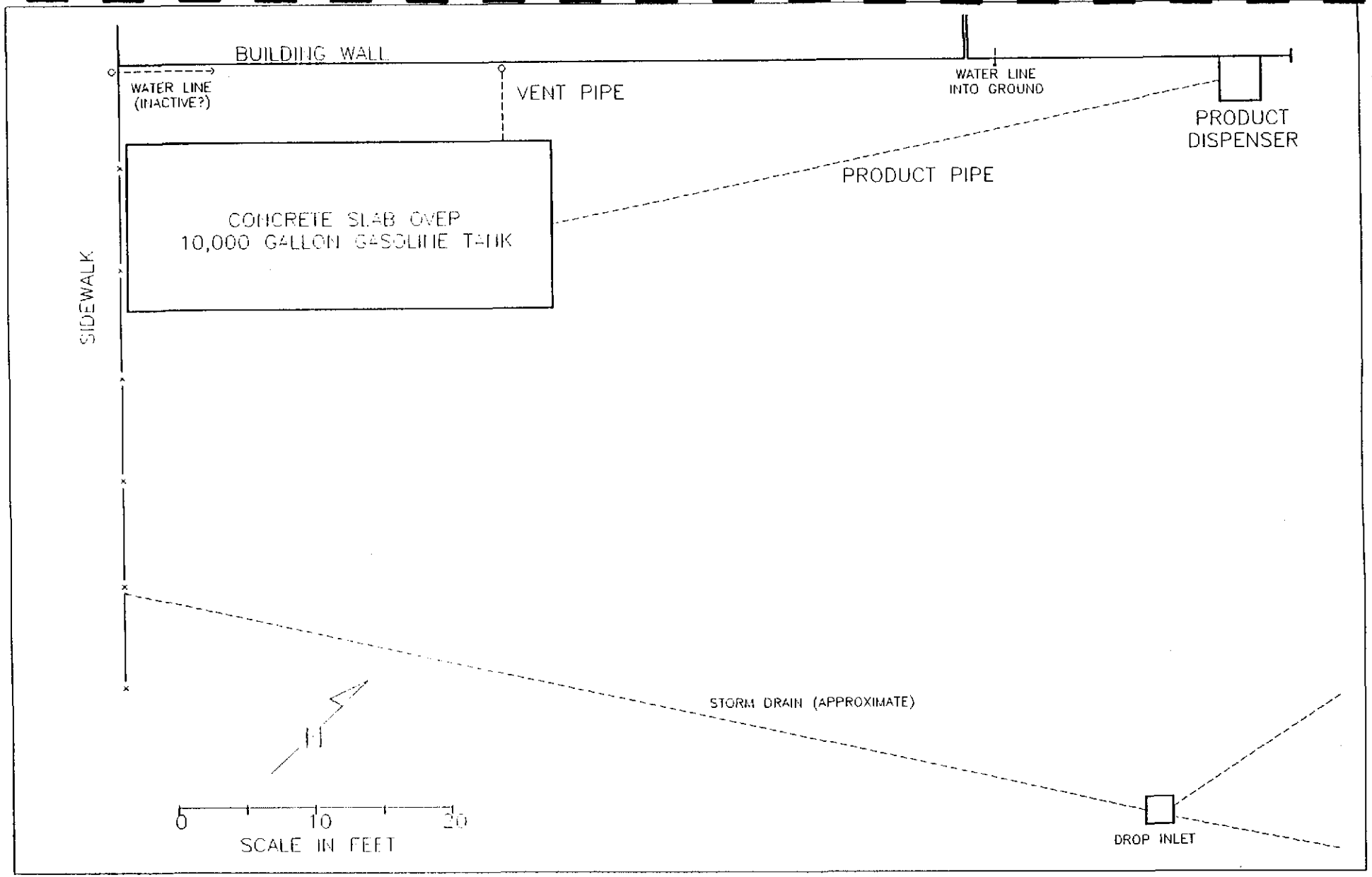
Bill Cox Cadillac
230 Bay Place
Oakland, California

SOURCE: PES Environmental, Inc. 11/93

FIGURE 1

F:\CC01\SITEPLAN.WK1

EOA, Inc.
January 11, 1994



SITE PLAN IN VICINITY OF GASOLINE TANK

Bill Cox Cadillac
230 Bay Place
Oakland, California

Note: Utilities shown are those which are evident from surface observations. Additional subsurface utilities may be present.

FIGURE 2

F:\CC01\SITEPLN2.WK1

EOA, Inc.
January 11, 1994

DECON ENVIRONMENTAL SERVICES, INC.

SITE SAFETY PLAN

for

UNDERGROUND TANK REMOVAL
Bill Cox Cadillac
OAKLAND, CA

November 15, 1993

TABLE OF CONTENTS

1.0 INTRODUCTION

This document presents the Health and Safety Plan (HASP) for operations to be performed by DECON Environmental Services, Inc. at the Bill Cox Cadillac automobile dealership located at 230 Bay Place in Oakland, California. This HASP has been prepared by DECON for use by DECON. This HASP is to be used as a guide for safe practices while performing all duties at the project site. All DECON employees will read and sign this HASP and comply with the practices and procedures outlined in this document. All changes to the submitted HASP will be made in writing. All changes must be accepted by the DECON Project Manager and Health & Safety Manager prior to implementation. All accepted changes will be attached to the DECON HASP and communicated to all site personnel.

2.0 SITE DESCRIPTION

This site is occupied by an automobile dealership. The underground tank that will be removed was used for storage of automobile fuel.

3.0 PROJECT DESCRIPTION

DECON will be removing one one thousand-gallon unleaded gasoline underground storage tank. Excavated soil will be stockpiled onsite on plastic and sampled to determine whether it can be used as backfill. Groundwater may be encountered in the excavation. Shoring will not be necessary for this project. The site will be backfilled and restored to original condition.

4.0 KEY PERSONNEL AND ASSIGNMENT OF RESPONSIBILITIES

Table 1 lists all DECON personnel along with their 24 hour access numbers and training and medical qualifications. Mr. Sean Delaney is the designated Project Manager. Below are detailed descriptions of the site specific responsibilities of each DECON employee that will be working at the site.

The Project Manager is responsible for overseeing the daily activities, ensuring that budget and schedules are met, and providing technical guidance. The Project Manager has the authority to stop all work activities when worker or project safety is deficient. The Project Manager is also responsible for ensuring that all safety equipment is in working order and that there is an adequate supply of safety equipment and supplies. The Project Manager assumes the role of the Site Safety Officer and is responsible for activating the Emergency Response Plan. The Project Manager is the point of contact with contract

representatives, and is responsible for submitting all items listed in the contract.

The Foreman is responsible for carrying out assigned specific work tasks with technicians and subcontractors. The foreman is directly responsible for ensuring that the technicians and subcontractors follow the requirements specified in the HASP.

The Technicians are responsible for following all work directives in a safe manner and notifying the foreman of any conditions that are unsafe and/or different from the scope of work.

All DECON employees who will be involved in hazardous waste operations have successfully completed 40 hours of training as required under 29 CFR 1910.120. In addition, employees have completed an annual 8 hour refresher course and 24 hours on-the-job training. All Project Managers, Foreman, and other supervisory personnel have completed an additional 8 hours of supervisory/management training for hazardous waste operations. All employees receive first aid training every 3 years and CPR training yearly. Those employees who will use respirators or supervise employees who use respirators have attended respirator training. This training is summarized in Table 1.

5.0 JOB HAZARD ANALYSIS

Job hazards encountered onsite will be chemical and physical. Biological hazards are not anticipated. A summary of these hazards and a description of the different levels of protection (LOP) to be used during this project is described below.

