

ALAMEDA COUNTY  
HEALTH CARE SERVICES



AGENCY

DAVID J. KEARS, Agency Director

ENVIRONMENTAL HEALTH SERVICES

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

January 20, 1998

Mr. Don Strough  
Concord Honda/Pontiac  
1300 Concord Avenue  
Concord CA 94520

RE: **Well Closure, Don Strough Property, 718 San Pablo Av., Albany CA 94706**  
(Our site # 1352)

Dear Mr. Strough:

The Alameda County Environmental Health Department, Environmental Protection Division, has received concurrence from the Regional Water Quality Control Board, San Francisco Bay Region (RWQCB), for final closure of the underground storage tank investigation at 718 San Pablo Av., Albany.

Prior to issuing a "Remedial Action Completion Certificate", this office requires assurance that the monitoring wells at the site have been properly destroyed, unless you have some further use for them relating to environmental investigation. Well destruction must be performed under a permit issued by Alameda County Public Works. You may contact Andreas Godfrey at (510)670-5575 for permit information.

Please advise me whether the wells will be destroyed, and when well destruction has been completed, as appropriate. You can reach me at (510)567-6770.

Sincerely,

Pamela J. Evans  
Senior Hazardous Materials Specialist

c: Mee Ling Tung, Director, Alameda County Environmental Health Services  
Stephen Hill, RWQCB  
Meg Mendoza, Subsurface Consultants, Inc., 3736 Mt. Diablo Blvd., Suite 200, Lafayette CA 94502  
Andreas Godfrey, Alameda County Public Works Agency

49



**Ca/EPA**

**State Water  
Resources  
Control Board**

Division of  
Clean Water  
Programs

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

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

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



Pete Wilson  
Governor

# 1352

PE

MAR 9 1998

Don Strough  
Strough Revocable Trust Of 1983  
P O Box 489  
Orinda, CA 94563

UNDERGROUND STORAGE TANK CLEANUP FUND, CLAIM NO. 9699, FOR SITE  
ADDRESS: 718 SAN PABLO AVE, ALBANY 94706

The State Water Resources Control Board (State Board) is able to issue, pursuant to applicable regulations, the enclosed Letter of Commitment (LOC) in an amount not to exceed \$75,000. This LOC is based upon our review of the corrective action costs you reported to have incurred to date. The LOC may be modified by the State Board.

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

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

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

The following documents needed to submit your reimbursement request are enclosed:

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



Recycled Paper

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

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

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

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

Sincerely,



Dave Deaner, Manager  
UST Cleanup Fund Program

Enclosures

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





**Subsurface Consultants, Inc.**

ENVIRONMENTAL  
PROTECTION  
07 FEB -5 PM 1997

R. William Rudolph, P.E.  
President

February 4, 1997  
SCI 1039.002

Ms. Juliet Shin  
Senior Hazardous Materials Specialist  
Alameda County Environmental Health Services  
1131 Harbor Bay Parkway, #250  
Alameda, California 94502-6577

**Transmittal and Request for Site Closure  
Tank Area B  
718 San Pablo Avenue  
Albany, California**

Dear Ms. Shin:

This letter transmits a risk based corrective action assessment and request for site closure for Tank Area B at the Albany Ford and Subaru Dealership located at 718 San Pablo Avenue in Albany, California. The assessment was conducted pursuant to your letter of July 24, 1996, to Mr. Don Strough.

As summarized in the attached report, impacts from the former use of the tank are limited to soil in a localized area around the former tank and the result of our assessment indicates that the site poses no significant threat to human health or the environment. It is our opinion that the site meets all six criteria of the Regional Water Quality Control Board's guidelines for classification as a "low risk soil case" and we request that the case be closed as such.

If you have any questions regarding the assessment, please call. Our client looks forward to your prompt response to this request for site closure.

Subsurface Consultants, Inc.

Ms. Juliet Shin  
Senior Hazardous Materials Specialist  
February 4, 1997  
SCI 1039.002  
Page 2

Yours very truly,

Subsurface Consultants, Inc.



Meg Mendoza  
Project Engineer *Oakland Office*



R. William Rudolph  
Geotechnical Engineer 741 (exp. 12/31/00)

cc: Mr. Jonathan Redding, Esq.  
Fitzgerald, Abbott & Beardsley LLP

Mr. Don Strough  
Concord Honda/Pontiac

ALAMEDA COUNTY  
HEALTH CARE SERVICES

AGENCY  
DAVID J KEARS, Agency Director



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

December 10, 1997

Don Strough  
Concord Honda/Pontiac  
1300 Concord Av.  
Concord CA 94520

**RE: 718 San Pablo Av., Albany 94706 (our site #1352)**

Dear Mr. Strough:

My colleague, Madhulla Logan, has reviewed the revised risk assessment (May 1, 1997) for the Albany site. She has concluded that contaminant concentrations do not present an unacceptable human health risk, given site conditions.

In the next week, I will review the case file and prepare a closure summary to present to the Regional Water Quality Control Board. I will contact Meg Mendoza of Subsurface Consultants, Inc. with any questions I may have.

I have recently assumed responsibility for this case from Juliet Shin. You may contact me at (510)567-6770 with any questions.

Sincerely,

Pamela J. Evans  
Senior Hazardous Materials Specialist

c: Dick Pantages, Environmental Health Services  
Madhulla Logan, EHS  
Meg Mendoza, Subsurface Consultants, Inc., via FAX  
Jonathan Redding, Esq., via FAX

*File*

FITZGERALD, ABBOTT & BEARDSLEY LLP

ATTORNEYS AT LAW

1221 BROADWAY, 21ST FLOOR

OAKLAND, CALIFORNIA 94612-1837

TELEPHONE: (510) 451-3300

PLEASE REPLY TO:

P. O. Box 12867

OAKLAND, CALIFORNIA 94604-2867

R. M. FITZGERALD 1858-1934  
CARL H. ABBOTT 1867-1933  
CHARLES A. BEARDSLEY 1882-1963

FACSIMILE: (510) 451-1527

JAMES C. SOPER, INC.  
PHILIP M. JELLEY, INC.  
GERALD C. SMITH  
LAWRENCE R. SHEPP  
RICHARD T. WHITE  
MICHAEL P. WALSH  
J. BRITTAIN HABEGGER  
VIRGINIA PALMER  
TIMOTHY H. SMALLSREED  
STEPHEN M. JUDSON  
STEPHEN M. WILLIAMS  
JONATHAN W. REDDING  
BETH E. ASPEDON  
KRISTIN A. PACE  
MICHAEL M. K. SEBREE  
ANTONIA L. MORE  
SARAH ROBERTSON McCUAIG  
PHILIP E. DRYSDALE  
JAY M. GOLDMAN  
KERRY I. ZIMMERMAN  
MICHAEL S. WARD  
JEAN C. FUNG  
FATIMA BRUNSON EVANS

December 2, 1997

**VIA FACSIMILE (510) 337-9335**

Pamela Evans  
Hazardous Materials Specialist  
Alameda County Health Care Services Agency  
1131 Harbor Bay Parkway, 2nd Floor  
Alameda, California 94502

97 DEC -3 PM 3:30  
FACSIMILE

Dear Ms. Evans:

This letter is written on behalf of Don Strough, the owner of certain real property at 718 San Pablo Avenue, El Cerrito, California. As I am sure you are aware, Subsurface Consultants, Inc. (SCI) has been working with me and the owner to obtain site closure at this location for nearly a year now. We believe we have satisfied every single possible requirement relative to obtaining a site closure letter: all of the underground storage tanks were removed, all accessible contaminated backfill material was excavated; groundwater monitoring wells were installed and monitored for a minimum of four quarters; and pursuant to a request from ACHCSA, a full scale risk assessment was performed at one of the tank locations. The conclusion of the RBCA assessment was that no further action was required and that there was absolutely no risk presented by the remaining contamination at the site. Having jumped through every possible hoop, my client is somewhat discouraged by the fact that he has not been successful in obtaining the final closure letters for this site. He is especially concerned because he is attempting to refinance the property and his lenders refuse to finance the property until the closure letter is obtained.

We understand that there have been major staffing problems as a result of the changes created by the CUPA Program; however, we respectfully request that personnel at your office take the steps to close this site as soon as possible. My client will suffer substantial additional damages if he cannot clear the environmental

conditions on the site prior to December 15, 1997. We appreciate your efforts to attempt to have this matter resolved at the earliest possibility. Please feel free to contact me or, better yet, SCI with any questions you may have and we will be happy to forward to you any documents which may be missing from your files.

Very truly yours,

FITZGERALD, ABBOTT & BEARDSLEY LLP

By *Jonathan W. Redding / RLE*  
Jonathan W. Redding

JWR:jg

cc: Don Strough  
Meg Mendoza



ALAMEDA COUNTY  
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



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

April 3, 1997

Mr. Don Strough  
Concord Honda/Pontiac  
1300 Concord Ave.  
Concord, CA 94520

STID 1352

Re: Human-health Risk Assessment for the site located at 718 San Pablo Avenue, Albany, California

Dear Mr. Strough,

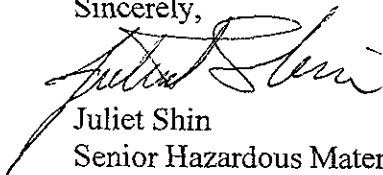
Per my conversation with Meg Mendoza, Subsurface Consultants, Inc. (Subsurface), on March 20, 1997, this office requested the following additional information or changes in response to our review of Subsurface's February 3, 1997 Risk Assessment Report:

- o Subsurface utilized the geomean in its risk calculations, however, generally the arithmetic mean of a lognormal distribution is considered more accurate. This office requested the submittal of the equations used and detailed rationale as to why the geomean was considered to be applicable and accurate in doing these calculations.
- o Submit method used to calculate UCL.
- o The vadose zone thickness and Depth-To-Water parameters in the report were given as 300cm (~10 feet), however the most recently conducted quarterly groundwater monitoring event noted the Depth-To-Water to be at ~6.8 feet below ground surface. Therefore, these parameters should be adjusted.
- o Submit rationale for how they obtained the values for the length of the "affected soil parallel to wind" and the "contaminated soil area" in the Risk Assessment worksheet.
- o What land use is the site zoned for?

Mr. Don Strough  
Re: 718 San Pablo Ave.  
April 3, 1997  
Page 2 of 2

This office is requesting that you submit responses to the above comments within 30 days of the date of this letter (i.e., by May 1, 1997). If you have any questions or comments, please contact me at (510) 567-6763.

Sincerely,

A handwritten signature in cursive script, appearing to read "Juliet Shin".

Juliet Shin  
Senior Hazardous Materials Specialist

cc: Meg Mendoza  
Subsurface Consultants, Inc.  
171 12th Street, Ste 205  
Oakland, CA 94607

Acting Chief



July 24, 1996

Mr. Don Strough  
Concord Honda/Pontiac  
1300 Concord Ave.  
Concord, CA 94520

DEPARTMENT OF ENVIRONMENTAL HEALTH  
80 Swan Way, Rm. 210  
Oakland, CA 94621  
(510) 271-4300

STID 1352

Re: Investigations at Albany Ford and Subaru Dealership, located at 718 San Pablo Ave.,  
Albany, California

Dear Mr. Strough,

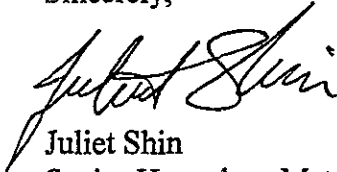
Three groundwater monitoring wells (MW-1 through MW-3) were installed at the site in June 1994 in response to soil and groundwater contamination identified during the removal of the five underground storage tanks (USTs) in 1993. These wells were sampled three times between June 1994 and April 1995 and analyzed for Total Petroleum Hydrocarbons as gasoline (TPHg), TPH as diesel (TPHd), TPH as motor oil (TPHmo), benzene, toluene, ethylbenzene, and xylenes (BTEX), heavy metals (Cd, Cr, Pb, Ni, and Zn), halogenated volatiles, and semi-volatiles. During these sampling events, low to non-detect levels of TPHg, TPHd, toluene, xylenes, 1,2-dichloroethene, 1,1-dichloroethane, tetrachloroethene (PCE), trichloroethane, and trichlorofluoromethane were identified from these samples. All concentrations were below established drinking water standards, and do not appear to pose a threat to human health. However, it appears that fairly elevated levels of these contaminants remain in the soil in the area of former Tank B. Based on the confirmatory soil samples collected from Tank pit B, the following contaminant concentrations may have been left in place: 930parts per million (ppm) TPHg, 4,400ppm TPHd, 8,500ppm O&G, 2.6ppm benzene, 5.1ppm toluene, 5.4ppm ethylbenzene, 70ppm xylenes, 240ppb PCE, and 490ppb trichloroethene.

This office is concerned that this residual soil contamination may pose a threat to the future occupants of the site. Per Table X2.1 of the American Society for Testing and Materials' Risk-Based Corrective Action Guidelines (ASTM RBCA), the benzene concentrations in soil exceed the human health protective levels for the "Soil...to Outdoor Air" and "Soil...to Buildings" scenarios for a  $10^{-5}$  risk in a commercial/industrial area (please be reminded to multiply the benzene threshold concentrations given in ASTM RBCA by a factor of 0.29 to obtain the corrected value for California). Consequently, this office is requesting that you submit a Risk Assessment discussion addressing any potential for this residual soil contamination to pose a threat to human health or the environment. This Risk Assessment should be submitted within 60 days of the date of this letter.

