

LOP - RECORD CHANGE REQUEST FORM

printed:  
06/06/96

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

Insp: SH

AGENCY # : 10000      SOURCE OF FUNDS: F      SUBSTANCE: 12034  
 StID : 1668      LOC:  
 SITE NAME: Guiton Bus Lines      DATE REPORTED : 01/02/90  
 ADDRESS : 3421 Hollis St      DATE CONFIRMED: 01/02/90  
 CITY/ZIP : Oakland      94608      MULTIPLE RPs : N

SITE STATUS

CASE TYPE: G    CONTRACT STATUS: 4    PRIOR CODE:2B5    EMERGENCY RESP:  
 RP SEARCH: S      DATE COMPLETED: 07/20/92  
 PRELIMINARY ASMNT: C    DATE UNDERWAY: 11/30/90    DATE COMPLETED: 06/25/91  
 REM INVESTIGATION: C    DATE UNDERWAY: 06/25/91    DATE COMPLETED: 08/30/92  
 REMEDIAL ACTION: C    DATE UNDERWAY: 12/18/89    DATE COMPLETED: 08/30/92  
 POST REMED ACT MON:    DATE UNDERWAY:      DATE COMPLETED:

ENFORCEMENT ACTION TYPE: 1      DATE ENFORCEMENT ACTION TAKEN: 07/20/92  
 LUFT FIELD MANUAL CONSID: 3HSCSWG  
 CASE CLOSED: Y      DATE CASE CLOSED: 06/07/96  
 DATE EXCAVATION STARTED : 12/18/89      REMEDIAL ACTIONS TAKEN: ED

RESPONSIBLE PARTY INFORMATION

RP#1-CONTACT NAME: E Schmier/ J Martin  
 COMPANY NAME: Orbit Property Company  
 ADDRESS: 1475 Powell Street # 201  
 CITY/STATE: Emeryville, California 94608

INSPECTOR VERIFICATION:			
NAME _____	SIGNATURE <i>Juan F. Hugo</i>	DATE <u>6/7/96</u>	
DATA ENTRY INPUT:			
Name/Address Changes Only		Case Progress Changes	
ANPPGMS _____	LOP _____	DATE _____	LOP _____ DATE _____

# Epigene International

38750 Paseo Padre Parkway, Suite A-11  
Fremont, CA 94536  
Phone: 510-791-1986  
Fax: 510-791-3306

STID 1668

## FAX

Date: 5/17/96  
To: Ms. Susan Hugo  
Alameda Co. Dept. of Environmental Health  
From: John Alt

Number of Pages (Including Cover): 2

Subject: Schedule for well destructions  
342 Hollis St., Oakland

Notes: STID # 1668

5/24/96  
On site C.O.H.S. (210)  
no activity observed.

5/28/96  
Talked to John Alt. — completed well  
abandonment on 5/24/96; left site @ 10:30 AM  
will submit report.

Susan FY1  
Bw

ALAMEDA COUNTY ENVIRONMENTAL HEALTH / HAZARDOUS MATERIALS DIVISION  
1131 HARBOR BAY PKWY., RM. 250, ALAMEDA, CA 94502-6577 (510)567-6700 FAX (510) 337-9355

HAZARDOUS WASTE GENERATOR INSPECTION REPORT

STID #: 1668 FACILITY NAME: Alameda Machinery. PG. OF

SUPPLEMENTAL FORM 3427 Hollis

New Business

On site for inspection investigation of site

Operator - Ron's Machine Shop

\* Note this is a Retail Business selling USED Machine Shop Equipment

There will be - AT THIS TIME NO HAZARDOUS WASTE GENERATED

\* If there is this office will be contacted

\* MATERIALS Left on site Regarding

UST Note there is speculation Regarding the existence of USTs on site

\* Have the owner call this office Regarding USTs that may be on site

BRIAN 567-6737  
P. OLIVA

PRINT NAME: Ronald C. Luzzi

INSPECTED BY: Susan P. Oliva

SIGNATURE:

DATE: 5/29/96



**Epigene International**  
CONSULTING GEOLOGISTS

May 17, 1996

Ms. Susan Hugo, Senior Hazardous Materials Specialist  
Alameda County Department of Environmental Health  
1131 Harbor Bay Parkway  
Alameda, CA 94502-6577