Chemical Hazard

Chemical hazards will include gasoline and oil and grease which may be encountered in the soils onsite. General routes of exposure to these chemicals include inhalation and absorption through skin contact. Normally, ingestion of the chemicals will not occur, except by accidentally getting some on the hands and then putting them into the mouth. This small amount of exposure is not likely to cause any health effects.

There is no OSHA PEL or NIOSH REL established for gasoline. However, ACGIH has recommended a TWA for gasoline be established at 300 ppm (or 890 mg/m3). Gasoline has been detected in the soil at concentrations up to 82 mg/kg.

Petroleum hydrocarbons, such as gasoline and oil and grease, have been found to be moderately irritating to the skin. Prolonged or repeated contact can result in defatting and drying of the skin. General signs and symptoms of exposure to petroleum hydrocarbons include rashes, giddiness, headache, dizziness, and nausea.

If soil contacts the skin, wash skin with soap and cool water.

Physical Hazards
Physical hazards expected to be encountered will include working around heavy equipment, open excavation, noise exposure, pressure washing using hot water and steam, wet working surfaces, sharps, ventilation, compressed air, heat stress, manual lifting, hand tools, and slip/trip or fall. All personnel will follow DECON's standard operating procedures for the various tasks that will be performed during this project.

Engineering Controls
The engineering controls which will be used onsite to reduce the reliance on personal protective clothing and equipment are containment of work areas, ventilation, and establishing the various work zones to minimize migration of contaminants.

Personal Protective Clothing and Equipment
DECON personnel will use the following PPE.

- Polyethylene-coated hooded tyvek
- Standard hooded tyvek
- PVC outer gloves with latex inner gloves
- Half-face air purifying respirator
- Organic vapor cartridges (R51A)
- Chemical splash goggles
- Safety glasses
- Earplugs
- Chemical resistant steel-toed boots
- Steel-toed work boots
- Leather gloves
- Hard hat

Job Hazard Outline

1. All work will be performed in Level D except as specified

   Protective clothing and equipment (Level D):
   - Safety glasses
   - Steel-toed leather work boots
   - Leather gloves
   - Hard hat
   - Earplugs, when noise levels warrant

Note: When opening the product lines to perform the pressure tests, PVC gloves should be worn in case product remains in the lines.

2. Pumping of residual product, sludge, and rinsewater

   Protective clothing and equipment (Level C):
   - Polyethylene-coated hooded tyvek
   - PVC outer gloves with latex inner gloves

- Earplugs
- Chemical resistant steel-toed boots
- Hard hat

3. Sampling

Protective clothing and equipment:
- Standard hooded tyvek
- Two pair of latex gloves (to be changed between each sample point)
- Safety glasses
- Chemical resistant steel-toed boots
- Hard hat

6.0 AIR MONITORING

This section describes the air monitoring plan and surveillance activities that will be performed on a real time basis. The purpose of real time monitoring is to determine the quality of air with respect to oxygen content and to determine the level of personal protection required for work.

Direct-reading instruments will be used on-site. These instruments will provide sample analysis upon collection. The direct-reading instrument that will be used to determine oxygen and lower explosive limit of combustible gases during pressure testing activities will be a GASTECH model #3220HS. Testing will be continuous during pressure testing in all areas where employees may be exposed to the nitrogen or butanol. The results of air sampling will be logged every 30 minutes and communicated to the employees concerning their work areas.

All instruments will be properly calibrated before and after use.

7.0 SITE CONTROL MEASURES

The following site control measures will be followed during work activities.

Site Work Zones
Two zones will be established during work activities. These zones will be delineated using yellow plastic ribbon, barricades, and/or construction hazard cones.
All safety equipment will be located adjacent to the work area.

Site Communication Plan
Effective communication is an essential element of this HASP. Many types will be used onsite. A cellular phone or hand-held radio capable of communicating with DECON's home office will be available onsite.

Daily tailgate safety meetings will be used to communicate important information to project personnel.

Safe Work Practices
All Standard Operating Practices will be followed.

All procedures outlined in this HASP will be followed.

Inspections of the work areas, work activities, and all types of equipment will be done on a daily basis and noted on the daily work log. Deficiencies will be noted and corrected within 24 hours.

Daily tailgate safety meetings will be held at the beginning of each work day. These meetings cover safety issues relevant to the specific tasks being performed that day. All operations personnel are required to attend and sign the daily tailgate safety meeting form.

DECON maintains an Injury and Illness Prevention Program in compliance with 8 CCR 3203. This document is maintained at DECON's home office in Hayward.

DECON has also implemented a hazard communication program which meets the requirements of 29 CFR 1910.1200.

8.0 MEDICAL MONITORING

The medical monitoring program is designed to assure that workers are physically fit to perform work in a hazardous environment and meet the requirements of 29 CFR 1910.120(f) and 8 CCR 5192. The program is designed to determine the worker's general fitness for work performed by DECON, the exposures that workers may have had to specific hazardous substances, and if the employee is medically fit to wear a respirator and/or protective clothing. No special medical evaluations are required for this project. A copy of DECON's medical monitoring program can be found in DECON's standard operating procedures.

9.0 EMERGENCY RESPONSE/CONTINGENCY PLAN

In the event of an emergency, the Project Manager, based upon information available at the time of an emergency, will evaluate the incident and site response capabilities and proceed with the appropriate steps to implement the onsite Emergency Response Plan. The Project Manager is the prime contact during an emergency and it is his primary responsibility to direct all emergency activities until outside emergency response teams arrive at the scene. The Project Manager will activate the Emergency Response Plan including contacting local public emergency officials, terminating work activities if imminent hazards exist, and coordinating onsite emergency medical care. The Job Foreman will be in charge of health and safety activities in the absence of the Project Manager. The Project Manager and Job Foreman are trained in CPR and First Aid. The Project Manager is responsible for completing all Incident Report Forms and Incident/Near Miss Investigation Reports.

Emergency Recognition and Prevention

Safety procedures or engineering controls will be used whenever possible to mitigate hazards; personal protective equipment (PPE) will be used if it is not feasible to institute such engineering controls. Physical and chemical hazards can be avoided by adhering to the procedures described in this HASP.

Contingency Plan

Five types of unpredictable events may occur that would require the implementation of the Contingency Plan: spills, fire, physical injury, chemical exposure, or natural catastrophes such as earthquakes or floods. The Project Manager will provide onsite assistance and will determine whether offsite assistance is necessary. Fire/emergency alarm boxes are available in the buildings onsite. These provide a direct and immediate communication link to the local fire department. Phones will also be available to contact other emergency services.

The following emergency equipment will be available onsite at all times:

- Industrial First Aid Kit
- Two 20-pound A,B,C Fire Extinguishers
- Eye Flushing Fountains are available onsite

Depending on the level of injury or exposure, the Project Manager will decide whether it is possible to transport the injured party to the hospital, or if it is necessary to call an ambulance. Figure 1 is an area map showing the routes to the emergency facilities. A map to the hospital will be available on-site.

The hospital closest to the site is:

Alta Bates Medical Center
Ashby Campus
2450 Ashby Avenue
Berkeley, CA Phone: (510) 204-1303

Spill Response
The type of spill which could occur would be failure of pumps and/or hoses during transfer of liquids. The maximum amount of product that could be spilled during pumping would be 2 gallons. Bags of absorbent will be available nearby to stop the product from traveling outside of the exclusion zone. In the event a leak occurs during pumping, the area will be bermed with absorbent to prevent the oil or water from leaving the work area.