Mr. Don Strough  
Re: 718 San Pablo Ave.  
July 24, 1996  
Page 2 of 2

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

Sincerely,



Juliet Shin  
Senior Hazardous Materials Specialist

ATTACHMENT

cc: Jonathan W. Redding  
Fitzgerald, Abbott & Beardsley  
1221 Broadway, 21st Floor  
Oakland, CA 94612-1837

Acting Chief-File

ALAMEDA COUNTY  
HEALTH CARE SERVICES



AGENCY

DAVID J. KEARS, Agency Director

RAFAT A. SHAHID, Assistant Agency Director

August 31, 1994

Don Strough  
c/o Cypress Coast Fund  
#4 Geary Plaza  
Seaside, CA 93955

STID 1352

ALAMEDA COUNTY 430-453  
HEALTH CARE SERVICES  
DEPT. OF ENVIRONMENTAL HEALTH  
1131 HARBOR BAY PKWY 2ND FLOOR  
ALAMEDA CA 94502-6577

*1300 Concord Ave.  
Concord, CA 94520  
Concord Honda Parts*

*(510) 825-8000 #1801*

Re: Investigations at Albany Ford and Subaru Dealership,  
located at 718 San Pablo Ave., Albany, California

Dear Mr. Strough,

This office has reviewed Cambria Environmental Technology's (Cambria) letter and Subsurface Investigation Report, dated August 4, 1994, for the above site. As proposed by Cambria, you are required to continue quarterly ground water monitoring and gradient determinations at the site. Ground water samples shall be analyzed for TPHg, TPHd, BTEX, motor oil, chlorinated hydrocarbons (VOCs), and metals. The analysis for VOCs is required to continue for at least two additional quarters. If VOC concentrations continue to exceed MCL levels during the next two quarters, analysis for these constituents must continue. However, if VOC levels decrease, discontinuance of this analysis may be acceptable.

According to Cambria, the metals analysis results were not included in the Subsurface Investigation Report due to the fact that "they were not representative". This office needs a more elaborate explanation as to why these samples were not representative and why the sample results were not included in the report. Please submit this information to this office along with the next quarterly ground water monitoring report.

Per Cambria's report, two of the three monitoring wells are currently located cross gradient, rather than downgradient, of two former tank pits. If the ground water gradient continues to flow towards the north, additional wells may be required to address the downgradient area of these tank pits.

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

Sincerely,

*Juliet Shin*  
Juliet Shin  
Hazardous Materials Specialist

Mr. Don Strough  
Re: 718 San Pablo Ave.  
August 31, 1994  
Page 2 of 2

cc: Joseph P. Theisen  
Cambria Environmental Technology, Inc.  
1144 Sixty-Fifth Street, Ste. C  
Oakland, CA 94608

Edgar Howell

ALAMEDA COUNTY  
HEALTH CARE SERVICES  
AGENCY

DAVID J. KEARS, Agency Director



RAFAT A. SHAHID, ASST. AGENCY DIRECTOR

DEPARTMENT OF ENVIRONMENTAL HEALTH  
State Water Resources Control Board  
Division of Clean Water Programs  
UST Local Oversight Program  
80 Swan Way, Rm 200  
Oakland, CA 94621  
(510) 271-4530

April 4, 1994

Don Strough  
c/o Cypress Coast Fund  
#4 Geary Plaza  
Seaside, CA 93955

STID 1352

Re: Cambria's amendment to ICF's work plan for the Albany Ford and Subaru Dealership, located at 718 San Pablo Avenue, Albany, California

Dear Mr. Strough,

This office has reviewed Cambria's March 1994 amendments to ICF's work plan. The amendments are acceptable to this office with the following additional changes/reminders:

- o It is acceptable to utilize one analysis method to detect diesel and oil & grease, however, the proposed method, 5520 D & F, is not acceptable for identifying diesel, since it will not **quantify** the amount of diesel. If you wish to use one method to analyze for diesel and oil & grease, you must use an extraction method, such as 3510 with GCFID 8015, and extend the run for a longer period in order to detect the oil & grease on the chromatogram.
- o One boring should be drilled on the west side of Tank C, where the most elevated levels of diesel and oil & grease were left in place at 7 feet below ground surface (bgs) after overexcavation (240 ppm diesel and 450 ppm oil & grease).
- o Soil investigations around Tanks D & E should also address the extent of contamination to the west, where up to 310 ppm diesel, and 1,300 ppm oil & grease were left in place at 6'10" bgs, after overexcavation.

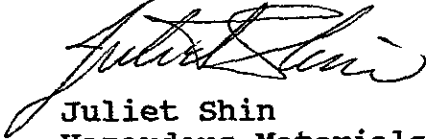
All the other proposals in the work plan amendments were acceptable to this office.

Field work shall commence within 30 days of the date of this letter. A report documenting the work shall be submitted within 45 days after completing field activities. Subsequent to the well installations, quarterly ground water monitoring shall be initiated.

Don Strough  
Re: 718 San Pablo Ave.  
April 4, 1995  
Page 2 of 2

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

Sincerely,



Juliet Shin  
Hazardous Materials Specialist

cc: Joseph P. Theisen  
Cambria Environmental  
Technology, Inc.  
1144 Sixty-Fifth St., Ste C  
Oakland, CA 94608

Edgar Howell-File(JS)



JAMES C. SOPER, INC.  
PHILIP M. JELLEY, INC.  
GERALD C. SMITH  
LAWRENCE R. SHEPP  
LLEWELLYN E. THOMPSON II  
RICHARD T. WHITE  
MICHAEL P. WALSH  
J. BRITAIN HABEGGER  
VIRGINIA PALMER  
TIMOTHY H. SMALLSREED  
STEPHEN M. JUDSON  
STEPHEN M. WILLIAMS  
JONATHAN W. REDDING  
BETH E. ASPEDON  
THEODORA R. LEE  
KRISTIN A. PACE  
ROBERT F. CAMPBELL  
MICHAEL M. K. SEBREE  
ANTONIA L. MORE  
MARIA I. LAWLESS  
JULIA LYNN NYE  
MATTHEW P. MATIASEVICH

FITZGERALD, ABBOTT & BEARDSLEY

ATTORNEYS AT LAW

A PARTNERSHIP INCLUDING PROFESSIONAL CORPORATIONS

1221 BROADWAY, 21ST FLOOR

OAKLAND, CALIFORNIA 94612-1837

TELEPHONE: (510) 451-3300

R. M. FITZGERALD 1858-1934  
CARL H. ABBOTT 1867-1933  
CHARLES A. BEARDSLEY 1882-1963

TELECOPIER: (510) 451-1527

March 3, 1994

VIA FACSIMILE 569-4757  
AND UNITED STATES MAIL

Juliette Shin  
Hazardous Materials Specialist  
Alameda County Health Agency  
80 Swan Way, Room 200  
Oakland, California 94621

Re: Albany Ford and Suburu Dealership  
718 San Pablo, Albany, California

Dear Ms. Shin:

This letter is to confirm that you have granted Mr. Strough an extension until April 12, 1994, to commence work to further investigate the extent of contamination at the above-referenced facility. The reason for this extension is my recent association with the case and my desire to ensure that work is performed and documented so that our client may be eligible for reimbursement from the State of California Underground Storage Tank Cleanup Fund.

Thank you very much for your courtesy and cooperation.

Very truly yours,

FITZGERALD, ABBOTT & BEARDSLEY

By *Jonathan W. Redding*  
Jonathan W. Redding

JWR:mah  
cc: Donald Strough  
Bruce Bercovich

94 MAR -4 PH 2:23

ALCO  
HAZMAT

ALAMEDA COUNTY  
HEALTH CARE SERVICES  
AGENCY

DAVID J. KEARS, Agency Director



RAFAT A. SHAH, Agency Director  
DEPARTMENT OF ENVIRONMENTAL HEALTH  
State Water Resources Control Board  
Division of Environmental Assessment  
USTL Environmental Program  
P.O. Box 2007, San Francisco, CA 94120  
Telephone: 415/34821  
Fax: 415/3481530

January 12, 1994

Don Strough  
c/o Cypress Coast Fund  
#4 Geary Plaza  
Seaside, CA 93955

STID 1352

Re: Work plan for Albany Ford and Subaru Dealership, located at  
718 San Pablo Avenue, Albany, California

Dear Mr. Strough,

This office has reviewed ICF Kaiser Engineer's work plan, dated January 4, 1994, addressing further soil and ground water investigations at the site. The work plan is acceptable to this office with the following changes/reminders:

- o Soil and ground water samples need to be analyzed for Total Oil & Grease, in addition to the other proposed analysis, using Method 5520 D & F.
- o The proposed Methods 8020 and 8240 are not both necessary, since Method 8240 encompasses the contaminant constituents of Method 8020.
- o Due to the fact that only the composite stockpiled soil sample was previously analyzed for 8270 constituents, you will be required to analyze the first round of ground water samples for the 8270 constituents, which includes PCB, PCP, PNA, and creosote.
- o Please be reminded to collect soil samples at 5-foot intervals, changes in lithology, and the soil/water interface, from each of the borings. **A minimum of two soil samples** from each of the borings, must be analyzed at a certified laboratory.
- o Wells shall be screened adequately above and below the water table to account for the seasonal ground water fluctuations (Standardly 5 feet above and 10 feet below water table).
- o After installing the wells, please wait a minimum of 24 hours before developing the wells.

Don Strough  
Re: 718 San Pablo Ave.  
January 12, 1994  
Page 2 of 2

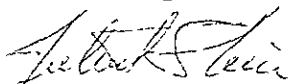
- o Please be reminded that the monitoring wells must be surveyed to an established benchmark (i.e., Mean Sea Level), to an accuracy of 0.01 foot.

Field work shall commence within 60 days of the date of this letter. A report documenting the work shall be submitted with the seal of a Registered Geologist or Engineering Geologist, within 45 days after completing field activities.

Lastly, the lettering in Erickson's certificates, documenting the tank removals, did not come out in our copies which were submitted with the Tank Removal Report. Please resubmit legible copies to this office.

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

Sincerely,



Juliet Shin  
Hazardous Materials Specialist

cc: Theresa Brandabur  
ICF Kaiser Engineers, Inc.  
P.O. Box 23210  
Oakland, CA 94612-3430

Edgar Howell-File(JS)

---

# VALSTROUGH

*Over 50 years of trusted service and quality automotive values*

December 23, 1993

Alameda County Health Care Services Agency  
80 Swan Way, Room 200  
Oakland, CA 94621

Attn: Juliet Shin  
Re: 718 San Pablo Avenue  
Albany, California

Dear Ms. Shin:

Recently, we received a copy of a communication to Mr. Larry Cole with regard to the above referenced property. We are curious as to why we received a copy of this letter as we do not occupy this particular piece of property. Additionally, we have never operated any USTs on this site.

Please contact me if you feel we have any potential liability.

Thank you for your assistance.

Sincerely,



Ronald D. Tye  
Chief Financial Officer

RDT:bmp

ALAMEDA COUNTY  
HEALTH CARE SERVICES  
AGENCY

DAVID J. KEARS, Agency Director



RAFAT A. SHAHID, ASST. AGENCY DIRECTOR

DEPARTMENT OF ENVIRONMENTAL HEALTH  
State Water Resources Control Board  
Division of Clean Water Programs  
UST Local Oversight Program  
80 Swan Way, Rm 200  
Oakland, CA 94621  
(510) 271-4530

December 6, 1993

Mr. Larry Cole  
1000 San Pablo Ave.  
Albany, CA 94706

STID 1352

Re: Investigations at Val Strough. located at 718 San Pablo  
Ave., Albany, California

Dear Mr. Cole,

Per our conversation on December 6, 1993, five underground storage tanks (USTs) have been removed from the above site. Analysis of soil and ground water samples collected from the various tank pits identified contamination. Overexcavation was conducted in the tank pits, however, much of the overexcavation was limited due to fear of undermining the building.

Per Title 23 California Code of Regulations, the site will be required to complete the delineation of soil and ground water contamination at the site, and to address the remediation of this contamination. Val Strough's consultants have already submitted a work plan proposing further soil and ground water investigations to determine the extent of the observed contamination.

In our conversation, you expressed concern over the fact that Val Strough backfilled and cemented over the tank pits. However, in order to remain in compliance, Val Strough will eventually be required to address soil and ground water remediation through insitu methods, if not through excavation. You also expressed concern over Val Strough's plans to begin business operations at the site. It appears that Val Strough can begin operations at the site as long as these operations do not interfere with the required investigations and remediation, or pose a health risk to the employees.

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

Sincerely,

Juliet Shin  
Hazardous Materials Specialist

Mr. Larry Cole  
Re: 718 San Pablo Ave.  
December 6, 1993  
Page 2 of 2

cc: Roxanne Harris  
Subsurface Environmental Corp.  
11072 San Pablo Ave., Ste 315  
El Cerrito, CA 94530

Ron Tye  
Val Strough Volkswagon  
P.O. Box 28886  
Oakland, CA 94604

Edgar Howell-File(JS)

ALAMEDA COUNTY  
HEALTH CARE SERVICES  
AGENCY

DAVID J. KEARS, Agency Director



RAFAT A. SHAHID, ASST. AGENCY DIRECTOR

DEPARTMENT OF ENVIRONMENTAL HEALTH  
State Water Resources Control Board  
Division of Clean Water Programs  
UST Local Oversight Program  
80 Swan Way, Rm 200  
Oakland, CA 94621  
(510) 271-4530

December 6, 1993

Mr. Larry Cole  
1000 San Pablo Ave.  
Albany, CA 94706

STID 1352

Re: Investigations at Val Strough. located at 718 San Pablo Ave., Albany, California

Dear Mr. Cole,

Per our conversation on December 6, 1993, five underground storage tanks (USTs) have been removed from the above site. Analysis of soil and ground water samples collected from the various tank pits identified contamination. Overexcavation was conducted in the tank pits, however, much of the overexcavation was limited due to fear of undermining the building.