Subject: Proposed Destruction of Monitoring Wells at Property Located at 3421 Hollis Street, Oakland, CA (SID # 1668)

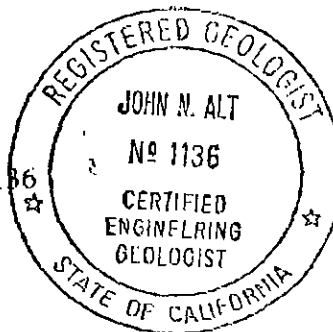
Dear Ms. Hugo,

As per the requirement in your letter of May 13, 1996 regarding closure of the subject site, the three existing onsite monitoring wells are schedule to be destroyed on May 24, 1996 (beginning approximately 9:00 A.M.). The well will be destroyed by pressure grouting consistent with the requirements of Zone 7. An application for well destruction permits has been forwarded to Mr. Wyman Hong of Zone 7.

The well destruction activities will be carried out by HEW Drilling (C57 # 604987). The undersigned will provide oversight in the field during the destruction. A copy of the letter report documenting the the completion of the destruction of the three wells will be sent to you. Should you have any questions regarding the proposed work, please call me.

Sincerely,

John N. Alt, Certified Engineering Geologist No. 1136  
Epigene International



cc: Mr. Eric Schmier, Orbit Property Corp.

ALAMEDA COUNTY  
HEALTH CARE SERVICES



AGENCY

DAVID J. KEARS, Agency Director

RAFAT A. SHAHID, DIRECTOR

April 25, 1996  
STID# 1668

DEPARTMENT OF ENVIRONMENTAL HEALTH  
1131 Harbor Bay Parkway  
Alameda, CA 94502-6577  
(510) 567-6777

Ms. Lydia Lau  
Civic Bank of Commerce  
2101 Webster Street, 14th Floor  
Oakland, California 94612-3043

RE: Status of the Case Closure for the former Guiton Bus Line  
3421 Hollis Street, Oakland, CA 94608

Dear Ms. Lau:

Per your request, this letter documents the status of the case closure for the five underground storage tanks (USTs) removed at the above referenced site on December 18, 1989. Based on the data submitted for the site, it appears that no further work is required regarding the five USTs. Therefore, this office is recommending case closure to Mr. Kevin Graves of the San Francisco Bay Regional Water Quality Control Board (RWQCB).

The case closure summary for the subject site is being forwarded to the RWQCB for sign off. The RWQCB has thirty (30) days to concur with our recommendation. Our experience with the RWQCB is very positive in that they respond within the 30 days period and approve the case closure recommendation by this agency.

Please contact me at (510) 567-6780 if you have any questions concerning this letter.

Sincerely,

Susan L. Hugo  
Senior Hazardous Materials Specialist

cc: Mee Ling Tung, Director, Environmental Health  
Gordon Coleman, Acting Chief, Environmental Protection Division  
Kevin Graves, San Francisco Bay RWQCB  
Eric Schmier, Orbit Property Co., 1475 Powell Street # 201  
Emeryville, California 94608

Files

MEMORANDUM

DATE: April 23, 1996

TO: Brian Oliva

FROM: Susan Hugo

SUBJ: LOP Site STID# 1668 - former Guiton Bus Line, 3421 Hollis Street, Oakland 94608

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This LOP site is being reviewed for case closure. Five USTs were removed in 1989 ( by Gil Wistar ). However, the tank file showed seven USTs at the site ( see Forms A & B ). Do you know the status of the other 2 USTs at the site ?