Fire
In the event of any fire caused by site activities or in close proximity to site activities, work activities will cease and the site will be evacuated. The Project Manager will direct the evacuation. Small, localized fires will be extinguished by the Project Manager or the designated firewatch with a fire extinguisher. The local fire department will be contacted by the Project Manager in the event of any fires in the work area. In the event of an uncontrolled fire, emergency support will be called immediately.

General Emergency Procedures
Should conditions arise where any project personnel are involved in an accident or exhibit adverse symptoms of chemical or environmental exposure while onsite, emergency procedures will be followed. These emergency procedures will also be followed if a situation exists that is more hazardous than originally expected.

The following are meant to guide emergency response actions:

- In the event of emergency, emergency services will be contacted by calling 911. On-site personnel are trained in CPR and First Aid.
- In the event that any member of the field crew experiences any adverse effects or symptoms of exposure, the entire field crew will immediately halt work and follow the instructions provided by the Project Manager.
- The discovery of any condition that would suggest the existence of a situation more hazardous than anticipated should result in the evacuation of the field team and re-evaluation of hazard and the level of protection required.
- In the event that an accident occurs, the Project Manager is to complete an Incident Report Form. Follow-up action will be taken to correct the situation that caused the accident.

- Should at any time evacuation be required, all personnel working in that area will meet at a pre-arranged meeting spot away from the site. This will be determined by the Project Manager when establishing site control zones.

Procedures during Chemical Exposure
In the event that a team member has been exposed to chemicals, the following procedures will be followed:

- Another team member (buddy) will remove the individual from the immediate area of contamination.
- Precautions will be taken to avoid exposure of other individuals to the chemical.
- If the chemical is on the individual's clothing the clothing will be removed if it is safe to do so.
- If the chemical has contacted the skin, the skin will be washed with copious amounts of water, preferably under a shower.
- In case of eye contact, an emergency eye wash will be used. Eyes will be washed for at least 15 minutes.
- If necessary, the victim will be transported to the nearest hospital or medical center. If necessary, an ambulance will be called to transport the victim.
- All chemical exposure incidents will be reported in writing on the company's Incident Report Form.

Earthquakes or Other Catastrophic Events
In the event of an earthquake or similar catastrophic event, all personnel will meet at a pre-designated location to assure that each on-site person is accounted for. This meeting area is safe from falling objects or hazards associated with the catastrophe.

10.0 Decontamination Procedures and Sanitation

If equipment or personnel require decontamination the following procedures will be used. Equipment decontamination will occur prior to personnel decontamination.

The decontamination station will be 10' x 10' in size with two layers of 6 mil plastic sheeting used as the floor. Damp rags will be used to remove contaminants. Rags will also be used to dry reusable equipment. Rags and other disposable items will be placed into large plastic bags located within the station. Cleaned, reusable items will be removed by the employee to the support zone for storage.

A hand and face washing station will be available either in a nearby restroom facilities or provided at the work area. Small hand-held equipment and tools will be decontaminated by brushing clean and wiping with a damp rag. This will be done in the same area as the worker decontamination area in the contamination reduction zone.

All solid wastes (such as rags, clothing and plastic) generated during decontamination will be placed into plastic bags, drummed, and profiled for disposal.

Workers will follow the following procedures for decontamination:

- After all equipment is decontaminated, gross contaminants on the clothing will be removed within the exclusion zone.
- The worker will step onto the plastic. Outer boots and gloves will be wiped. Hard hats will also be cleaned at this stage. Remove outer boots and set aside. Remove outer suit and outer gloves and place into the disposable bag.
- Wet-wipe exterior of respirator. Remove inner suit and deposit in disposal bags. Remove respirator and finish cleaning. Place respirator in plastic bag.
- Remove and dispose of inner gloves.
- Wash hands and face before exiting support zone. Remove boots and respirator and store properly within the support zone.

STATE COMPENSATION INSURANCE FUND

P.O. BOX 807, SAN FRANCISCO,CA 94101-0807

CERTIFICATE OF WORKERS' COMPENSATION INSURANCE

POLICY NUMBER: 430-93 UNIT 0000026
CERTIFICATE EXPIRES: 10-01-94

ISSUE DATE: 10-01-93

This is to certify that we have issued a valid Workers' Compensation insurance policy in a form approved by the California Insurance Commissioner to the employer named below for the policy period indicated.

This policy is not subject to cancellation by the Fund except upon 30 days' advance written notice to the employer.

We will also give you 30 days' advance notice should this policy be cancelled prior to its normal expiration.

This certificate of insurance is not an insurance policy and does not amend, extend or alter the coverage afforded by the policies listed herein. Notwithstanding any requirement, term, or condition of any contract or other document with respect to which this certificate of insurance 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.

John A. Rhett
PRESIDENT

EMPLOYER'S LIABILITY LIMIT: $3,000,000.00 PER OCCURRENCE.

EMPLOYER

DECON ENVIRONMENTAL SERVICES INC
23490 CONNECTICUT ST
HAYWARD CA 94545

LEGAL NAME

DECON ENVIRONMENTAL SERVICES INC

PRINTED: 09-24-93 P0410

STATE COMPENSATION INSURANCE FUND

P.O. BOX 807, SAN FRANCISCO,CA 94101-0807

CERTIFICATE OF WORKERS' COMPENSATION INSURANCE

POLICY NUMBER: 430-93 UNIT 0000026
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John A. Klebb
PRESIDENT

EMPLOYER'S LIABILITY LIMIT: $3,000,000.00 PER OCCURRENCE.

EMPLOYER

DECON ENVIRONMENTAL SERVICES INC
23490 CONNECTICUT ST
HAYWARD CA 94545

LEGAL NAME

DECON ENVIRONMENTAL SERVICES INC

PRINTED: 09-24-93 P0410

STATE COMPENSATION INSURANCE FUND

P.O. BOX 420807, SAN FRANCISCO, CA 94142-0807

CERTIFICATE OF WORKERS' COMPENSATION INSURANCE

POLICY NUMBER: GRP#571-UNIT#1687-94
CERTIFICATE EXPIRES: 10-01-94

JANUARY 12, 1994

DIVISION OF HAZARDOUS MATERIALS
DEPARTMENT OF ENVIRONMENTAL HEALTH
ALAMEDA COUNTY HEALTH AGENCY
80 SWAN WAY, ROOM 200
OAKLAND, CA 94621

CONTRACTOR'S LIC#545726

This is to certify that we have issued a valid Workers' Compensation insurance policy in a form approved by the California Insurance Commissioner to the employer named below for the policy period indicated.

This policy is not subject to cancellation by the Fund except upon ten days' advance written notice to the employer.

We will also give you TEN days' advance notice should this policy be cancelled prior to its normal expiration.

This certificate of insurance is not an insurance policy and does not amend, extend or alter the coverage afforded by the policies listed herein. Notwithstanding any requirement, term, or condition of any contract or other document with respect to which this certificate of insurance 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.

John R. Dutt

PRESIDENT

ENDORSEMENT #0015 ENTITLED "ADDITIONAL INSURED EMPLOYER," EFFECTIVE 1-12-94 , IS ATTACHED TO AND FORMS A PART OF THIS POLICY.

NAME OF ADDITIONAL INSURED: DIVISION OF HAZARDOUS MATERIALS

EMPLOYER'S LIMIT OF LIABILITY: $3,000,000.00 PER OCCURRENCE.