Per Title 23 California Code of Regulations, the site will be required to complete the delineation of soil and ground water contamination at the site, and to address the remediation of this contamination. Val Strough's consultants have already submitted a work plan proposing further soil and ground water investigations to determine the extent of the observed contamination.

In our conversation, you expressed concern over the fact that Val Strough backfilled and cemented over the tank pits. However, in order to remain in compliance, Val Strough will eventually be required to address soil and ground water remediation through insitu methods, if not through excavation. You also expressed concern over Val Strough's plans to begin business operations at the site. It appears that Val Strough can begin operations at the site as long as these operations do not interfere with the required investigations and remediation, or pose a health risk to the employees.

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

Sincerely,

A handwritten signature in cursive script, appearing to read "Juliet Shin".

Juliet Shin  
Hazardous Materials Specialist

Mr. Larry Cole  
Re: 718 San Pablo Ave.  
December 6, 1993  
Page 2 of 2

cc: Roxanne Harris  
Subsurface Environmental Corp.  
11072 San Pablo Ave., Ste 315  
El Cerrito, CA 94530

Ron Tye  
Val Strough Volkswagon  
P.O. Box 28886  
Oakland, CA 94604

Edgar Howell-File(JS)



**ICF KAISER  
ENGINEERS**

93 AUG 18 PM 3: 25

ICF KAISER ENGINEERS, INC.  
1800 HARRISON STREET  
P.O. Box 23210  
OAKLAND, CALIFORNIA 94612-3430  
510/419-6000 FAX 510/419-5355

August 10, 1993

Ms. Juliet Shin  
Alameda County Health Care Services  
Department of Environmental Health  
UST Local Oversight Program  
80 Swan Way  
Room 80  
Oakland, CA 94621

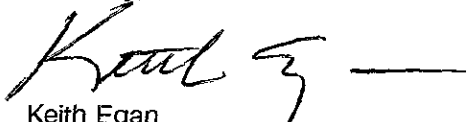
RE: Investigation at 718 San Pablo Avenue, Albany, California

Dear Ms. Shin,

Per your request, I am submitting a proposal for conducting a site investigation at Albany Ford and Subaru. A tank removal report will be submitted by Subsurface Environmental in the near future. A summary of the information in the tank removal report is provided in the *Preliminary Site Assessment Plan*.

If you have any questions about the proposed investigation, please telephone me at (510) 419-5412.

Sincerely,



Keith Egan  
Environment Group

enclosure

cc: Richard Hiett, RWQCB  
Don Strough

pg. 1 of 1

ALAMEDA COUNTY, DEPARTMENT OF ENVIRONMENTAL HEALTH

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

Hazardous Materials Division Inspection Form

Site ID# 1352 Site Name Val Strough Today's Date 7/30/93
Site Address 718 San Pablo, Albany EPA ID#
City Zip 94 Phone

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

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

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

- LA GENERATOR (Title 22)
1. Waste ID \* 66471
2. EPA ID 66472
3. > 90 days 66508
4. Label dates 66508
5. Biennial 66493
6. Records 66492
7. Correct 66484
8. Copy sent 66492
9. Exception 66484
10. Copies Rec'd 66492
11. Treatment 66371
12. On-site Disp. (H.S.&C.) 26189.5
13. Ex. Haz. Waste 66570
14. Communications 67121
15. Aisle Space 67124
16. Local Authority 67126
17. Maintenance 67120
18. Training 67105
19. Prepared 67140
20. Name List 67141
21. Copies 67141
22. Emg. Coord. Trng. 67144
23. Condition 67241
24. Compatibility 67242
25. Maintenance 67243
26. Inspection 67244
27. Buffer Zone 67246
28. Tank Inspection 67259
29. Containment 67245
30. Safe Storage 67261
31. Freeboard 67257

- LB TRANSPORTER (Title 22)
32. Applic./Insurance 66428
33. Comp. Cert./CHP Insp. 66448
34. Containers 66465
35. Vehicles 66465
36. EPA ID #s 66531
37. Correct 66541
38. HW Delivery 66543
39. Records 66544
40. Name/ Covers 66545
41. Recyclables 66800

Comments:
Arrived at site at 9:00am to oversee over-
Excavation sampling of tank pit that contained
two 300-gallon coolant USTs. Groundwater
was observed at bottom of pit at 11.5' bgs.
Product observed seeping into groundwater
from the sidewalls. Four sidewall samples and
one groundwater sample will be collected.
Soil sample collected from north wall at 8'10" bgs.
Soil was stained. Odor emanating from pit.
Dimensions of pit are 19.5' x 19' x 11.5' deep.
There are 12 hoists at site and some of
product in g.w. may be due to releases
from hoist. Samples will be analyzed
for waste oil constituents. Sample collected
from west wall at 6'10" bgs - soil was stained,
and very stiff, clayey. East wall sample collected
from 2'9" bgs. South wall soil sample collected
from 8'10" bgs. A ground water sample was
collected from pit for waste oil constituent
analysis from area w/out prominent signs
of floating product.
Tank pit will be backfilled w/ clean soil.

Rev 6/88

Contact: Roxanne
Title: CONTRACTOR
Signature: [Signature]

Inspector: Juliet Shim
Signature: [Signature]

ALAMEDA COUNTY, DEPARTMENT OF ENVIRONMENTAL HEALTH

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

Hazardous Materials Division Inspection Form

Site ID# \_\_\_\_\_ Site Name Val Stough Today's Date 7/12/93  
 Site Address 718 San Pablo EPA ID# \_\_\_\_\_  
 City Albany Zip 94 Phone \_\_\_\_\_

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

Inspection Categories:

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

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

I.A. GENERATOR (Title 22)

- |       |                             |         |
|-------|-----------------------------|---------|
| ___   | 1. Waste ID                 | * 66471 |
| ___   | 2. EPA ID                   | 66472   |
| ___   | 3. > 90 days                | 66508   |
| ___   | 4. Label dates              | 66508   |
| ___   | 5. Biennial                 | 66493   |
| <hr/> |                             |         |
| ___   | 6. Records                  | 66492   |
| ___   | 7. Correct                  | 66484   |
| ___   | 8. Copy sent                | 66492   |
| ___   | 9. Exception                | 66484   |
| ___   | 10. Copies Rec'd            | 66492   |
| <hr/> |                             |         |
| ___   | 11. Treatment               | 66371   |
| ___   | 12. On-site Disp. (H.S.&C.) | 26189.5 |
| ___   | 13. Ex Haz. Waste           | 66570   |
| <hr/> |                             |         |
| ___   | 14. Communications          | 67121   |
| ___   | 15. Aisle Space             | 67124   |
| ___   | 16. Local Authority         | 67126   |
| ___   | 17. Maintenance             | 67120   |
| ___   | 18. Training                | 67105   |
| <hr/> |                             |         |
| ___   | 19. Prepared                | 67140   |
| ___   | 20. Name List               | 67141   |
| ___   | 21. Copies                  | 67141   |
| ___   | 22. Emg. Coord. Tmg.        | 67144   |
| <hr/> |                             |         |
| ___   | 23. Condition               | 67241   |
| ___   | 24. Compatibility           | 67242   |
| ___   | 25. Maintenance             | 67243   |
| ___   | 26. Inspection              | 67244   |
| ___   | 27. Buffer Zone             | 67246   |
| ___   | 28. Tank Inspection         | 67259   |
| ___   | 29. Containment             | 67245   |
| ___   | 30. Safe Storage            | 67261   |
| ___   | 31. Freeboard               | 67257   |

Comments:

Came back out to site to oversee sampling of sewer excavated tank pit, formerly containing two 300-gallon coolant/waste oil tanks. Four sidewall samples and one bottom sample will be collected. One soil sample was collected from bottom of pit and consisted of sandy clay. Some green staining noted in this sample. The northern sidewall soil sample was collected. It was sandy clay w/ an odor. The pit bottom sample was collected from ~14 feet bgs and the northern sidewall sample was collected from about 8' bgs. The western sidewall sample was collected from ~8' bgs + consisted of sandy silt-sandy clay w/ strong odor & green staining. Sample collected from southern wall at ~8' bgs w/ some odor & staining, but not as severe as west wall. Sample collected from east wall at ~8' bgs. Had slight odor & slight staining.

*[Handwritten signature]*

I.B. TRANSPORTER (Title 22)

- |       |                           |       |
|-------|---------------------------|-------|
| ___   | 32. Applic./Insurance     | 66428 |
| ___   | 33. Comp. Cert./CHP Insp. | 66448 |
| ___   | 34. Containers            | 66465 |
| <hr/> |                           |       |
| ___   | 35. Vehicles              | 66465 |
| ___   | 36. EPA ID #s             | 66531 |
| ___   | 37. Correct               | 66541 |
| ___   | 38. HW Delivery           | 66543 |
| ___   | 39. Records               | 66544 |
| <hr/> |                           |       |
| ___   | 40. Name/ Covers          | 66545 |
| ___   | 41. Recyclables           | 66800 |

Contact: Mark Watson  
 Title: \_\_\_\_\_  
 Signature: [Handwritten Signature]

Inspector: Juliet Shin  
 Signature: [Handwritten Signature]

Page 3

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 # 1352 Site Name Val Strough Today's Date 7/8/93

Site Address 718 San Pablo Ave

City Albany Zip 94706 Phone \_\_\_\_\_

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

### Inspection Categories:

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

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

### Comments:

Out at site for overexcavation sampling. Met out at site at 9:00 AM. All tank pits had already been overexcavated. We began w/ tank pit that formerly contained two 300-gallon coolant drums. Some liquid was observed at bottom of pit that could be dripping from the roof. It contained some dark liquid (unknown). The tank pit was about 43 feet deep in deepest portion. Slight odor from pit. After backhoe began shoveling to collect a sample, additional staining was noted at bottom of pit and some of the sidewall. Therefore, additional excavation of this tank would be conducted. In the meantime, the backhoe was moved to where the former 550-gal waste oil tank was for sample collection. It was determined that 4 sidewall and one bottom soil sample would be collected from all the tank pits except for the waste oil tank pit for Tank A.

### 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. MATLS

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

### III. UNDERGROUND TANKS (Title 23)

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

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

- 7. Precip 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 6/88

Contact: Roxanne Harris

Title: Subsurface Consult

Signature: [Signature]

Inspector: Juliet Shin

Signature: [Signature]

II, III

Page 3

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 # 1352 Site Name Val Strough Today's Date 7/8/93

Site Address 718 San Pablo

City Albany Zip 94 Phone \_\_\_\_\_

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

### Inspection Categories:

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

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

### Comments:

One soil sample was collected from bottom of tank pit B at about 14 feet bgs. Soil type was clayey w/ slight odor. One western sidewall sample collected from pit B at ~7 1/2' bgs where tank bottom used to be. Soil type: Very stiff clayey + slight odor. Sidewall soil samples were collected from the north + west east walls from ~7-8' bgs. The southern wall was not required since it was not a true wall, being a mound of soil between this tank pit and the former 300-gallon waste oil pit. Note: (According to Roxanne, Subsurface, none of the former tanks were in good condition). Bottom soil sample was collected from tank pit C. Strained soil still observed. Depth of sample was collected from about 12' bgs + had odor. Soil type is gravelly clayey (stiff). Odor was noted to be emanating from pit. North sidewall sample collected from about 7-8' bgs. Soil was green w/ odor. Sidewall sample collected from south wall at about 7 1/2' bgs. Soil was

II, III

### 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. MATLS

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

### III. UNDERGROUND TANKS (Title 23)

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

Monitoring for Existing Tanks

- 6. Method
  - 1) Monthly Test
  - 2) Daily Vadose Semi-annual groundwater One time soils
  - 3) Daily Vadose One time soils Annual tank test
  - 4) Monthly 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 testing
  - 8) Annual Tank Testing Daily inventory
  - 9) Other \_\_\_\_\_

- 7. Precis Tank Test 2643  
Date: \_\_\_\_\_
- 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 2711  
Date: \_\_\_\_\_
- 14. As Built 2635  
Date: \_\_\_\_\_

Rev 6/88

Contact: Roxanne Harris

Title: Contractor

Signature: [Signature]

Inspector: Juliet Shin

Signature: Juliet Shin

pg 3 of 3

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 # 1352 Site Name Val Strough Today's Date 7/8/93

Site Address 718 San Pablo Ave

City Albany Zip 94 Phone \_\_\_\_\_

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

### Inspection Categories:

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

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

### Comments:

green w/odor. Sample collected from west wall was green w/odor. Also collected at depth of ~7-8' bgs. Sample collected from the east wall did not look as stained but did not have as strong an odor as other samples. Will come back at later date to witness sampling of tub pit D/E.

### 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. MATLS

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

### III. UNDERGROUND TANKS (Title 23)

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

- Monitoring for Existing Tanks
- 6. Method
    - 1) Monthly Test
    - 2) Daily Vadose
    - Semi-annual groundwater
    - One time soils
    - 3) Daily Vadose
    - One time soils
    - Annual tank test
    - 4) Monthly 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 testing
    - 8) Annual Tank Testing
    - Daily inventory
    - 9) Other \_\_\_\_\_

- 7. Precip Tank Test 2643
- Date: \_\_\_\_\_
- 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 2711
  - Date: \_\_\_\_\_
  - 14. As Built 2635
  - Date: \_\_\_\_\_

Rev 8/88

Contact: Roxanne Subsurface

Title: Cons.