I drove by the site today and it looks like **Alameda Machinery**, a new business, is operating at the facility. New generator, HMBP ?

c: Ariu Levi  
Gordon Coleman

**Alameda County Department of Environmental Health  
Hazardous Materials Division**

80 Swan Way, Rm. 200, Oakland, CA 94621  
Ph: 510-271-4320

**BILLING FOR SERVICES**

SID# 1668

A. Site Name QUITON BUS LINES Phone \_\_\_\_\_  
 Site Address 3421 HOLLIS OAKLAND 94608  
(If no address, description of area)      Number    Street      City      Zip  
 Prior Business Name \_\_\_\_\_ Prior Owner's Name \_\_\_\_\_

B. Service Requestor BRUCE HAGEMAN, HAGEMAN-AGUIAR, INC. (510) 284-1661  
Contact Person      Company Name      Phone  
 Billing Address 3732 Mt. Diablo Blvd. STE LAFAYETTE, CA 94945  
Number    Street      City      Zip

<u>Category of Service</u>		#Hours	x \$	/Hr	\$
<input checked="" type="checkbox"/> Site Search					
<input type="checkbox"/> File Search					
<input type="checkbox"/> Other					
		#Copies	x \$	/Copy	\$
		<u>19</u>	<u>1.00</u>	<u>19.00</u>	<u>19.00</u>
		Other	x \$		\$
					<u>19.00</u>
TOTAL CHARGE:					\$ <u>19.00</u>

REMARKS: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

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

Service Requestor \_\_\_\_\_ Date \_\_\_\_\_  
printed name      signature  
 HazMat Specialist SUSAN L. HUGO Susan L. Hugo Date 7/29/92  
printed name      signature

HM Bill for Svcs 4/92 mk

COPIES: 10    White - Billing    Yellow - Office    Pink - Svc. Requestor

ALAMEDA COUNTY  
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



April 30, 1991

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

Mr. Mark Lee  
Orbit Property Company  
1475 Powell St., Suite 201  
Emeryville, CA 94608

**Re: Chips groundwater and soils analytical report, 3421 Hollis St.,  
Oakland**

Dear Mr. Lee:

The Alameda County Department of Environmental Health, Hazardous Materials Division has reviewed the above report, as well as your cover letter on the above site. Fundamentally, we disagree with the characterization of 68 ppm diesel as a "relatively low level" of groundwater contamination. This result and the others recorded in groundwater in the series of hydropunch points indicate levels of concern that must be properly monitored, and possibly remediated.

The Chips report states that due to slow recharge into the hydropunch borings, "water level measurements in [the hydropunch locations] were uncertain and variable." Therefore, the indicated groundwater flow directions are suspect. In addition, slow-flow groundwater conditions under a shallow hydraulic gradient in clayey soils can create conditions for cross-gradient and sometimes slight up-gradient movement of dissolved contaminants. These factors could explain the contamination found in hydropunch points 1 and 6. In any case, we need much better information on flow characteristics under the site.

Information from the hydropunch survey indicates that one monitoring well will not be sufficient. The purpose of monitoring is not only to locate the points of greatest groundwater degradation, but also to define the limits of contaminant plumes, including the downgradient "zero edge" of hydrocarbons. Given that hydropunch points 1, 2, 4, and 6 show hydrocarbon contamination, one permanent monitoring well cannot by itself achieve these objectives.

Therefore, Orbit Property Co. must prepare an **amended work plan** for the site, which is due in this office and to the Regional Water Quality Control Board no later than **May 31, 1991**. It must be signed by a California-registered geologist, engineering geologist, or professional engineer with expertise in groundwater investigations. The work plan must also include a specific schedule for the installation, development, and regular sampling of wells for the remainder of 1991. The May 31 deadline is firm; all subsequent technical reports are to be submitted to this office and to the Water Board within six weeks of completion of field work. The Chips report



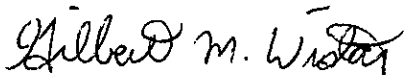
Mr. Mark Lee  
April 30, 1991  
Page 2 of 2

on the hydropunch survey is dated December 1990, yet our office did not receive it until late April, a delay of four months.

Because we are overseeing this site under the designated authority of the Water Board, this letter constitutes a formal request for technical reports, per Sec. 13267(b) of the California Water Code. Failure to respond by the May 31 deadline could result in enforcement referral of this case to the Water Board, which can levy fines of \$1,000 per day. In addition, Orbit Property could be cited for improper closure of underground tanks under Sec. 25298 of the California Health and Safety Code. The Alameda County District Attorney's Office has jurisdiction over such filings.

If you have any questions about this letter, please contact the undersigned at 271-4320.