EMPLOYER

DECON ENVIRONMENTAL SERVICES, INC.
23490 CONNECTICUT ST.
HAYWARD, CA 94545

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

P2

II,III

Site ID # ____ Site Name Bill Cox Cadillac Today's Date 10/27/94

Site Address 230 Bay Place

City Oak Zip 94612 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 R

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

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'LS

___	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 Tanks

___ 6. Method
1) Monthly Test
2) Daily Vadose
Semi-annual gndwater
One time soils
3) Daily Vadose
One time soils
Annual tank test
4) Monthly Gndwater
One time soils
5) Daily Inventory
Annual tank testing
Cont pipe leak det
Vadose/gndwater mon.
6) Daily Inventory
Annual tank testing
Cont pipe leak det
7) Weekly Tank Gauge
Annual tank tstng
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. Secure	2634
___	13. Plans Submit Date: ______	2711
___	14. As Built Date: ______	2635

Rev 8/88

Comments:
Allowed the foregoing of a GW sple since a temp well is w/i 10' from west end of tank ⊗MW.
The [illegible] from much of the tank has dissolved off possibly from overspilling
Appears to be fill in top 3' before encountering any native soil, GW [illegible] a [illegible] sheen of [illegible]
OFD - gave ACEH authority to call tank Removal
LEL 15%, O_2 - 3% & OVM reading ~82 ppm (< 10% LEL)
No apparent corrosion holes observed
Approx 20 CY of Sandy backfill present which has a distinct gas odor
Manifest # 92744994, # 42708 Exp 8/94
Base rock will be put into west end of pit to prevent sloughing & the water + any FP will be vacuumed out tomorrow. Still need to take E+W end sples + sples under the piping

II, III

Contact: Don Eisenberg
Title: Princ. Eng. EOA, Inc
Signature: [signature]

Inspector: B Chan
Signature: [signature]

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 Bill Cox Cadillac Today's Date 2/7/94

Site Address 230 Bay Place

City Oakland Zip 94612 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 Removal

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

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___	2. Bus. Plan Stds.	25503(b)
___	3. RR Cars > 30 days	25503.7
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___	5. Inventory Complete	2730
___	6. Emergency Response	25504(b)
___	7. Training	25504(c)
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___	9. Modification	25505(b)

II.B ACUTELY HAZ. MAT'LS

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___	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 gndwater
One time soils
3) Daily Vadose
One time soils
Annual tank test
4) Monthly Gndwater
One time soils
5) Daily Inventory
Annual tank testing
Cont pipe leak det
Vadose/gndwater mon.
6) Daily Inventory
Annual tank testing
Cont pipe leak det
7) Weekly Tank Gauge
Annual tank tstng
8) Annual Tank Testing
Daily Inventory
9) Other ________

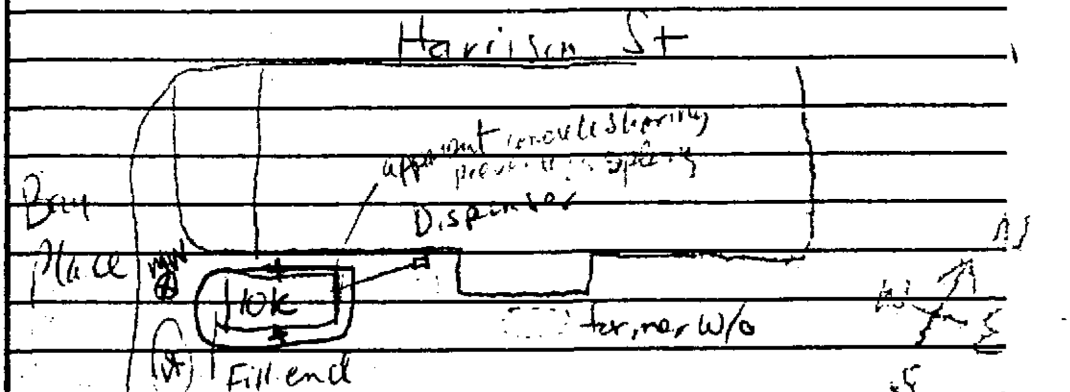
___	7. Precis Tank Test Date: ____	2643
___	8. Inventory Rec.	2644
___	9. Soil Testing.	2646
___	10. Ground Water.	2647

New Tanks

___	11. Monitor Plan	2632
___	12. Access. Secure	2634
___	13. Plans Submit Date: ____	2711
___	14. As Built Date: ____	2635

Rev 8/88

Comments:
Ray Goebel EOA + Mr Don Eisenberg
Robert Krebs PES
Shawn Delaney Decon Env Contractor
Erickson - Tank Hauler
Witness removal of 1-10K single walled steel tank.



Tank surrounded by sand. GW @ ~5'
Since tank is not close to being inert, decided to sple sidewalls @ ~5' (anticipated GW level)
Soil is moist mixture of clay + sand w/ HC odor
N sple @ 5', S sple @ 4'
As sidewall soil removed tank popped up ground
+ very high flow of apparent GW.
Dimensions of pit = 10 x 38' x 5' deep Piping run 40'

Contact: Don Eisenberg
Title: Princ. Eng. EOA Inc. Inspector: B Chan
Signature: Don Eisenberg Signature: B Chan

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

EMERGENCY ☐ YES ☑ NO

HAS STATE OFFICE OF EMERGENCY SERVICES REPORT BEEN FILED? ☐ YES ☑ NO

FOR LOCAL AGENCY USE ONLY
I HEREBY CERTIFY THAT I AM A DESIGNATED GOVERNMENT EMPLOYEE AND THAT I HAVE REPORTED THIS INFORMATION TO LOCAL OFFICIALS PURSUANT TO SECTION 25180.7 OF THE HEALTH AND SAFETY CODE.
SIGNED _____ DATE _____

REPORT DATE: 0M 2M 0D 4D 9Y 4Y

CASE #:

REPORTED BY

NAME OF INDIVIDUAL FILING REPORT: BILL COX
PHONE: (510) 451-2400
SIGNATURE: [signature] 2/4/94

REPRESENTING ☒ OWNER/OPERATOR ☐ REGIONAL BOARD ☐ LOCAL AGENCY ☐ OTHER
COMPANY OR AGENCY NAME: BILL COX CADILLAC - BUICK

ADDRESS: 230 BAY PLACE (STREET) OAKLAND (CITY) CA (STATE) 94612 (ZIP)

RESPONSIBLE PARTY

NAME: BILL COX ☐ UNKNOWN
CONTACT PERSON: SAME
PHONE: (510) 451-2400

ADDRESS: 230 BAY PLACE (STREET) OAKLAND (CITY) CA (STATE) 94612 (ZIP)

SITE LOCATION

FACILITY NAME (IF APPLICABLE): BILL COX CADILLAC - BUICK
OPERATOR: BILL COX
PHONE: (510) 451-2400

ADDRESS: 230 BAY PLACE (STREET) OAKLAND (CITY) AL (COUNTY) 94612 (ZIP)

CROSS STREET: 27th & HARRISON
TYPE OF AREA ☒ COMMERCIAL ☐ INDUSTRIAL ☐ RURAL ☐ RESIDENTIAL ☐ OTHER
TYPE OF BUSINESS ☐ RETAIL FUEL STATION ☐ FARM ☒ OTHER AUTO DEALERSHIP

IMPLEMENTING AGENCIES

LOCAL AGENCY / AGENCY NAME: ALAMEDA CO. DEPT. OF ENVIR. HEALTH
CONTACT PERSON: THOMAS PEACOCK
PHONE: (510) 271-4530

REGIONAL BOARD:
PHONE: ( )

SUBSTANCES INVOLVED

(1) NAME: UNLEADED GASOLINE
QUANTITY LOST (GALLONS): _____ ☒ UNKNOWN

(2) NAME:
_____ ☐ UNKNOWN

DISCOVERY/ABATEMENT

DATE DISCOVERED: 0M 1M 2D 8D 9Y 4Y
HOW DISCOVERED ☐ INVENTORY CONTROL ☐ SUBSURFACE MONITORING ☐ NUISANCE CONDITIONS ☐ TANK TEST ☒ TANK REMOVAL ☐ OTHER