Signature: [Signature]

Inspector: Juliet Shin

Signature: Juliet Shin

II, III

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

<b>EMERGENCY</b> <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO		<b>HAS STATE OFFICE OF EMERGENCY SERVICES REPORT BEEN FILED?</b> <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO		<b>FOR LOCAL AGENCY USE ONLY</b> I HEREBY CERTIFY THAT I HAVE DISTRIBUTED THIS INFORMATION ACCORDING TO THE DISTRIBUTION FLOW ON THE INSTRUCTION SHEET ON THE BACK PAGE OF THIS FORM.		
<b>REPORT DATE</b> 06/10/93		<b>CASE #</b> 5T101352		SIGNED: <i>[Signature]</i> DATE: 6/28/93		
REPORTED BY	<b>NAME OF INDIVIDUAL FILING REPORT</b> Roxanne Harris		<b>PHONE</b> (510) 215-6553		<b>SIGNATURE</b> <i>[Signature]</i>	
	<b>REPRESENTING</b> <input checked="" type="checkbox"/> OWNER/OPERATOR <input type="checkbox"/> REGIONAL BOARD <input type="checkbox"/> LOCAL AGENCY <input type="checkbox"/> OTHER		<b>COMPANY OR AGENCY NAME</b> Subsurface Environmental Corp.			
	<b>ADDRESS</b> 11072 STREET San Pablo Ave CITY 715 El Cerrito STATE CA ZIP 94530					
RESPONSIBLE PARTY	<b>NAME</b> Val Strough Volkswagen		<b>CONTACT PERSON</b> John Nakamura		<b>PHONE</b> (510) 528-1244	
	<b>ADDRESS</b> 718 STREET San Pablo Ave CITY Albany STATE CA ZIP 94706					
SITE LOCATION	<b>FACILITY NAME (IF APPLICABLE)</b> Val Strough Volkswagen		<b>OPERATOR</b> N/A		<b>PHONE</b> ( )	
	<b>ADDRESS</b> 718 STREET San Pablo Ave CITY Albany COUNTY Alameda ZIP 94706					
	<b>CROSS STREET</b>					
IMPLEMENTING AGENCIES	<b>LOCAL AGENCY</b> Alameda County Health Care Svcs.		<b>AGENCY NAME</b> Alameda County Health Care Svcs.		<b>CONTACT PERSON</b> Juliet Shim	
	<b>REGIONAL BOARD</b> San Francisco		<b>CONTACT PERSON</b> Richard Hiett		<b>PHONE</b> (510) 286-1255	
SUBSTANCES INVOLVED	(1) NAME				QUANTITY LOST (GALLONS)	
	Waste Oil				<input checked="" type="checkbox"/> UNKNOWN	
(2) NAME				QUANTITY LOST (GALLONS)		
Coolant				<input type="checkbox"/> UNKNOWN		
DISCOVERY/ABATEMENT	<b>DATE DISCOVERED</b> 04/06/93		<b>HOW DISCOVERED</b> <input type="checkbox"/> TANK TEST <input checked="" type="checkbox"/> INVENTORY CONTROL <input type="checkbox"/> TANK REMOVAL <input type="checkbox"/> SUBSURFACE MONITORING <input type="checkbox"/> NUISANCE CONDITIONS <input type="checkbox"/> OTHER			
	<b>DATE DISCHARGE BEGAN</b> <input checked="" type="checkbox"/> UNKNOWN		<b>METHOD USED TO STOP DISCHARGE (CHECK ALL THAT APPLY)</b> <input type="checkbox"/> REMOVE CONTENTS <input checked="" type="checkbox"/> CLOSE TANK & REMOVE <input type="checkbox"/> REPAIR PIPING <input type="checkbox"/> REPAIR TANK <input type="checkbox"/> CLOSE TANK & FILL IN PLACE <input type="checkbox"/> CHANGE PROCEDURE <input type="checkbox"/> REPLACE TANK <input type="checkbox"/> OTHER			
	<b>HAS DISCHARGE BEEN STOPPED?</b> <input type="checkbox"/> YES <input type="checkbox"/> NO IF YES, DATE					
SOURCE/CAUSE	<b>SOURCE OF DISCHARGE</b> <input checked="" type="checkbox"/> TANK LEAK <input type="checkbox"/> UNKNOWN <input type="checkbox"/> PIPING LEAK <input type="checkbox"/> OTHER		<b>CAUSE(S)</b> <input type="checkbox"/> OVERFILL <input checked="" type="checkbox"/> RUPTURE/FAILURE <input type="checkbox"/> SPILL <input type="checkbox"/> CORROSION <input type="checkbox"/> UNKNOWN <input type="checkbox"/> OTHER			
	<b>CHECK ONE ONLY</b> <input checked="" type="checkbox"/> UNDETERMINED <input type="checkbox"/> SOIL ONLY <input type="checkbox"/> GROUNDWATER <input type="checkbox"/> DRINKING WATER - (CHECK ONLY IF WATER WELLS HAVE ACTUALLY BEEN AFFECTED)					
CURRENT STATUS	<b>CHECK ONE ONLY</b> <input type="checkbox"/> NO ACTION TAKEN <input type="checkbox"/> PRELIMINARY SITE ASSESSMENT WORKPLAN SUBMITTED <input type="checkbox"/> POLLUTION CHARACTERIZATION <input type="checkbox"/> LEAK BEING CONFIRMED <input type="checkbox"/> PRELIMINARY SITE ASSESSMENT UNDERWAY <input type="checkbox"/> POST CLEANUP MONITORING IN PROGRESS <input checked="" type="checkbox"/> REMEDIATION PLAN <input type="checkbox"/> CASE CLOSED (CLEANUP COMPLETED OR UNNECESSARY) <input type="checkbox"/> CLEANUP UNDERWAY					
	<b>CHECK APPROPRIATE ACTION(S) (SEE BACK FOR DETAILS)</b> <input checked="" type="checkbox"/> EXCAVATE & DISPOSE (ED) <input type="checkbox"/> REMOVE FREE PRODUCT (FP) <input type="checkbox"/> ENHANCED BIO DEGRADATION (IT) <input type="checkbox"/> CAP SITE (CD) <input type="checkbox"/> EXCAVATE & TREAT (ET) <input type="checkbox"/> PUMP & TREAT GROUNDWATER (GT) <input type="checkbox"/> REPLACE SUPPLY (RS) <input type="checkbox"/> CONTAINMENT BARRIER (CB) <input type="checkbox"/> NO ACTION REQUIRED (NA) <input type="checkbox"/> TREATMENT AT HOOKUP (HU) <input type="checkbox"/> VENT SOIL (VS) <input type="checkbox"/> VACUUM EXTRACT (VE) <input type="checkbox"/> OTHER (OT)					
REMEDIAL ACTION	<b>CHECK ONE ONLY</b> <input checked="" type="checkbox"/> UNDETERMINED <input type="checkbox"/> SOIL ONLY <input type="checkbox"/> GROUNDWATER <input type="checkbox"/> DRINKING WATER - (CHECK ONLY IF WATER WELLS HAVE ACTUALLY BEEN AFFECTED)					
	<b>CHECK ONE ONLY</b> <input type="checkbox"/> NO ACTION TAKEN <input type="checkbox"/> PRELIMINARY SITE ASSESSMENT WORKPLAN SUBMITTED <input type="checkbox"/> POLLUTION CHARACTERIZATION <input type="checkbox"/> LEAK BEING CONFIRMED <input type="checkbox"/> PRELIMINARY SITE ASSESSMENT UNDERWAY <input type="checkbox"/> POST CLEANUP MONITORING IN PROGRESS <input checked="" type="checkbox"/> REMEDIATION PLAN <input type="checkbox"/> CASE CLOSED (CLEANUP COMPLETED OR UNNECESSARY) <input type="checkbox"/> CLEANUP UNDERWAY					
REMEDIAL ACTION	<b>CHECK APPROPRIATE ACTION(S) (SEE BACK FOR DETAILS)</b> <input checked="" type="checkbox"/> EXCAVATE & DISPOSE (ED) <input type="checkbox"/> REMOVE FREE PRODUCT (FP) <input type="checkbox"/> ENHANCED BIO DEGRADATION (IT) <input type="checkbox"/> CAP SITE (CD) <input type="checkbox"/> EXCAVATE & TREAT (ET) <input type="checkbox"/> PUMP & TREAT GROUNDWATER (GT) <input type="checkbox"/> REPLACE SUPPLY (RS) <input type="checkbox"/> CONTAINMENT BARRIER (CB) <input type="checkbox"/> NO ACTION REQUIRED (NA) <input type="checkbox"/> TREATMENT AT HOOKUP (HU) <input type="checkbox"/> VENT SOIL (VS) <input type="checkbox"/> VACUUM EXTRACT (VE) <input type="checkbox"/> OTHER (OT)					
	<b>CHECK ONE ONLY</b> <input checked="" type="checkbox"/> UNDETERMINED <input type="checkbox"/> SOIL ONLY <input type="checkbox"/> GROUNDWATER <input type="checkbox"/> DRINKING WATER - (CHECK ONLY IF WATER WELLS HAVE ACTUALLY BEEN AFFECTED)					
COMMENTS	Removed 5 UST's from property. All five tanks had holes and had leaked product into surrounding soil.					
	(Empty space for additional comments)					

**STATE WATER RESOURCES CONTROL BOARD**

DIVISION OF CLEAN WATER PROGRAMS

2014 T STREET, SUITE 130

P O. BOX 944212

SACRAMENTO, CA 94244-2120



*John SM*

(916) 227-4337

County Board of Supervisors

**HAZARDOUS WASTE DISCHARGE**

Enclosed is information pertaining to a hazardous waste discharge in your County. The disclosure of this information is required under Section 25180.7 of the Health and Safety Code (Proposition 65). A copy is also being sent to your County Health Officer. Your local underground storage tank permitting agency should already be aware of this discharge.

We routinely disclose information on all underground storage tank leaks, even though not all may pose a substantial threat of injury to public health or safety.

We have no additional information at this time, and suggest that you or your staff contact the person listed in the "Reported By" section if you need more information.

Please call Paul Johnston of my staff at (916) 227-4337 if you have any questions.

Sincerely,

A handwritten signature in black ink, appearing to read "Mike McDonald".

Mike McDonald, Manager  
Underground Storage Tank Program  
Division of Clean Water Programs

Enclosure

cc: County Health Officer



UNDERGROUND STORAGE TANK LEAK REPORT - ALAMEDA COUNTY  
06/21/93

---

Emergency: N Case Number: ST101352  
Site Name: VAL STROUGH VOLKSWAGON  
Operator: Phone:  
Address: 718 SAN PABLO AVE  
ALBANY 94706  
Cross Street:  
Case Type: Undetermined (U) Interim Remediation: Y (Y/N)  
Status:  
Abatement Methods: Excavate and Dispose  
Regional Board: 02 Local Agency: COUNTY OF ALAMEDA  
Lead Agency:  
Substance Leaked: WASTE OIL Quantity Leaked:

---

Responsible Party Information JOHN NAKAMURA  
VAL STROUGH VOLKSWAGON  
718 SAN PABLO AVE, ALBANU, CA 94706  
Phone: (510)528-1244

---

Reported By Information Date Reported: 06/10/93  
ROXANNE HARRIS-SUBSURFACE ENV Represents: Owner  
11072 SAN PABLO AVE #315, EL CERRITO, CA 94530

---

Date Discovered: 04/06/93 How Discovered: Tank Closure  
Date Stopped: / / How Stopped: Close Tank  
Source of Leak: Tank  
Cause of Leak: Structure Failure

---

COMMENTS:

00000002 PP → 4 (L) 01-1515

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

<b>EMERGENCY</b> <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO		<b>HAS STATE OFFICE OF EMERGENCY SERVICES REPORT BEEN FILED?</b> <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO		<b>FOR LOCAL AGENCY USE ONLY</b> I HEREBY CERTIFY THAT I HAVE DISTRIBUTED THIS INFORMATION ACCORDING TO THE DISTRIBUTION SHOWN ON THE INSTRUCTION SHEET ON THE BACK PAGE OF THIS FORM.	
<b>REPORT DATE</b> 06/10/93		<b>CASE #</b> 97101352		<b>CALIFORNIA REGIONAL WATER</b>	
<b>REPORTED BY</b>	<b>NAME OF INDIVIDUAL FILING REPORT</b> Roxanne Harris		<b>PHONE</b> (510) 215-6533		<b>SIGNATURE</b> 
	<b>REPRESENTING</b> <input type="checkbox"/> LOCAL AGENCY <input checked="" type="checkbox"/> OWNER/OPERATOR <input type="checkbox"/> REGIONAL BOARD <input type="checkbox"/> OTHER		<b>COMPANY OR AGENCY NAME</b> Subsurface Environmental Corp.		
	<b>ADDRESS</b> 11077 STREET San Pablo Ave CITY 315 El Cerrito STATE CA ZIP 94530				
<b>RESPONSIBLE PARTY</b>	<b>NAME</b> Val Strough Volkswagen		<b>CONTACT PERSON</b> John Nakamura		<b>PHONE</b> (510) 528-1244
	<b>ADDRESS</b> 718 STREET San Pablo Ave CITY Albany STATE CA ZIP 94706				
<b>SITE LOCATION</b>	<b>FACILITY NAME (IF APPLICABLE)</b> Val Strough Volkswagen		<b>OPERATOR</b> N/A		<b>PHONE</b> ( )
	<b>ADDRESS</b> 718 STREET San Pablo Ave CITY Albany COUNTY Alameda ZIP 94706				
	<b>CROSS STREET</b>				
<b>IMPLEMENTING AGENCIES</b>	<b>LOCAL AGENCY</b> Alameda County Health Care Svcs.		<b>CONTACT PERSON</b> Juliet Shim		<b>PHONE</b> (510) 271-4530
	<b>REGIONAL BOARD</b> San Francisco		<b>CONTACT PERSON</b> Richard Hiett		
<b>SUBSTANCES INVOLVED</b>	(1) <b>NAME</b> Waste Oil <span style="float: right;">QUANTITY LOST (GALLONS) <input checked="" type="checkbox"/> UNKNOWN</span>				
	(2) <b>NAME</b> Coolant <span style="float: right;">QUANTITY LOST (GALLONS) <input type="checkbox"/> UNKNOWN</span>				
<b>DISCOVERY/ABATEMENT</b>	<b>DATE DISCOVERED</b> 04/10/93		<b>HOW DISCOVERED</b> <input type="checkbox"/> INVENTORY CONTROL <input type="checkbox"/> TANK TEST <input checked="" type="checkbox"/> TANK REMOVAL <input type="checkbox"/> SUBSURFACE MONITORING <input type="checkbox"/> NUISANCE CONDITIONS <input type="checkbox"/> OTHER		
	<b>DATE DISCHARGE BEGAN</b> <input type="checkbox"/> YES <input type="checkbox"/> NO IF YES, DATE		<b>METHOD USED TO STOP DISCHARGE (CHECK ALL THAT APPLY)</b> <input type="checkbox"/> REMOVE CONTENTS <input checked="" type="checkbox"/> CLOSE TANK & REMOVE <input type="checkbox"/> REPAIR PIPING <input type="checkbox"/> REPAIR TANK <input type="checkbox"/> CLOSE TANK & FILL IN PLACE <input type="checkbox"/> CHANGE PROCEDURE <input type="checkbox"/> REPLACE TANK <input type="checkbox"/> OTHER		
	<b>HAS DISCHARGE BEEN STOPPED?</b> <input type="checkbox"/> YES <input type="checkbox"/> NO IF YES, DATE				
<b>SOURCE/ CAUSE</b>	<b>SOURCE OF DISCHARGE</b> <input checked="" type="checkbox"/> TANK LEAK <input type="checkbox"/> PIPING LEAK <input type="checkbox"/> UNKNOWN <input type="checkbox"/> OTHER		<b>CAUSE(S)</b> <input type="checkbox"/> OVERFILL <input checked="" type="checkbox"/> RUPTURE/FAILURE <input type="checkbox"/> CORROSION <input type="checkbox"/> UNKNOWN <input type="checkbox"/> SPILL <input type="checkbox"/> OTHER		
	<b>CHECK ONE ONLY</b> <input checked="" type="checkbox"/> UNDETERMINED <input type="checkbox"/> SOIL ONLY <input type="checkbox"/> GROUNDWATER <input type="checkbox"/> DRINKING WATER - (CHECK ONLY IF WATER WELLS HAVE ACTUALLY BEEN AFFECTED)				
<b>CURRENT STATUS</b>	<b>CHECK ONE ONLY</b> <input type="checkbox"/> NO ACTION TAKEN <input type="checkbox"/> PRELIMINARY SITE ASSESSMENT WORKPLAN SUBMITTED <input type="checkbox"/> POLLUTION CHARACTERIZATION <input type="checkbox"/> LEAK BEING CONFIRMED <input type="checkbox"/> PRELIMINARY SITE ASSESSMENT UNDERWAY <input type="checkbox"/> POST CLEANUP MONITORING IN PROGRESS <input checked="" type="checkbox"/> REMEDIATION PLAN <input type="checkbox"/> CASE CLOSED (CLEANUP COMPLETED OR UNNECESSARY) <input type="checkbox"/> CLEANUP UNDERWAY				
	<b>CHECK APPROPRIATE ACTION(S)</b> <input type="checkbox"/> CAP SITE (CD) <input checked="" type="checkbox"/> EXCAVATE & DISPOSE (ED) <input type="checkbox"/> REMOVE FREE PRODUCT (FP) <input type="checkbox"/> ENHANCED BIO DEGRADATION (IT) <input type="checkbox"/> CONTAINMENT BARRIER (CB) <input type="checkbox"/> EXCAVATE & TREAT (ET) <input type="checkbox"/> PUMP & TREAT GROUNDWATER (GT) <input type="checkbox"/> REPLACE SUPPLY (RS) <input type="checkbox"/> VACUUM EXTRACT (VE) <input type="checkbox"/> NO ACTION REQUIRED (NA) <input type="checkbox"/> TREATMENT AT HOOKUP (HU) <input type="checkbox"/> VENT SOIL (VS) <input type="checkbox"/> OTHER (OT)				
<b>COMMENTS</b>	Removed 5 UST's from property. All five tanks had holes and had leaked product into surrounding soil.				

WATER  
RKH

**ICF KAISER  
ENGINEERS**

ICF KAISER ENGINEERS, INC.  
1800 HARRISON STREET  
P.O. Box 23210  
OAKLAND, CALIFORNIA 94612-3430  
510/419-6000

June 15, 1993

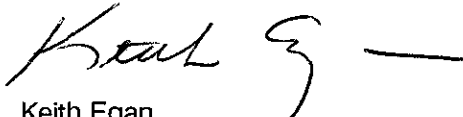
Ms. Juliet Shin  
Alameda County Health Care Services  
Department of Environmental Health  
UST Local Oversight Program  
80 Swan Way  
Room 80  
Oakland, CA 94621

RE: Investigation at 718 San Pablo Avenue, Albany, California

Dear Ms. Shin,

To confirm our telephone conversation today, you are granting a thirty day extension for the submittal of a Preliminary Site Assessment Proposal. Although the new deadline is now August 6, 1993, we will make every effort to submit a proposal before this date. Thank you for the extension and assistance. If you have any questions concerning the status of the investigation, please contact me at (510) 419-5412.

Sincerely,



Keith Egan  
Environment Group

cc: Don Strough

**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**

ea. 1993  
 PE

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

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

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

Any change or alterations of these plans and specifications must be submitted to this Department and to the Fire and Building Inspection Department to determine if such changes meet the requirements of State and local laws.

Notify this Department at least 48 hours prior to the following required inspections:

- Removal of Tank and Piping
- Sampling
- Final Inspection

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

**THERE IS A FINANCIAL PENALTY FOR NOT OBTAINING THESE INSPECTIONS.**

1) Total lead ~~ATA~~ will be needed on samples taken from gasoline tank location.

**UNDERGROUND TANK CLOSURE PLAN**

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

2) Submit copy of Workman's Comp. Ins. Cert.

1. Business Name Val Strough Volkswagon  
 Business Owner VSGCI of Oakland, Inc.
2. Site Address 718 San Pablo Avenue  
 City Albany Zip 94706 Phone 510/450-6608
3. Mailing Address P.O. Box 28886  
 City Oakland Zip 94604 Phone 510/658-4700
4. Land Owner Strough Family Trust  
 Address #4 Geary Plaza, Seaside, Calif Zip \_\_\_\_\_
5. Generator name under which tank will be manifested \_\_\_\_\_  
VSGCI of Oakland, Inc.  
 EPA I.D. No. under which tank will be manifested CAC000800344

6. Contractor Subsurface Environmental Corp.  
Address 11072 San Pablo Avenue, Suite 315  
City El Cerrito, CA 94530 Phone 510/215-6553  
License Type\* "A" w/ Haz Mat ID# 618766 <sup>C.L.B # OK</sup>  
(Corp. Lic)

\*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 N/A  
Address \_\_\_\_\_  
City \_\_\_\_\_ Phone \_\_\_\_\_

8. Contact Person for Investigation  
Name Roxanne Harris Title President  
Phone 510/215-6553

9. Number of tanks being closed under this plan Five  
Length of piping being removed under this plan Approx. 15'  
Total number of tanks at facility Five

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 Erickson, Inc. EPA I.D. No. CAD009466392  
Hauler License No. 019 License Exp. Date May 1993  
Address 255 Parr Blvd  
City Richmond State CA Zip 94801

b) Product/Residual Sludge/Rinsate Disposal Site

Name Romic Chemical EPA I.D. No. CAD009452657  
Address 2081 Bay Road  
City East Palo Alto State CA Zip 94303

c) Tank and Piping Transporter

Name Erickson, Inc. EPA I.D. No. \_\_\_\_\_  
Hauler License No. \_\_\_\_\_ License Exp. Date \_\_\_\_\_  
Address \_\_\_\_\_  
City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_

d) Tank and Piping Disposal Site

Name Erickson, Inc. EPA I.D. No. \_\_\_\_\_  
Address \_\_\_\_\_  
City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_

11. Experienced Sample Collector

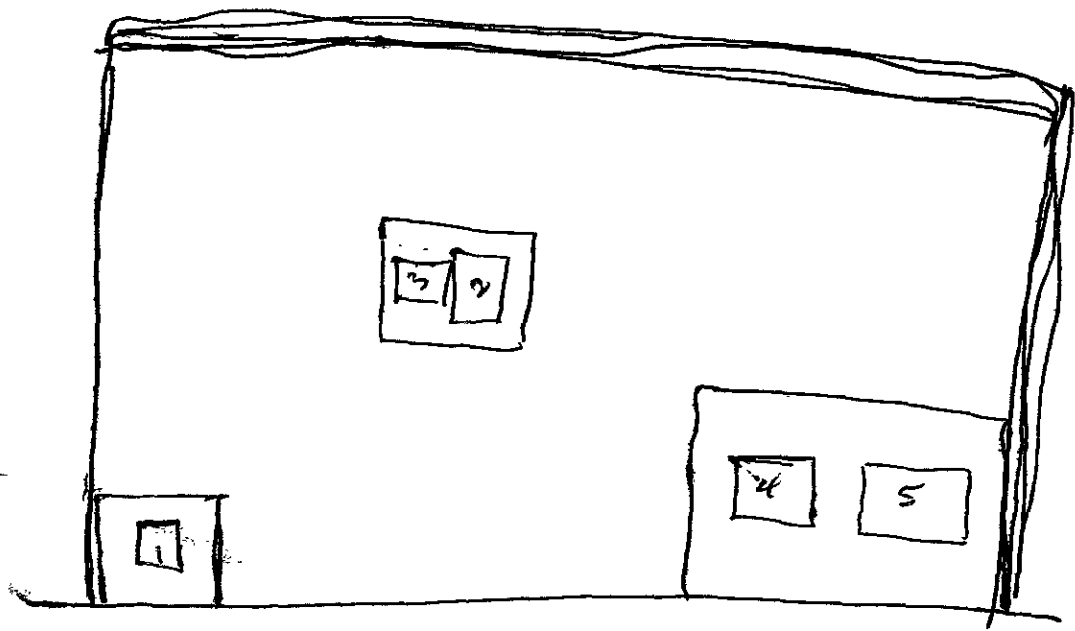
Name Roxanne Harris  
Company Subsurface Environmental Corp.  
Address 11072 San Pablo Avenue, Suite 315  
City El Cerrito State CA Zip 94530 Phone 510/215-6553

12. Laboratory

Name Curtis & Tompkins, LTD  
Address 2323 Fifth Street  
City Berkeley State CA Zip 94710  
State Certification No. 1459

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

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



San Pablo Ave



14. Describe methods to be used for rendering tank inert

15 pounds carbon dioxide per 1,000 gallons

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)		
1) <sup>280</sup> <del>580</del> Gallons	Waste Oil	Soil	Beneath tank @ fill end max. 2' in native soil
2) <sup>300</sup> <del>100</del> Gallons	Transmission Fluid	Soil	Same as Above
3) <sup>300</sup> <del>100</del> Gallons	Transmission Fluid	Soil	Same as Above
4) <sup>300 maybe 100</sup> <del>500</del> Gallons	Waste Oil	Soil	Same as Above
5) 550 Gallons	Gasoline (unleaded) <i>Appeared to be single-walled</i> Tanks have not been used since 1986 and are believed to be empty	Soil  Groundwater, if encountered	Same as Above

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.



Excavated/Stockpiled Soil	
Stockpiled Soil Volume (Estimated)	Sampling Plan
Approx. 55 Yards	None at this time.

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	
Waste Oil	TPH-G (5030)	GCFID (5030)	1.0	
	BTEX (5030)	EPA (8020)	0.005	
	TPH-D (3550)	GCFID (3550)	10.0	
	Oil & Grease (3550)	EPA (418.1)	5.0	
	Chlorinated Hydrocarbons (5030)	EPA (8010)	5.0	
	Five Metals (3050)			Cd .05
				Cr .50
Pb .50				
Zn .25				
Ni .50				
Transmission Fluid	Same as Waste Oil			
Unleaded Gasoline	TPH-G (5030)	GCFID (5030)	1.0	
	BTEX (5030)	EPA (8020)	0.005	

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

18. Submit Worker's Compensation Certificate copy

Name of Insurer State Compensation Insurance Fund

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) Roxanne Harris

Signature 

Date March 3, 1993

Signature of Site Owner or Operator

Name (please type) \_\_\_\_\_

Signature John Nakamura

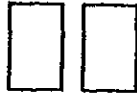
Date 3/3/93

Vent Pipe ○

Fill End



580 Gallon  
Waste Oil  
Tank



2 - 100 Gallon  
Automatic Transmission  
Fluid Tanks

Fill End



500 Gallon  
Waste Oil Tank

Fill End



550 Gallon  
Gasoline Tank

Property Line

Val Strough Volkswagon  
Offices & Service Building

(building not to scale)

DRIVE  
-WAY

Property Line

DRIVEWAY

SIDEWALK

*San Pablo Avenue*

Subsurface  
Environmental  
Project #93127

Val Strough Volkswagon  
718 San Pablo Avenue  
Albany, CA 94706

Approximate Scale  
1" = 10'



**SITE HEALTH AND SAFETY PLAN  
FOR REMOVAL OF UNDERGROUND STORAGE TANKS**

**PREPARED FOR:**

**VAL STROUGH COMPANY**  
Val Strough Volkswagon  
718 San Pablo Avenue  
Albany, CA 94706

**SUBSURFACE ENVIRONMENTAL CORP.  
PROJECT NO. 93127**

**PREPARED BY:**

**SUBSURFACE ENVIRONMENTAL CORP.**  
11072 SAN PABLO AVE., SUITE 315  
EL CERRITO, CALIFORNIA



## **Introduction**

---

### **Project Description**

The subject site is located at Val Strough Volkswagon 718 San Pablo Avenue, Albany, California. There are five underground storage tanks located property. One (1) 500 gallon waste oil tank and one (1) 550 gallon gasoline tank are located in the driveway on the northeast side of the property. Two (2) transmission fluid tanks are located inside the building. Their exact location is unknown at this time. A pipe and cable locator will be used once we have mobilized onsite to determine location of tanks and piping. And one (1) 580 gallon waste oil tank in the driveway at the southeast side of the property. The tanks are currently inactive and believed to be empty. This project involves removing the underground storage tanks and performing a soils investigation to determine whether or not an unauthorized leak has occurred.