DATE DISCHARGE BEGAN: M M D D Y Y ☒ UNKNOWN
HAS DISCHARGE BEEN STOPPED? ☒ YES ☐ NO IF YES, DATE: M M D D Y Y

METHOD USED TO STOP DISCHARGE (CHECK ALL THAT APPLY)
☒ REMOVE CONTENTS ☐ REPLACE TANK ☒ CLOSE TANK ☐ REPAIR TANK ☐ REPAIR PIPING ☐ CHANGE PROCEDURE ☒ OTHER REMOVED TANK, PIPING, BACKFILL

SOURCE/CAUSE

SOURCE OF DISCHARGE: ☐ TANK LEAK ☐ UNKNOWN ☒ PIPING LEAK ☐ OTHER

TANKS ONLY/CAPACITY: 10,000 GAL. AGE 14 YRS ☐ UNKNOWN

MATERIAL: ☐ FIBERGLASS ☒ STEEL ☐ OTHER

CAUSE(S): ☐ OVERFILL ☐ RUPTURE/FAILURE ☒ CORROSION ☐ UNKNOWN ☐ SPILL ☐ OTHER

CASE TYPE

CHECK ONE ONLY
☐ UNDETERMINED ☐ SOIL ONLY ☒ GROUNDWATER ☐ DRINKING WATER - (CHECK ONLY IF WATER WELLS HAVE ACTUALLY BEEN AFFECTED)

CURRENT STATUS

CHECK ONE ONLY
☒ SITE INVESTIGATION IN PROGRESS (DEFINING EXTENT OF PROBLEM) ☐ CLEANUP IN PROGRESS ☐ SIGNED OFF (CLEANUP COMPLETED OR UNNECESSARY) ☐ NO ACTION TAKEN ☐ POST CLEANUP MONITORING IN PROGRESS ☐ NO FUNDS AVAILABLE TO PROCEED ☐ EVALUATING CLEANUP ALTERNATIVES

REMEDIAL ACTION

CHECK APPROPRIATE ACTION(S) (SEE BACK FOR DETAILS)
☐ CAP SITE (CD) ☒ EXCAVATE & DISPOSE (ED) ☒ REMOVE FREE PRODUCT (FP) ☐ ENHANCED BIO DEGRADATION (IT)
☐ CONTAINMENT BARRIER (CB) ☐ EXCAVATE & TREAT (ET) ☐ PUMP & TREAT GROUNDWATER (GT) ☐ REPLACE SUPPLY (RS)
☐ TREATMENT AT HOOKUP (HU) ☐ NO ACTION REQUIRED (NA) ☐ OTHER (OT)

COMMENTS

THIS IS A FOLLOW-UP TO A LEAK REPORT DATED 11/8/93, SUBMITTED BY EDWARD S. GRENVILLE. PIPING LEAK WAS CONFIRMED. TANK, PIPING, AND SOIL WAS REMOVED.

Curtis & Tompkins, Ltd., Analytical Laboratories, Since 1878
2323 Fifth Street, Berkeley, CA 94710, Phone (510) 486-0900

ANALYTICAL REPORT

Prepared for:

EOA, Inc.
1410 Jackson Street
Oakland, CA 94612

Date: 10-FEB-94
Lab Job Number: 114157
Project ID: CC01
Location: Bill Cox Cadillac

Reviewed by: Mary Peterson

Reviewed by: Kathy O'B

Curtis & Tompkins, Ltd.

LABORATORY NUMBER: 114157
CLIENT: EOA, INC.
PROJECT ID: CC01
LOCATION: BILL COX CADILLAC

DATE SAMPLED: 01/27,28/94
DATE RECEIVED: 01/28/94
DATE ANALYZED: 02/05/94
DATE REPORTED: 02/10/94
DATE REVISED: 02/24/94

Total Volatile Hydrocarbons with BTXE in Soils & Wastes
TVH by California DOHS Method/LUFT Manual October 1989
BTXE by EPA 5030/8020

LAB ID	SAMPLE ID	TVH AS GASOLINE (mg/Kg)	BENZENE (ug/Kg)	TOLUENE (ug/Kg)	ETHYL BENZENE (ug/Kg)	TOTAL XYLENES (ug/Kg)
114157-001	S1-SOUTH	39	1,600	1,400	730	4,500
114157-002	S2-NORTH	4,300	40,000	250,000	85,000	460,000
114157-006	BACKFILL COMP	160	60	730	1,200	11,000

ND = Not detected at or above reporting limit; Reporting limit indicated in parentheses.

QA/QC SUMMARY

RPD, %	2
RECOVERY, %	107

Curtis & Tompkins, Ltd.

LABORATORY NUMBER: 114157
CLIENT: EOA, INC.
PROJECT ID: CC01
LOCATION: BILL COX CADILLAC

DATE SAMPLED: 01/28/94
DATE RECEIVED: 01/28/94
DATE ANALYZED: 02/04/94
DATE REPORTED: 02/10/94

Total Volatile Hydrocarbons with BTXE in Soils & Wastes
TVH by California DOHS Method/LUFT Manual October 1989
BTXE by EPA 5030/8020

LAB ID	SAMPLE ID	TVH AS GASOLINE (mg/Kg)	BENZENE (ug/Kg)	TOLUENE (ug/Kg)	ETHYL BENZENE (ug/Kg)	TOTAL XYLENES (ug/Kg)
114157-003	S3-DISP	ND(1)	ND(5)	8	ND(5)	ND(5)

ND = Not detected at or above reporting limit; Reporting limit indicated in parentheses.

QA/QC SUMMARY

RPD, %	<1
RECOVERY, %	86

Curtis & Tompkins, Ltd.

LABORATORY NUMBER: 114157
CLIENT: EOA, INC.
PROJECT ID: CC01
LOCATION: BILL COX CADILLAC

DATE SAMPLED: 01/28/94
DATE RECEIVED: 01/28/94
DATE ANALYZED: 02/01/94
DATE REPORTED: 02/10/94

Total Volatile Hydrocarbons with BTXE in Soils & Wastes
TVH by California DOHS Method/LUFT Manual October 1989
BTXE by EPA 5030/8020

LAB ID	SAMPLE ID	TVH AS GASOLINE (mg/Kg)	BENZENE (ug/Kg)	TOLUENE (ug/Kg)	ETHYL BENZENE (ug/Kg)	TOTAL XYLENES (ug/Kg)
114157-004	S4-MIDDLE	ND(1)	ND(5)	7	14	130

ND = Not detected at or above reporting limit; Reporting limit indicated in parentheses.

QA/QC SUMMARY

LCS RECOVERY, %	105

Curtis & Tompkins, Ltd.

LABORATORY NUMBER: 114157
CLIENT: EOA, INC.
PROJECT ID: CC01
LOCATION: BILL COX CADILLAC

DATE SAMPLED: 01/28/94
DATE RECEIVED: 01/28/94
DATE ANALYZED: 02/07/94
DATE REPORTED: 02/10/94

Total Volatile Hydrocarbons with BTXE in Soils & Wastes
TVH by California DOHS Method/LUFT Manual October 1989
BTXE by EPA 5030/8020

LAB ID	SAMPLE ID	TVH AS GASOLINE (mg/Kg)	BENZENE (ug/Kg)	TOLUENE (ug/Kg)	ETHYL BENZENE (ug/Kg)	TOTAL XYLENES (ug/Kg)
114157-005	S5-HOLE	4,400	29,000	300,000	92,000	490,000

ND = Not detected at or above reporting limit; Reporting limit indicated in parentheses.

QA/QC SUMMARY

RPD, %	1
RECOVERY, %	93

CHAIN OF CUSTODY FORM

Curtis & Tompkins, Ltd.
2323 Fifth Street
Berkeley, CA 94710
(510) 486-0900 Phone
(510) 486-0532 Fax

Sampler: Ray Goebel, EOA Inc

Report to: Ray Goebel
EOA Inc.

Project No: CC01

Company: 1410 Jackson st, Oakland 94612

Project Name: Bill Cox Cadillac

Telephone: 510 832-2852

Turnaround Time: Normal

Fax: 510 832-2856

Laboratory Number	Sample ID.	Sampling Date	Sampling Time	Matrix: Soil	Matrix: Water	Matrix: Waste	# of Containers	Preservative: HCl	Preservative: H_2SO_4	Preservative: HNO_3	Preservative: ICE	Field Notes	Analyses: TPH-Gas + BTEX
11457-1	S1-South	1/27/94	2:45	✓			1				✓	Glass jar - packed	✓
-2	S2 - North	1/27/94	3:00	✓			1				✓	Brass Tube	✓
-3	S3 - Disp	1/28/94	3:00	✓			1				✓	Brass Tube *	✓
-4	S4 - middle	1/28/94	3:15	✓			1				✓	Brass Tube	✓
-5	S5 - hole	1/28/94	3:30	✓			1				✓	Glass jar - packed	✓
-6	Backfill Comp	1/28/94	4:15	✓			1				✓	Glass jar - packed	✓

NOTES:

Lab - Expect high TPH-G levels in all samples except S3, S4.

* Please Sample from bottom of core.

RELINQUISHED BY:

Ray Goebel
1/28/94 5:34 pm DATE/TIME

DATE/TIME

DATE/TIME

RECEIVED BY:

DATE/TIME

DATE/TIME

Tricia K. Morrison
1/28/94 5:34 DATE/TIME

State of California—Environmental Protection Agency
Form Approved OMB No. 2050–0039 (Expires 9-30-94)
Please print or type. Form designed for use on elite (12-pitch) typewriter.

See Instructions on back of page 6.

Department of Toxic Substances Control
Sacramento, California

UNIFORM HAZARDOUS WASTE MANIFEST

1. Generator's US EPA ID No.: CAD981442346
Manifest Document No.: 44994

2. Page 1 of 1

Information in the shaded areas is not required by Federal law.

3. Generator's Name and Mailing Address
BILL COX CADILLAC BUICK
270 BAY PLACE
OAKLAND CA. 94612

4. Generator's Phone (510) 457-2400

[redacted]

5. Transporter 1 Company Name: ERICKSON INC
6. US EPA ID Number: CAD009466392

7. Transporter 2 Company Name:
8. US EPA ID Number:

9. Designated Facility Name and Site Address
Erickson,Inc.
255 Parr Blvd.
Richmond, Ca. 94801

10. US EPA ID Number: CAD009466392

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 Hazardous Waste Solid.	001	TP	10000	P	[redacted]
b.					
c.					
d.					

[redacted]

15. Special Handling Instructions and Additional Information
Keep away from sources of ignition. Always wear hardhats when working around U.G.S.T.'s 24 Hr. Contact Name__________ & Phone________

16. **GENERATOR'S CERTIFICATION:** I hereby declare that the contents of the 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 federal, state and international laws.

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
WILLIAM L. COX	[signature]			

17. Transporter 1 Acknowledgement of Receipt of Materials

Printed/Typed Name	Signature	Month	Day	Year
RICH POLLASTRINI CEI	[signature]	01	27	94

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

GENERATOR / TRANSPORTER / FACILITY

DO NOT WRITE BELOW THIS LINE.

DTSC 8022A (7/92)
EPA 8700—22

Blue: GENERATOR SENDS THIS COPY TO DTSC WITHIN 30 DAYS.
To: P.O. Box 400, Sacramento, CA 95812-0400

92744994

IN CASE OF EMERGENCY OR SPILL, CALL THE NATIONAL RESPONSE CENTER 1-800-424-8802; WITHIN CALIFORNIA, CALL 1-800-852-7550

State of California—Environmental Protection Agency
Form Approved OMB No. 2050-0039 (Expires 9-30-94)
Please print or type. Form designed for use on elite (12-pitch) typewriter.

See Instructions on back of page 6.

Department of Toxic Substances Control
Sacramento, California

92743416

IN CASE OF EMERGENCY OR SPILL CALL THE NATIONAL RESPONSE CENTER 1-800-424-8802; WITHIN CALIFORNIA, CALL 1-800-852-7550

UNIFORM HAZARDOUS WASTE MANIFEST

GENERATOR

1. Generator's US EPA ID No.: CAD981442346 — Manifest Document No.: 84100
2. Page 1 of 1

Information in the shaded areas is not required by Federal law.

3. Generator's Name and Mailing Address: Bill Cox Cadillac - Buick, 230 Bay Pl, Oakland CA 94612
4. Generator's Phone (510) 451-2400
5. Transporter 1 Company Name: Erickson, Inc.
6. US EPA ID Number: CAD009466392
7. Transporter 2 Company Name:
8. US EPA ID Number:
9. Designated Facility Name and Site Address: Gibson Oil/Pilot Petroleum, 475 Sea Port Blvd., Redwood City, Ca. 94063
10. US EPA ID Number: CAD043260702

11. US DOT Description (including Proper Shipping Name, Hazard Class, and ID Number)	12. Containers No.	12. Containers Type	13. Total Quantity	14. Unit Wt/Vol
a. RQ Hazardous Waste Liquids NOS (Benzene) 9 NA 3082, PG III D018 ERG # 31	001	TT	600	G
b.				
c.				
d.				

15. Special Handling Instructions and Additional Information
Gibson Oil Waste Stream Profile # 10001 ERG 31 OE #84000
24 Hr. Contact Sean Delaney 24 Hr. Phone# (510) 475-2901 PO # B-13048T

16. **GENERATOR'S CERTIFICATION:** I hereby declare that the contents of the 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 federal, state and international laws.

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
William Cox	[signature]	01	28	94

TRANSPORTER

17. Transporter 1 Acknowledgement of Receipt of Materials

Printed/Typed Name	Signature	Month	Day	Year
Robert Nord	[signature]	01	28	94

18. Transporter 2 Acknowledgement of Receipt of Materials

Printed/Typed Name	Signature	Month	Day	Year

FACILITY

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

DO NOT WRITE BELOW THIS LINE.

DTSC 8022A (7/92)
EPA 8700—22

Blue: GENERATOR SENDS THIS COPY TO DTSC WITHIN 30 DAYS.
To: P.O. Box 400, Sacramento, CA 95812-0400

DECON
ENVIRONMENTAL SERVICES, INC.

March 9, 1994

Mr. Ray Goebel
EOA, Inc.
1410 Jackson Street
Oakland, CA 94614

RE: TANK REMOVAL
BILL COX CADILLAC, OAKLAND, CALIFORNIA

Dear Mr. Goebel:

DECON Environmental Services, Inc. (DECON) was hired by Bill Cox Cadillac to excavate and dispose of one 10,000-gallon underground fuel tank at their auto showroom in Oakland. The tank had previously contained gasoline and was empty at the time of the removal. DECON applied for and received permits from the Oakland Fire Department Hazardous Materials Division and Alameda County Environmental Health Department. The Bay Area Air Quality Management District was given notification of the removal by fax. Copies of these permits and notifications are included in Appendix A.

DECON mobilized a crew and equipment on January 26, 1994 and commenced field operations. The concrete surface was removed with a backhoe and disposed of as non-hazardous waste. The soil above the tank was excavated with the backhoe and stockpiled. The tank was then cleaned by pressure washing and the rinsate transported to Refineries Service for recycling. A copy of the manifest for tank rinsate is included in Appendix B. The vapor return and product lines were also pressure tested on this day. Both lines failed the pressure test.