### **Objective**

This Site Health and Safety Plan describes the policies and procedures that will be followed during the tank removal operation at Albany.

### **Responsibilities**

#### **Project Manager**

The project manager for this job will be Mr. Howard Blair Jr. His duties include reading and becoming familiar with this Health and Safety Plan and SEC policies and procedures, overseeing all project activities, supervising site personnel and subcontractors, enforcing and ensuring all Health and Safety Plan regulations.

#### **Health and Safety Officer**

The Health and Safety Officer for this project will be Roxanne Harris. She will be the contact for the regulatory agencies and consult with the project manager on matters of safety and health. Her duties include but are not limited to developing and implementing this Health and Safety Plan, presenting tailgate safety meetings, maintaining logs and records, determining the level of personnel protective equipment, performing site inspections, ensuring that all onsite personnel and visitors have been given the proper training and determining potential safety hazards as the job progresses.

#### **All Personnel, Subcontractors and Visitors**

All personnel, subcontractors and visitors are responsible for understanding the Health and Safety Plan policies and procedures and for continuous adherence of the Health and Safety Plan and Federal, State and Local regulations.

Each person is responsible for their own health and safety, for completing tasks in a safe manner and for reporting any unsafe acts or conditions to his supervisor or SEC representatives.

#### **Safety Meetings**

Tailgate safety meetings will be held onsite before the start of work each day. Each employee will be informed of job tasks to be performed and the hazards associated with each task. They will be reminded of general safety rules and work practices. A review of the work performed the day before and any unsafe conditions will be discussed.

Each employee will be required to sign a form stating their understanding of site hazards.

## **Hazard Analysis**

### Waste Types

Gasoline  
Waste Oil  
Transmission Fluid

### Waste Characteristics

Toxic  
Flammable  
Volatile (Gasoline)

### Hazards of Concern

Explosion/Flammable  
Organic Chemicals

### Hazard Summary

Overall Hazard Evaluation: Low

Fire/Explosion Potential: Low

Justification:

Product has already been emptied from the tanks. Carbon dioxide will be used to inert the tanks before removal and a LEL meter will be used to measure oxygen level and combustible vapors. Proper personnel protective equipment will be worn at all times.

### Other Hazards Associated with Tank Removal Projects

Operation of Heavy Equipment & Tools  
Lifting Heavy Objects  
Slipping or Falling Inside Excavations  
Unstable Ground  
Utility Lines  
Noise

## **Monitoring**

<u>Instrument</u>	<u>Task</u>	<u>Action Guidelines</u>	
Combustible Gas Indicator	Tank Removal	0 - 10%LEL	No explosion hazard
		10 - 25%LEL	Potential explosion hazard; take necessary precautions
		>25%	Explosion hazard; interrupt task & evacuate
		21.0%O2	Oxygen normal

<21.0%O <sub>2</sub>	Oxygen deficient; take necessary precautions
<19.5%O <sub>2</sub>	Interrupt task and evacuate

### **Decontamination Procedures**

We will not be working with any contaminated materials at this jobsite.

### **Confined Space Entry Procedures**

Confined space entry will not be necessary on this project.

### **Securing the Site**

It will be necessary to leave the excavations open while waiting for soils analysis. A fence and or steel plates will be installed over or around each excavation to prevent any entry into the hole.

### **Spill Containment/Emergency/Contingency Plans**

**Medical Emergency:** First aid or other appropriate immediate action will be administered then, if necessary, proceed to Alta Bates Hospital 2450 Ashby Avenue, Berkeley, California 94705. 24 hour Emergency 510/204-1303.

**Fire/Explosion:** Contact Albany Fire Department & Police Departments at 911. Fire extinguishers will be available onsite.

**Spills:** Area will be isolated from traffic. Spilled liquids will be contained with an absorbent material and placed into appropriate containers for disposal.



## BENZENE

**Fire & Explosion Hazard:** FLAMMABLE. Flashback along vapor trail may occur. Vapor may explode if ignited in an enclosed area. Vapor is heavier than air and may travel considerable distance to a source of ignition and flashback.

**Protective Clothing:** Avoid breathing vapors. Keep upwind. Wear protective boots, gloves, and goggles. Do not handle broken packages without protective equipment. Wash away any material which may have contacted the body with copious amounts of water or soap and water.

**Health Hazards:** Vapor is irritating to the eyes, nose and throat. If inhaled, will cause headaches, difficult breathing, or loss of consciousness. Liquid is irritating to skin and eye. Harmful if swallowed.

**First Aid:** If this chemical comes in contact with the eyes, immediately wash with water and get medical attention. If chemical comes in contact with the skin, immediately wash with soap and water. If a person breathes in large amounts of this chemical, move the exposed person to fresh air. If breathing has stopped perform artificial respiration. Keep the person warm and at rest. If the chemical has been swallowed, get medical attention immediately.

**Warning Concentrations:** (ppm or mg/m<sup>3</sup>): 4.68 ppm

**Exposure Limits/ Guidelines:**

OSHA PEL	1 ppm
NIOSH REL	Carcinogenic 0.1 ppm
ACGIH TLV-TWA:	10 ppm
IDLH	2,000 ppm

## TOLUENE

**Fire & Explosion Hazard:** FLAMMABLE. Flashback along vapor trail may occur. Vapor may explode if ignited in an enclosed area. Vapor is heavier than air and may travel considerable distance to a source of ignition and flashback.

**Protective Clothing:** Avoid breathing vapors. Keep upwind. Wear protective boots, gloves, and goggles. Do not handle broken packages without protective equipment. Wash away any material which may have contacted the body with copious amounts of water or soap and water.

**Health Hazards:** Vapor is irritating to the eyes, nose and throat. If inhaled, will cause nausea, vomiting, headaches, dizziness, difficult breathing, or loss of consciousness. Liquid is irritating to skin and eyes. If swallowed, will cause nausea, vomiting or loss of consciousness.

**First Aid:** If this chemical comes in contact with the eyes, immediately wash with water and get medical attention. If chemical comes in contact with the skin, immediately wash with soap and water. If a person breathes in large amounts of this chemical, move the exposed person to fresh air. If breathing has stopped perform artificial respiration. Keep the person warm and at rest. If the chemical has been swallowed, get medical attention immediately.

**Warning Concentrations:** (ppm or mg/m<sup>3</sup>): 0.17 ppm

**Exposure Limits/ Guidelines:**

OSHA PEL	100 ppm
NIOSH REL	100 ppm
ACGIH TLV-TWA:	100 ppm
IDLH	2,000 ppm

## ETHYLBENZENE

**Fire & Explosion Hazard:** FLAMMABLE. Flashback along vapor trail may occur. Vapor may explode if ignited in an enclosed area. Vapor is heavier than air and may travel considerable distance to a source of ignition and flashback.

**Protective Clothing:** Avoid breathing vapors. Keep upwind. Wear protective boots, gloves, and goggles. Do not handle broken packages without protective equipment. Wash away any material which may have contacted the body with copious amounts of water or soap and water.

**Health Hazards:** Vapor is irritating to the eyes, nose and throat. If inhaled, will cause dizziness or difficult breathing. Liquid will burn skin and eyes. Harmful if swallowed.

**First Aid:** If this chemical comes in contact with the eyes, immediately wash with water and get medical attention. If chemical comes in contact with the skin, immediately wash with soap and water. If a person breathes in large amounts of this chemical, move the exposed person to fresh air. If breathing has stopped perform artificial respiration. Keep the person warm and at rest. If the chemical has been swallowed, get medical attention immediately.

**Warning Concentrations:** (ppm or mg/m<sup>3</sup>): N/A

**Exposure Limits/ Guidelines:**

OSHA PEL	100 ppm
NIOSH REL	100 ppm
ACGIH TLV-TWA:	N/A
IDLH	2,000 ppm

## XYLENE ISOMERS

**Fire & Explosion Hazard:** Flammable/combustible material. May be ignited by heat, sparks or flames. Vapors may travel to a source of ignition and flash back. Container may explode in heat of fire. Vapor explosion hazard indoors, outdoors or in sewers. Runoff to sewer may create fire or explosion hazard.

**Protective Clothing:** Avoid breathing vapors. Keep upwind. Wear protective boots, gloves, and goggles. Do not handle broken packages without protective equipment. Wash away any material which may have contacted the body with copious amounts of water or soap and water.

**Health Hazards:** May be poisonous if inhaled or absorbed through skin. Vapors may cause dizziness or suffocation. Contact may irritate or burn skin or eyes. Fire may produce irritating or poisonous gases. Runoff from fire control or dilution water may cause pollution.

**First Aid:** If this chemical comes in contact with the eyes, immediately wash with water and get medical attention. If chemical comes in contact with the skin, immediately wash with soap and water. If a person breathes in large amounts of this chemical, move the exposed person to fresh air. If breathing has stopped perform artificial respiration. Keep the person warm and at rest. If the chemical has been swallowed, get medical attention immediately.

**Warning Concentrations:** (ppm or mg/m<sup>3</sup>): No information available.

**Exposure Limits/ Guidelines:**

OSHA PEL  
NIOSH REL  
ACGIH TLV-TWA:  
IDLH

# ACCIDENT PREVENTION PROGRAM

---

*Subsurface Environmental Corp.*

It is the policy of Subsurface Environmental Corp. to provide a safe and healthful environment for all of its employees. We consider no phase of operations or administration to be of greater importance than injury or illness prevention. Safety takes precedence over expediency or shortcuts. At Subsurface Environmental we believe every accident and every injury is preventable. We will take every step possible to reduce the possibility of injury, illness or accident.

This document establishes the general safety requirements for all of Subsurface Environmental Corporation's activities and operations. Each employee shall be provided with initial indoctrination and such continuing instruction as will enable him or her to conduct his work in a safe manner.

All employees shall follow the general work rules and safety regulations, render every possible aid to safe operations and report all unsafe conditions or practices to their supervisor or foreman.

## Supervisors

Supervisors shall demonstrate interest in safety by establishing a firm and positive accident prevention policy that include supplying or tangible items like hard hats, protective clothing, safety glasses, good ladders, first aid materials, and safety devices on equipment.

Require foreman to give individual safety instructions and orders as needed to workers and those found to be working unsafely.

Require foreman to hold tailgate safety meetings with their crews at least every ten working days to emphasize some particular safety topic that needs special attention.

Arrange for frequent and regular field safety inspections. This should be done concurrent with regular jobsite visits.

Require all field personnel to make accident prevention and hazard control an important part of their job responsibility.

## Emergency Telephone Numbers

Emergency telephone numbers and directions to the nearest hospital or urgent care facility shall be posted at the jobsite.

## First Aid Kits

Each project must have an adequate first aid kit available at the jobsite. Supervisors must inspect first aid kits and replace those items that have been depleted or purchase a new kit as required.

## Construction Safety Orders

Each jobsite office and superintendent should have a current copy of the "Construction Safety Orders". This should be used as a handbook and guide for safety practices required for different types of work. We encourage foreman to become familiar with this material. For advice and assistance check with your

supervisor, project manager or general superintendent at the main office.

#### First Year Apprentices, Trainees, and New Hires

It is the policy of the company to take extra precautions with first year apprentices, trainees, and new hires. It will be the foreman and superintendent's responsibility to individually review with such persons the safety requirements for each different work assignment that he gives to them. The foreman shall periodically check to see that such persons fully understand all the standard safety precautions pertaining to that assignment and see that they are followed. It is apparent that the inexperienced craftsman is the most susceptible to injury and it is the foreman's job to prevent accidents involving these employees.

#### Reporting Injuries and Accidents

Each occupational injury or illness shall be reported immediately to the first aid attendant and to your foreman to assure suitable first aid or medical attention.

All accidents involving damage to equipment or materials, including motor vehicle accidents shall be reported to your foreman or supervisor at once.

#### Reporting Unsafe or Hazardous Conditions

Report unsafe or hazardous conditions to your foreman or supervisor so that corrective action can be taken to avoid accidents.

#### Tailgate Safety Meetings

A minimum of one 5 minute tailgate or tool box safety meeting shall be conducted at at least every 10 days. All personnel shall attend the safety meeting prior to beginning work onsite and will sign a form stating that their understanding of site hazards.

# GENERAL WORK PRACTICES AND SAFETY RULES

---

*Subsurface Environmental Corp.*

## Good Housekeeping

Good housekeeping on the job is mandatory and every employee must do his part daily in this activity to keep the job clean for safety.

Walkways shall be kept clear of obstructions at all times.

Tools and equipment not in use shall be stored in a designated area.

## Drunkenness and Use of Narcotics

Drinking intoxicants of the job is strictly forbidden. Anyone who reports for duty under the influence of alcohol or narcotics shall not be permitted to work, shall be removed from the jobsite and subject to termination.

## Sanitation

Employees shall thoroughly wash face and hands upon finishing work and prior to eating and drinking.

## Horseplay or Fighting

Indulgence in practical jokes, horseplay, scuffling, wrestling or fighting is strictly prohibited.

## Personal Protective Equipment

Hard hats and work boots will be worn at all times. When necessary, ear plugs, safety glasses, toe guards, safety belts, respiratory equipment, gloves and tyvek or polypropylene suits shall be worn.

## Noise

Hearing protection shall be required when noise exposure is 85 dBA or more. Noise levels above 90 dBA are potentially damaging.

<u>Sound Level DBA</u>	<u>Time Allowed Per Day</u>
90	8
95	4
100	2
105	1
110	1/4

## Lifting

When lifting, take position over the load and lift with leg muscles not back muscles. Get help for heavy or awkward loads.

### Starting and Operating Machines

Employees shall not start or operate any mechanical equipment unless qualified and authorized to do so.

### Compressors, Portable Compressors

Compressors on wheels must be prevented from rolling.

Safety valves must be popped weekly and tank must be drained daily.

### Hand Tools

Worn or broken hand tools shall be turned in for repair or replacement. A dull or broken tool is unsafe.

Hand tools shall be used for their intended purpose only.

### Power Tools

Electrically powered tools and equipment shall be grounded when in use.

Air hose connections shall be secured to prevent accidental separation.

Operating switches or levers requiring constant pressure for operation shall not be tampered with to make the tool operate without constant hand or finger pressure.

Grinding wheel speeds shall conform to the manufacturer's recommended speeds.

### Explosive Actuated Tools

Only authorized and properly trained employees may use explosive actuated tools. All such tools shall be used in accordance with the manufacture's instructions.

Safety goggles shall be worn by the operator and shall be an approved type.

Ear plugs shall be worn when using a jack hammering or similar type equipment.

### Electrical Extension Cords

Only approved types of extension cords may be used and they shall be properly grounded. Damaged or inoperative cords shall be immediately turned in for repair or replacement.

### Temporary Electric Power

All temporary power lines shall be handled as if they were energized.

### Welding Cable

Welding cable shall be connected or spliced in an approved manner. There shall be no exposed metal parts in any splice.

### Ladders

Only approved ladders shall be used. Job-made ladders shall be substantially constructed in accordance with an approved design. Portable straight or extension ladders shall be placed at a safe angle and shall be secured to prevent displacement.



Top of ladder giving access to a work area or platform shall extend at least 36" above that level.

Do not stand on top four rungs of rung ladders without hand holds unless protected by a safety belt.

Do not use metal ladders within four feet of exposed electrical parts.

Two ways to determine the safe pitch of a ladder are: locate ladder at a 5.5 degree angle to the ground or place base of the ladder/4 length of distance from point where ladder touches vertical plane.

### Excavations or Trenches

All excavation and tank removal procedures will comply with OSHA regulations.

Excavations in unstable or safe material 5 feet or more in depth shall be shored or sloped in an approved manner.

Excavations in hard compact material shall be shored or otherwise protected when 5 feet or more in depth and 8 feet or more in length.

Sloped angles fro different materials:

Compacted angular gravels: 1/2 to 1

Average soils: 1 to 1

Compacted sharp sand: 1 1/2 to 1

Well rounded loose sand: 2 to 1

Excavated soils will be stored at a minimum of two feet from the edge of any excavation.

There shall be ladders in each trench 3 feet deep or more where employees are working to provide safe exits from the trench. There shall be no more that 25 feet of lateral travel distance to the nearest ladder.

Excavations and trenches shall be inspected daily by a competent person. If there is evidence of slides or cave-ins, all work in the exposed area shall cease until necessary precautions have been taken for the protection of employees.

### Floor Openings, Holes and Edges

Floor openings or holes shall be protected by approved guard rails or covers. If covers are used they shall be strong enough to support the loads to be imposed upon them and shall be secured to prevent accidental displacement.

The open edges of all floors six feet or more above the next floor level shall be guarded by an approved barricade secured to prevent accidental displacement.

### Gas Cylinders

Gas cylinders must be upright when in use, secured to prevent falling, and protected from extreme heat and from being struck by moving equipment and falling objects.

If transported by crane, hoist or derrick, gas cylinders must be handled in a suitable cradle, net or skip box, never by wire or rope, web or chain sling, or by dragging. Regulators shall be removed.

Oxygen cylinders must never be stored near highly combustible materials, especially oil and grease, or near fuel gas cylinders.

Caps should be placed on cylinders that are empty and such cylinders shall be marked "empty".

### Explosion and Gas Hazard - Confined Spaces

No work involving a source of ignition shall be attempted near any pit, manhole, open sewer, drain vent, pipe trench, or any enclosed space where there is reason to believe that flammable vapors may be present until a test has been made within approved hydrocarbon vapor detector, and when said test indicated the atmosphere is safe for hot work.

At locations similar to the ones above where there is reason to believe that toxic gas may be present, a similar test with an approved toxic gas detector shall be made and no work shall be performed in the location until said test indicates toxic gas concentrations lower than the maximum permissible for that gas or until approved protective measures have been taken.

In areas where flammable or toxic vapors or gasses may occur, all the work shall be done in accordance with Hazardous Area Work Procedures.

### Fire Prevention and Control

Each employee shall comply with the Fire Prevention and Control Procedures. There shall be no unauthorized open fires.

### Fueling Equipment

No gasoline or diesel engine shall be fueled while it is running. If fuel cans are used for refueling, they shall be approved metal safety fuel cans with a flash arresting screen, spring closing lid and spout cover that will safely relieve internal pressure if the can is exposed to fire.

There shall be no smoking or open flames within 25 feet of fuel storage tanks, fuel pumps or refueling operation.

All fuel storage tanks shall be properly grounded in an approved manner. Electrical grounds shall not be removed without authorization.

### Vehicle Operation

Each vehicle driver and operator of rubber tired construction equipment shall comply with job speed limits and traffic control procedures.

No vehicle with an obstructed rear view shall be backed up unless it is equipped with and operating back-up alarm signal that is audible above the surrounding noise or when an observer signals that it is safe to do so.

No employee may be transported in a vehicle unless approved seating is available to him.

### Crane Operation

The project superintendent or someone officially delegated by him shall review the specific operation of the crane when the crane must operate in the vicinity of an overhead power line where any part of the crane can come within 10 feet of the overhead line. This must be done prior to the crane moving into the exposed area.

The project superintendent or someone officially delegated by him shall review the specific operation of a crane prior to any lift that exceeds 80% of the rated capacity for the radius of boom. The review shall be

documented in accordance with procedures established with the company.  
Outriggers shall be used at all times, except when traveling.

Hand signals to crane and derrick operators shall be those prescribed by the applicable American National Standard Institute standard for the type of crane in use. An illustration of the signals shall be posted at the job site.

Overhead lines within the work area shall be marked with warning signs, 6 to 8 feet above the ground.

Rigging and boom changes shall be made by a competent mechanic under the supervision of a qualified supervisor.

**Subsurface Environmental Corp**

Tele 510/215-8553 Fax 510/234-7621

**FAX TRANSMITTAL**

**ATTN: Kevin**

**COMPANY: Alameda County Hazardous Materials**

**FAX: 510/569-4757**

**DATE: April 2, 1993**

**TIME: 3:30 pm**

**FROM: Roxanne**

**RE: 718 San Pablo Avenue**

**Copy of Workman's Compensation & Hazardous Materials  
Certificate as requested.**

**Please bring my copy of the approved permit with you on Tuesday.**

**Thank You!**

**No. of pages to follow: 2**

OAKLAND, CA 94621

JOB: 312 - 3414 ST. CERRITO, CA 94530

L

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.



EMPLOYER

┌

SUBSURFACE ENVIRONMENTAL, INC.  
11072 SAN PABLO AVE. #315  
EL CERRITO, CA 94530

L

SCIF 10262 (REV. 10 86)

TMR

COPY FOR INSURED'S FILE

STATE OF CALIFORNIA

STATE AND CONSUMER SERVICES AGENCY

CONTRACTORS STATE LICENSE BOARD



*Building Quality*



# HAZARDOUS SUBSTANCES REMOVAL AND REMEDIAL ACTIONS CERTIFICATION

Pursuant to the provisions of Section 70581 of the Business and Professions Code, the Registrar of Contractors does hereby certify that the following qualifying person has successfully completed the hazardous substances removal and remedial actions examination.

Qualifier: ROXANNE M. HARRIS

License No.: 618766

Business Name: SUBSURFACE ENVIRONMENTAL, INC.

WITNESS my hand and official seal this

19th day of MARCH, 1992

*David R. Kelly*  
Registrar of Contractors

131-36 (12/91)

This certification is the property of the Registrar of Contractors, is not transferable and shall be returned to the Registrar upon demand when suspended, revoked, or invalidated for any reason.

A 4775

ALAMEDA COUNTY  
HEALTH CARE SERVICES  
AGENCY

DAVID J. KEARS, Agency Director



RAFAT A. SHAHID, ASST. AGENCY DIRECTOR

DEPARTMENT OF ENVIRONMENTAL HEALTH  
State Water Resources Control Board  
Division of Clean Water Programs  
UST Local Oversight Program  
80 Swan Way, Rm 200  
Oakland, CA 94621  
(510) 271-4530

May 7, 1993

Mr. Ron Tye  
Val Strough Volkswagon  
P.O. Box 28886  
Oakland, CA 94604

STID 1352

Re: Required investigations at 718 San Pablo Avenue, Albany,  
California

Dear Mr. Tye,

On April 6, 1993, five underground storage tanks (USTs) were removed from the above site: one 280-gallon waste oil UST; one 300-gallon waste oil UST; two 300-gallon transmission fluid USTs; and one 550-gallon unleaded gasoline UST. According to the Hazardous Materials Inspection Form, completed by Kevin Tinsley of this office, holes were observed in all the five tanks that were removed. Soil samples were collected from the bottom of the tank pits and, according to the closure plan, were analyzed for the appropriate waste oil and gas constituents. According to a the diesel analysis page of McCampbell Analytical Inc.'s sample analysis results, up to 1900 ppm diesel was identified in a number of the soil samples collected from the tank pits.

Guidelines established by the California Regional Water Quality Control Board (RWQCB) require that investigations be conducted when there is evidence to indicate that a release from an UST may have impacted the ground water.

You are required to conduct a **Preliminary Site Assessment (PSA)** to determine the lateral and vertical extent and severity of ground water contamination which has resulted from the release at the site. The information gathered by the PSA will be used to determine an appropriate course of action to remediate the site, if deemed necessary. The PSA must be conducted in accordance with the RWQCB's Staff Recommendations for the Initial Evaluation and Investigation of Underground Tanks, and be consistent with requirements set forth in Article 11 of Title 23, California Code of Regulations. The major elements of such an investigation are summarized in the attached **Appendix A**. The major elements of the guidelines include, but are not limited to, the following:

- o At least one ground water monitoring well must be installed within 10 feet of the observed soil contamination, oriented in the confirmed downgradient direction relative to ground

Mr. Ron Tye  
Re: 718 San Pablo Ave.  
May 7, 1993  
Page 2 of 3

water flow. In the absence of data identifying the confirmed downgradient direction, a minimum of three wells will be required to verify gradient direction. During the installation of these wells, soil samples are to be collected at five-foot-depth intervals and any significant changes in lithology.

- o Subsequent to the installation of the monitoring wells, these wells must be surveyed to an established benchmark, with an accuracy of 0.01 foot. Ground water samples are to be collected and analyzed quarterly, and water level measurements are to be collected monthly for the first three months, and then quarterly thereafter. If the initial ground water elevation contours indicate that ground water flow directions vary greatly than you will be required to continue monthly water level measurements until the ground water gradient behavior is known. Both soil and ground water samples must be analyzed for the appropriate fuel contaminants listed in Table 2 of the RWQCB's Staff Recommendations for the Initial Evaluation and Investigation of Underground Tanks.

This Department will oversee the assessment and remediation of your site. Our oversight will include the review of and comment on work proposals and technical guidance on appropriate investigative approaches and monitoring schedules. The issuance of well drilling permits, however, will be through the Alameda County Flood Control and Water Conservation District, Zone 7, in Pleasanton. The RWQCB may choose to take over as lead agency if it is determined, following the completion of the initial assessment, that there has been a substantial impact to ground water.

The PSA proposal is due **within 60 days** of the receipt of this letter. Once the proposal is approved, field work should commence within 60 days. A report must be submitted within 45 days after the completion of this phase of work at the site. Subsequent reports are to be submitted quarterly until this site qualifies for final RWQCB "sign-off". Such quarterly reports are due the first day of the second month of each subsequent quarter.

The referenced initial and quarterly reports must describe the status of the investigation and must include, among others, the following elements:



Mr. Ron Tye  
Re: 718 San Pablo Ave.  
May 7, 1993  
Page 3 of 3

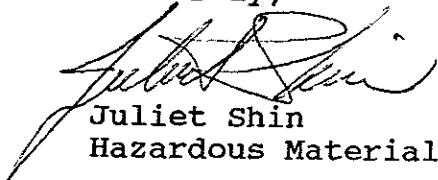
- o Details and results of all work performed during the designated period of time: records of field observations and data, boring and well construction logs, water level data, chain-of-custody forms, laboratory results for all samples collected and analyzed, tabulations of free product thicknesses and dissolved fractions, etc.
- o Status of ground water contamination characterization.
- o Interpretations of results: water level contour maps showing gradients, free and dissolved product, plume definition maps for each target component, geologic cross sections, etc.
- o Recommendations or plans for additional investigative work or remediation.