On January 27, 1994, the tank was inerted with dry ice to displace oxygen and any flammable vapors that may have existed. Accompanied by representatives of the Alameda County Environmental Health Department, DECON checked the Lower Explosive Limit (LEL) and oxygen content (O_2) of the tank. The LEL and O_2 were within permissible limits.

On January 28, 1994, the vapor return and product lines were exposed by hand excavation and inspected for leaks. Visual inspection revealed discoloration of the pipe wrap on the product line. When repressurized, the product line was found to be leaking at the (unwrapped) coupling nearest the tank excavation. EOA later noticed a small hole in the vapor recovery line at the coupling nearest the dispenser.

The tank was removed from the excavation and placed on a flatbed truck licensed to haul hazardous waste. The tank was hauled under Hazardous Waste Manifest #92744994 to Erickson Inc. in Richmond. Erickson is licensed to receive tanks for proper destruction. A copy of the tank certificate of destruction is included in Appendix B.

The excavation contained groundwater which was removed by vacuum truck and transported to Gibson Environmental (Redwood City) for recycling. A copy of the manifest for the vacuum truck load of groundwater is included in Appendix C.

On January 27, two soils samples were collected from the excavation sidewall by EOA Inc., at locations designated by the Alameda County Environmental Health Department inspector. On January 28, three samples were collected by EOA along the pipe trench. All samples were analyzed for total petroleum hydrocarbons and BTEX at a State Certified laboratory. Sample results are included in EOA's report.

Upon receiving approval from EOA, the excavation was backfilled with 3/4" crushed rock to within 4 feet of grade, a layer of geotextile fabric, and imported Class II baserock. The Class II baserock was compacted mechanically to at least 90% of the relative maximum compaction for this material.

Sincerely,

Bruce Jacobsen
for

Sean Delaney
Project Manager

SD:jlp

Enclosures

Excavation Permit Granted _____ No. _____

CITY OF OAKLAND

Permit to Excavate and Install, Repair, or Remove Inflammable Liquid Tanks.

Tank Permit No. 9774

Oakland, California, January 24 19 94

PERMISSION IS HEREBY GRANTED TO ~~Xxxx~~ remove ~~Xxxx~~ Gasoline tank and excavate commencing _____ feet inside _____ line

on the east side of Bay Place Street Avenue 100 feet South of Harrison Street Street Avenue

House No. 230 Bay Place Street Avenue Present Storage _____

Owner Bill Cox Cadillac Address 230 Bay Place Phone 451-2400

Applicant Decon Environmental Services, Inc. Address 23490 Connecticut St. Hayward 94545 Phone 732-6444

Dimensions of street (sidewalk) surface to be disturbed _____ X _____ Number of Tanks 1 Capacity 10,000 Gallons, each.

Remarks: _____

This Permit is granted in accordance with existing City Ordinances.
Owner hereby agrees to remove tanks on discontinuance of use or when notified by the City Authorities.
When installing, removing or repairing tanks, no open flame to be on or near premises.

Approved _____
Fire Marshal

Approved _____
Drainage Division Engineering Dept.

EXCAVATING PERMIT

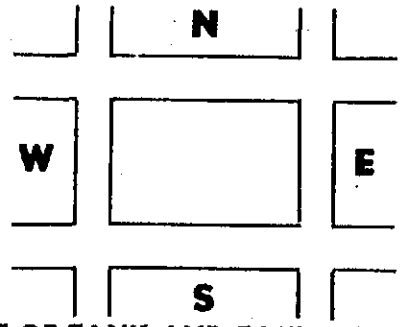
Issued in accordance with Ord. No. 278 CMS, Sec. 6-2.04

_____ square feet of digging or removal granted.

The receipt of $ _____ special deposit is hereby acknowledged.

GENERAL DEPOSIT.

BUREAU OF PERMITS AND LICENSES.



CERTIFICATE OF TANK AND EQUIPMENT INSPECTION

Inspected and passed on _____ 19 ____

By _____
Fire Marshal

Inspection Fee Paid . . . . . $ 150.00 ck#021840 rec#696410

Received by G. M. Johnson
FIRE PREVENTION BUREAU

NOTICE

Before Covering Tanks, Above Certificate Must Be Signed.

When ready for inspection notify **Fire Prevention Bureau, 273-3851**

THIS PERMIT MUST BE LEFT ON THE WORK AS AUTHORITY THEREFOR.

538-68 (6-67)

ALAMEDA COUNTY HEALTH CARE SERVICES AGENCY
DEPARTMENT OF ENVIRONMENTAL HEALTH
HAZARDOUS MATERIALS DIVISION
80 SWAN WAY, ROOM 200
OAKLAND, CA 94621
PHONE NO. 510/271-4320

BARNEY CHAN
OK, proceed!
Need H+B form provided along with tank closure report
1/21/94

UNDERGROUND TANK CLOSURE PLAN

*** * * Complete according to attached instructions * * ***

1. Business Name Bill Cox Cadillac - Buick

   Business Owner Bill Cox Cadillac - Buick

2. Site Address 230 Bay Place

   City Oakland, CA Zip 94612 Phone (510) 451-2400

3. Mailing Address 230 Bay Place

   City Oakland, CA Zip 94612 Phone (510) 451-2400

4. Land Owner Shepard Trust, c/o Wells Fargo Bank

   Address 525 Market St, 18th Floor City, State San Francisco Zip 94613

5. Generator name under which tank will be manifested
   Bill Cox Cadillac - Buick

   EPA I.D. No. under which tank will be manifested CAD 981 442 346

BAAQMD
Bay Area Air Quality
Management District

Acknowledgment

Bay Area Air Quality Management District acknowledges receipt of your Tank Removal/Contaminated Soil Excavation Notification Form received on

1/7/94 EG

BAY AREA AIR QUALITY MANAGEMENT DISTRICT
939 ELLIS STREET
SAN FRANCISCO, CALIFORNIA 94109
(415) 771-6000

REGULATION 8, RULE 40
Aeration of Contaminated Soil and
Removal of Underground Storage Tanks

NOTIFICATION FORM
✓ Removal or Replacement of Tanks
___ Excavation of Contaminated Soil

SITE INFORMATION

SITE ADDRESS 230 Bay Place
CITY, STATE Oakland, CA ZIP 94612
OWNER NAME Shepard Trust, c/o Wells Fargo Bank
SPECIFIC LOCATION OF PROJECT Next to fuel dispenser

TANK REMOVAL
SCHEDULED STARTUP DATE 1/13/94
VAPORS REMOVED BY:
[✓] WATER WASH
[✓] VAPOR FREEING (CO^2)
[ ] VENTILATION

CONTAMINATED SOIL EXCAVATION
SCHEDULED STARTUP DATE _____
STOCKPILES WILL BE COVERED? YES ____ NO ____
ALTERNATIVE METHOD OF AERATION (DESCRIBE BELOW):
_____
(MAY REQUIRE PERMIT)

CONTRACTOR INFORMATION

NAME (ECOA) Environmental Svcs. CONTACT Sean Delaney
ADDRESS 23490 Connecticut St PHONE (510) 732-6454
CITY, STATE, ZIP Hayward, CA, 94545

CONSULTANT INFORMATION
(IF APPLICABLE)

NAME E.O.A, Inc. CONTACT Ray Goebel
ADDRESS 1410 Jackson St PHONE ( ) 832-2852
CITY, STATE, ZIP Oakland, CA, 94612

FOR OFFICE USE ONLY

DATE RECEIVED FAX 1/7/94 BY Bg (init.)
DATE POSTMARKED _____ BY _____ (init.)
CC: INSPECTOR NO. 451 DATE 1/11/94 BY Bg (init.)
UPDATE: CONTACT NAME _____ DATE _____ BY _____ (init.)
BAAQMD N # _____ DATA ENTRY _____

1/91

• See reverse for instructions

Form Approved OMB No. 2050-0039 (Expires 9-30-94)
Please print or type. Form designed for use on elite (12-pitch) typewriter.