Please be advised that this is a formal request for a work plan pursuant to **Section 2722 (c) (d) of Title 23 California Code of Regulations**. Any extensions of the stated deadlines, or modifications of the required tasks, must be confirmed in writing by either this agency or RWQCB.

Please be reminded to copy Richard Hiett, at the San Francisco Bay Region-Water Quality Control Board, on all correspondence and reports regarding this site.

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

Sincerely,



Juliet Shin  
Hazardous Materials Specialist

cc: Richard Hiett, RWQCB

Roxanne Harris  
Subsurface Environmental Corp.  
11072 San Pablo Ave., Ste 315  
El Cerrito, CA 94530

Edgar Howell-File(JS)

LOP - RECORD CHANGE REQUEST FORM

printed:  
05/15/98

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

Insp: PE

AGENCY # : 10000      SOURCE OF FUNDS: F      SUBSTANCE: 12034  
 StID : 1352      LOC: 03/09/98  
 SITE NAME: Val Strough      DATE REPORTED : 04/11/93  
 ADDRESS : 718 -0 San Pablo Ave      DATE CONFIRMED: 04/11/93  
 CITY/ZIP : Albany      94706      MULTIPLE RPs : N

SITE STATUS

-----  
 CASE TYPE: O    CONTRACT STATUS: 4    PRIOR CODE:2B2    EMERGENCY RESP: -0-  
 RP SEARCH: S      DATE COMPLETED: 05/07/93  
 PRELIMINARY ASMNT: U    DATE UNDERWAY: 05/04/94    DATE COMPLETED: 08/31/94  
 REM INVESTIGATION: -    DATE UNDERWAY: -0-    DATE COMPLETED: -0-  
 REMEDIAL ACTION: C    DATE UNDERWAY: 07/08/93    DATE COMPLETED: 07/30/93  
 POST REMED ACT MON:C    DATE UNDERWAY: 05/01/93    DATE COMPLETED: 04/10/94

ENFORCEMENT ACTION TYPE: 1      DATE ENFORCEMENT ACTION TAKEN: 05/07/93  
 LUFT FIELD MANUAL CONSID: 3HSCARWG  
 CASE CLOSED: Y      DATE CASE CLOSED: 05/18/98  
 DATE EXCAVATION STARTED : 04/06/93      REMEDIAL ACTIONS TAKEN: ED

RESPONSIBLE PARTY INFORMATION

-----  
 RP#1-CONTACT NAME: Don Strough  
 COMPANY NAME: C/O Cypress Coast Ford  
 ADDRESS: P. O. Box 489  
 CITY/STATE: Orinda, C A 94563

INSPECTOR VERIFICATION:

NAME \_\_\_\_\_ SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_

DATA ENTRY INPUT:

Name/Address Changes Only      Case Progress Changes

ANNPGMS \_\_\_\_\_ LOP \_\_\_\_\_ DATE \_\_\_\_\_ || LOP \_\_\_\_\_ DATE \_\_\_\_\_

LOP - RECORD CHANGE REQUEST FORM

printed:  
12/31/97

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

Insp: PE

AGENCY # : 10000      SOURCE OF FUNDS: F      SUBSTANCE: 12034  
 StID : 1352      LOC:  
 SITE NAME: Val Strough      DATE REPORTED : 04/11/93  
 ADDRESS : 718 San Pablo Ave      DATE CONFIRMED: 04/11/93  
 CITY/ZIP : Albany 94706      MULTIPLE RPs : N

SITE STATUS

CASE TYPE: 0      CONTRACT STATUS: 4      PRIOR CODE:2B2      EMERGENCY RESP:  
 RP SEARCH: S      DATE COMPLETED: 05/07/93  
 PRELIMINARY ASMNT: U      DATE UNDERWAY: 05/04/94      DATE COMPLETED:  
 REM INVESTIGATION:      DATE UNDERWAY:      DATE COMPLETED:  
 REMEDIAL ACTION: C      DATE UNDERWAY: 07/08/93      DATE COMPLETED: 07/30/93  
 POST REMED ACT MON:      DATE UNDERWAY:      DATE COMPLETED:

ENFORCEMENT ACTION TYPE: 1      DATE ENFORCEMENT ACTION TAKEN: 05/07/93  
 LUFT FIELD MANUAL CONSID: 3HSCAWG  
 CASE CLOSED:      DATE CASE CLOSED:  
 DATE EXCAVATION STARTED : 04/06/93      REMEDIAL ACTIONS TAKEN: ED

RESPONSIBLE PARTY INFORMATION

RP#1-CONTACT NAME: Don Strough  
 COMPANY NAME: C/O Cypress Coast Ford  
 ADDRESS: P. O. Box 489  
 CITY/STATE: Orinda, C A 94563

INSPECTOR VERIFICATION:

NAME \_\_\_\_\_ SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_

DATA ENTRY INPUT:

Name/Address Changes Only      Case Progress Changes

ANNPMS \_\_\_\_\_ LOP \_\_\_\_\_ DATE \_\_\_\_\_      LOP \_\_\_\_\_ DATE \_\_\_\_\_

*Case closure request ltr to NA*

*1/9/98 JLC*

*OK 1/14/98 per Stephen Hill  
 Sent Well Closure letter 1/20/98*

**BARNEY:**

**OAKLAND / 94601**

Site ID #

67 4930 Coliseum Way  
76 4701 Oakport St.  
1453 3801 E. 8th St.  
3790 1066 47th Ave.

**OAKLAND / 94606**

Site ID #

200 802 E. 12th St.  
1302 8332 E. 14th St.  
3748 5th Ave. & 7th

**OAKLAND / 94621**

Site ID #

553 1970 Seminary Ave.  
1049 1100 Airport Dr.  
1068 6630 E. 14th St.  
3687 4919 Tidewater Ave.  
3934 1009 89th Ave.

**SUSAN:**

**ALBANY / 94706**

Site ID #

1323 1061 Eastshore Hwy.  
1755 500 San Pablo Ave.  
✓3858 1001 San Pablo Ave.

**EMERYVILLE / 94608**

Site ID #

414 707 Bay St.  
1509 4070 San Pablo Ave.  
1667 4030 Hollis St.

**OAKLAND / 94608**

Site ID #

812 4401 Market St.  
3787 3425 Ettie St.  
3789 1410 64th St.

**OAKLAND / 94609**

Site ID #

413 2800 Telegraph Ave.  
3105 5425 Martin Luther King Way  
3610 3300 Webster St.  
3626 5131 Shattuck Ave.  
3874 731 W. Macarthur Blvd.  
3884 6407 Telegraph Ave.

**OAKLAND / 94611**

Site ID #

1152 2915 Broadway  
3754 33 La Salle Ave.

LOP RECORD CHANGE REQUEST FORM

printed:  
06/21/93

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

AGENCY # : 10000      SOURCE OF FUNDS: F      SUBSTANCE: 12034  
 SID : 1352  
 SITE NAME: Val Strough      DATE REPORTED : 04/11/93  
 ADDRESS : 718 San Pablo Ave.      DATE CONFIRMED: 04/11/93  
 CITY/ZIP : Albany 94706      MULTIPLE RPs : N

SITE STATUS

CASE TYPE: S      CONTRACT STATUS: 4      EMERGENCY RESP:  
 RP SEARCH: S      DATE COMPLETED: 05/07/93  
 PRELIMINARY ASMNT:      DATE UNDERWAY:      DATE COMPLETED:  
 REM INVESTIGATION:      DATE UNDERWAY:      DATE COMPLETED:  
 REMEDIAL ACTION:      DATE UNDERWAY:      DATE COMPLETED:  
 POST REMED ACT MON:      DATE UNDERWAY:      DATE COMPLETED:

ENFORCEMENT ACTION TYPE: 1      DATE ENFORCEMENT ACTION TAKEN: 05/07/93  
 LUFT FIELD MANUAL CONSID: 2HSCA  
 CASE CLOSED:      DATE CASE CLOSED:  
 DATE EXCAVATION STARTED : 04/06/93      REMEDIAL ACTIONS TAKEN:

RESPONSIBLE PARTY INFORMATION

RP#1-CONTACT NAME: Ron Tye  
 COMPANY NAME: Val Strough Volkswagon  
 ADDRESS: P.o. Box 28886  
 CITY/STATE: Oakland, Ca 94604

INSPECTOR VERIFICATION:

NAME \_\_\_\_\_ SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_

DATA ENTRY INPUT:

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

# BILLING ADJUSTMENT FORM

Billing Acct.#	
<input type="checkbox"/>	Generator...H
<input type="checkbox"/>	HMMP.....L
<input type="checkbox"/>	UST.....T

Date: 4-6-93

HazMat StID#: \_\_\_\_\_

Caller: Subsurface Environmental Phone: 215-6553

Company Name: Val Strough Volkswagen

Site Address: 715 SAN PABLO ALBANY 94604  
City Zip

Requested Changes: Removal of 5 tanks

Initials: Kt

[ ] Rescind Bill with explanation and date (if available):

- Generator \_\_\_\_\_
- HMMP (AB2185) \_\_\_\_\_
- UST \_\_\_\_\_

[ ] Continue Billing With Following Changes:

From : To :

- Change number of EMPLOYEES \_\_\_\_\_
- Change number of TANKS 5 0
- HMMP (AB2185) \_\_\_\_\_
- Updated information \_\_\_\_\_

Business Name Val Strough Volkswagen Phone: \_\_\_\_\_

SITE Address 718 SAN PABLO AVE ALBANY \_\_\_\_\_  
City Zip

BILLING Address \_\_\_\_\_  
City Zip

Inspector: K. Singler Date: 4/6/93  
*forwarded in 4/6/93*

[ ] Sent to Billing
on <u>  </u> <u>  </u> <u>  </u>
Rev 4/91 Mac-BillAdj-2

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 Val Strough Volkswagon Today's Date 4/6/93

Site Address 718 San Pablo Ave

City Albany Zip 94706 Phone 450-6609

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

Inspection Categories:

- i. Haz. Mat/Waste GENERATOR/TRANSPORTER
- ii. Business Plans. Acute Hazardous Materials
- iii. Underground Tanks

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

Comments: Tank Removal

Arrived on site at 11:40 AM Albany Fire dept. and contractor tested L.E.L. of each of the 5 tanks planned to be removed. All L.E.L.'s below 5%.

1) Removed 280 gallon waste oil tank from the driveway at facility's south east end. Observed two 1" long holes.

2) Removed two 200-300 gallon transmission oil tanks thought to be only 100 gallons. Both tanks had holes. Also strong odor was present while removing 2nd tank. Liquid poured out of tank #3 back into pit.

3) Removed tanks 4 and 5 from main entrance driveway. Holes observed in both tanks.

Provided Project Manager with 4 Unauthorized Release forms. Please complete and return to this office.

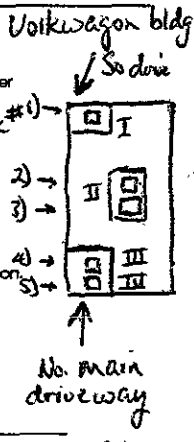
Samples taken include #1 from bottom of pit 1, #2 and #3 from pit 2, #4 from Sodepiled Soil from pit 2 (to a composite of 4), #5 taken from the bottom of pit 3 and #5 taken from bottom of pit 4. All tanks appeared to be single-walled.

- II.A BUSINESS PLANS (Title 19)
- 1. Immediate Reporting 2703
  - 2. Bus. Plan Stats 25503(b)
  - 3. RR Cars > 30 days 25503.7
  - 4. Inventory Information 25504(a)
  - 5. Inventory Complete 2730
  - 6. Emergency Response 25504(b)
  - 7. Training 25504(c)
  - 8. Deficiency 25505(a)
  - 9. Modification 25505(b)

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

- III. UNDERGROUND TANKS (Title 23)
- General
- 1. Permit Application 25284 (H&S)
  - 2. Pipeline Leak Detection 25292 (H&S)
  - 3. Records Maintenance 2712
  - 4. Release Report 2651
  - 5. Closure Plans 2670

- Monitoring for Existing Tanks
- 6. Method
  - 1) Monthly Test
  - 2) Daily Vadose Semi-annual groundwater One time soils
  - 3) Daily Vadose One time soils Annual tank test
  - 4) Monthly 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 testing Daily inventory
  - 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
- 11. Monitor Plan 2632
- 12. Access. Secure 2634
- 13. Plans Submit Date: 2711
- 14. As Built Date: 2635

Rev 6/88

Contact: Roxanne Harris  
 Title: Contractor  
 Signature: [Signature]

Inspector: Kevin Tinsley  
 Signature: [Signature]

Some vent piping was not removed today (from pits #1 and 4)

Pam

I reviewed the revised risk assessment for 718 San Pablo, Albany, CA. One of the main concerns I had was that they compared the site specific cleanup numbers with geometric mean of concentrations obtained from site. However, according to DTSC, geometric mean is not appropriate for environmental sampling and only arithmetic mean should be used. Also, geometric mean tends to be less than the arithmetic mean. Hence in the revised risk assessment, in table B, they have compared the SSTL's to the arithmetic mean or for some chemicals their maximum concentrations found on site. It still appears to be O.K or the site concentrations appear to be less than the SSTL's which is what we would like to see!

I told meg mendoza, that I would pass on the files to you after I approve the risk assessment.

Madhulla



---

***ICF KAISER  
ENGINEERS***

**JERRY MANUELL**  
ENVIRONMENTAL GEOLOGIST

ICF KAISER ENGINEERS, INC.  
1800 HARRISON STREET, OAKLAND, CA 94612-3430  
POST OFFICE BOX 23210  
OAKLAND, CALIFORNIA 94623  
510/419-5441 FAX 510/419-5355