See Instructions on back of page 6. 84000 Department of Toxic Substances Control, Sacramento, California

UNIFORM HAZARDOUS WASTE MANIFEST

1. Generator's US EPA ID No. CAL95LYYR3746 | Manifest Document No. 449914 | 2. Page 1 of 1 | Information in the shaded areas is not required by Federal law.

3. Generator's Name and Mailing Address
BILL COX CADILLAC-BUICK
270 BAY PLACE
OAKLAND CA. 94612

4. Generator's Phone (510) 457-2400

[redacted]

5. Transporter 1 Company Name: ERICKSON INC
6. US EPA ID Number: CAD009466392

7. Transporter 2 Company Name
8. US EPA ID Number

9. Designated Facility Name and Site Address
Erickson, Inc.
255 Parr Blvd.
Richmond, Ca. 94801

10. US EPA ID Number: CAD009466392

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 Hazardous Waste Solid.	001	TP	10000	P
b.				
c.				
d.				

[redacted]

15. Special Handling Instructions and Additional Information
Keep away from sources of ignition. Always wear hardhats when working around U.G.S.T.'s 24 Hr. Contact Name ____________ & Phone ____________

16. GENERATOR'S CERTIFICATION: I hereby declare that the contents of the 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 federal, state and international laws.

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
WILLIAM L. COX	LC			

17. Transporter 1 Acknowledgement of Receipt of Materials

Printed/Typed Name	Signature	Month	Day	Year
RICH POLLASTRINI CEO	R Pollastrini	01	27	9[illegible]

18. Transporter 2 Acknowledgement of Receipt of Materials

Printed/Typed Name	Signature	Month	Day	Year

19. Discrepancy Indication Space
C. STATE TRANSPORTER ID 402208
16. DATE 01/27/94

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
DAVID SATO	DAVE SATO	01	27	9[illegible]

DO NOT WRITE BELOW THIS LINE.

IN CASE OF EMERGENCY OR SPILL, CALL THE NATIONAL RESPONSE CENTER 1-800-424-8802; WITHIN CALIFORNIA, CALL 1-800-852-7550

92144994

DTSC 8022A (7/92)
EPA 8700—22

DAY OR NIGHT
TELEPHONE
(510) 235-1393

CERTIFICATE

CERTIFIED SERVICES COMPANY

255 Parr Boulevard • Richmond, California 94801

NO. 21636

CUSTOMER DECON

JOB NO. 8109

FOR: Erickson, Inc. TANK NO. 10000

LOCATION: Richmond DATE: 02/03/94 TIME: 08:10:07

TEST METHOD Visual Gastech/1314 SMTN LAST PRODUCT UG

This is to certify that I have personally determined that this tank is in accordance with the American Petroleum Institute and have found the condition to be in accordance with its assigned designation. This certificate is based on conditions existing at the time the inspection herein set forth was completed and is issued subject to compliance with all qualifications and instructions.

TANK SIZE 10000 Gallon Tank CONDITION SAFE FOR FIRE

REMARKS: OXYGEN 20.9%

LOWER EXPLOSIVE LIMIT LESS THAN 0.1%

"ERICKSON INC. HEREBY CERTIFIES THAT THE ABOVE NUMBERED TANK HAS BEEN CUT OPEN, PROCESSED, AND THEREFORE DESTROYED AT OUR PERMITTED HAZARDOUS WASTE FACILITY."

In the event of any physical or atmospheric changes affecting the gas-free conditions of the above tanks, or if in any doubt, immediately stop all hot work and contact the undersigned. This permit is valid for 24 hours if no physical or atmospheric changes occur.

STANDARD SAFETY DESIGNATION

SAFE FOR MEN: Means that in the compartment or space so designated (a) The oxygen content of the atmosphere is at least 19.5 percent by volume; and that (b) Toxic materials in the atmosphere are within permissable concentrations; and (c) In the judgment of the Inspector, the residues are not capable of producing toxic materials under existing atmospheric conditions while maintained as directed on the Inspector's certificate.

SAFE FOR FIRE: Means that in the compartment so designated (a) The concentration of flammable materials in the atmosphere is below 10 percent of the lower explosive limit; and that (b) In the judgment of the Inspector, the residues are not capable of producing a higher concentration that permitted under existing atmospheric conditions in the presence of fire and while maintained as directed on the Inspector's certificate, and further, (c) All adjacent spaces have either been cleaned sufficiently to prevent the spread of fire, are satisfactorily inerted, or in the case of fuel tanks, have been treated as deemed necessary by the Inspector.

The undersigned representative acknowledges receipt of this certificate and understands the conditions and limitations under which it was issued.

REPRESENTATIVE TITLE INSPECTOR

CP58

** TOTAL PAGE.004 **

OE # 84000 KBR

State of California—Environmental Protection Agency
Form Approved OMB No. 2050-0039 (Expires 9-30-94)
Please print or type. Form designed for use on elite (12-pitch) typewriter.

See Instructions on back of page 6.

Department of Toxic Substances Control
Sacramento, California

UNIFORM HAZARDOUS WASTE MANIFEST

1. Generator's US EPA ID No.	Manifest Document No.	2. Page 1 of 1	Information in the shaded areas is not required by Federal law.
CAD981414346			

3. Generator's Name and Mailing Address
Bill Cox Cad. Inc - Buick
230 Bay Pl, Oakland CA 94612

4. Generator's Phone 510/451-2400

5. Transporter 1 Company Name	6. US EPA ID Number
Erickson, Inc.	CAD099466322
7. Transporter 2 Company Name	8. US EPA ID Number

9. Designated Facility Name and Site Address
Gibson Oil/Pilot Petroleum
475 Sea Port Blvd.
Redwood City, Ca. 94063

10. US EPA ID Number
CAD042260722

11. US DOT Description (including Proper Shipping Name, Hazard Class, and ID Number)	12. Containers No.	12. Containers Type	13. Total Quantity	14. Unit Wt/Vol
a. RQ Hazardous Waste Liquids NOS (Benzene) 9 NA 3082, PG III D018 ERG # 31	001	TT	01060	G
b.				
c.				
d.				

15. Special Handling Instructions and Additional Information
Gibson Oil Waste Stream Profile # 10001 ERG 31 OE # 84000
24 Hr. Contact Sean Delaney 24 Hr. Phone # 510/475-2901 RQ # E-13045T

16. GENERATOR'S CERTIFICATION: I hereby declare that the contents of the 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 federal, state and international laws.

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
[illegible]	[signature]	01	28	94

17. Transporter 1 Acknowledgement of Receipt of Materials

Printed/Typed Name	Signature	Month	Day	Year
Robert Nora	Robert Nora	01	28	94

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
Mike Heald	[signature]	01	28	94

DO NOT WRITE BELOW THIS LINE.

GENERATOR
TRANSPORTER
FACILITY

IN CASE OF EMERGENCY OR SPILL, CALL THE NATIONAL RESPONSE CENTER 1-800-424-8802; WITHIN CALIFORNIA, CALL 1-800-852-7550

24143410

DTSC 8022A (7/92)
EPA 8700—22

RECEIVED FEB 02 1994
Green: HAULER RETAINS