Sincerely,



Gil Wistar  
Hazardous Materials Specialist

cc: Lester Feldman, RWQCB  
Gil Jensen, Alameda County District Attorney, Consumer and  
Environmental Protection Division  
Rafat A. Shahid, Asst. Agency Director, Environmental Health  
files



ALAMEDA COUNTY  
HEALTH CARE SERVICES

AGENCY  
DAVID J. KEARS, Agency Director



April 4, 1990

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

Mr. Eddy Orton  
Orbit Property Corp.  
1475 Powell St., Suite 201  
Emeryville, CA 94608

RE: Report submitted for contamination at 3421 Hollis St.,  
Oakland

Dear Mr. Orton:

We have received your report with a cover letter dated March 28, 1990. We cannot complete our review of this report or of any other materials submitted, since the following items are missing or have not been addresses as requested in the Division letter to you dated February 15, 1990.

**A. Administrative:**

1. [ ] We have not received a deposit for reviewing the report. A deposit of \_\_\_\_\_ is required. Please make checks payable to Alameda County.
2. [ ] We have exhausted your deposit account. Please send a deposit of \_\_\_\_\_ to cover costs of remediation oversight.
3. [ ] Other:

**B. Soils Investigation:**

1. [x] Description of field soil sampling methodology.
2. [x] Chemical Methods to be used for sample preparation and analysis (method numbers and references).
3. [x] Drilling Logs.
4. [ ] Copies of original, signed laboratory reports.
5. [ ] Detection limits for all parameters analyzed.
6. [ ] Site map.

**C. Groundwater**

1. [x] Background assessment: cause & location, pollutants, site history, etc.

2.  Groundwater monitoring well design, locations, installation, and development.
3.  Groundwater sampling methodology.
4.  Certified Laboratory and DHS Certified number, chain of custody procedures, sample preservation methods, holding times, etc.
5.  Method used to measure free product thickness.
6.  Method used to measure groundwater elevations.
7.  Vertical and lateral definition of soil contamination.
8.  Local and regional hydrogeology:  

Groundwater sensitivity, site specific geology, hydrogeologic setting, nearby surface water descriptions, potential pollutant pathways, hydraulic connections, local gradient evaluation, seasonal fluctuations, aquifer characteristics, soil permeability.
9.  Groundwater cross-section graphics, gradient maps.
10.  Groundwater beneficial uses:  

Existing beneficial uses, potential beneficial uses, well surveys (municipal, agricultural, domestic), long term fate of contaminants.
11.  Remediation Activities:  

Rationale, soil remediation method and effectiveness, groundwater remediation method and effectiveness, impact on beneficial uses.
12.  Remediation Completion:  

Final clean-up levels sought, monitoring program verification criteria (frequency, duration, statistical methods), impact of residual pollutants on beneficial uses.

#### D. Site Safety Plan

1.  Elements of Site Safety Plan as specified by 29 CFR 1910.120 (See attached).
2.  Other.

#### E. Other

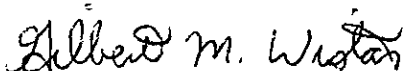
1.  Reports referred to in your plan have not been supplied to this office.

2. [ ] Reference list to the reports cited in document.
3. [ ] Data format: correlation of lab sample numbers, drilling log sample numbers, cross references, incomplete tables, etc.
4. [ ] Primary contact person for project.
5. [ ] Name and address of organization or persons funding this report.
6. [ ] DHS Laboratory Certification Number.
7. [ ] Statement from certified laboratory that analytical methods used in this report have been certified by DHS.
8. [ ] Quality control and assurance data regarding the analytical information submitted.
9. [x] Signature of report by registered engineer or professional (Sections 6735, 7835, 7835.1 of Business & Professional Code; Rule 415 of Professional and Vocational Regulations.).
10. [x] Curriculum vitae for persons involved in project.
11. [ ] Other.

You are directed to submit a revised work plan that addresses all of the items included in the attachment to this office's February 15 letter to you, and particularly the items marked above. This work plan must be prepared and signed by a Registered Geologist or Engineering Geologist certified in the state of California. This work plan is due in our office no later than April 30, 1990.

If you have any questions on this matter, please contact the undersigned at 271-4320.

Sincerely,



Gil Wistar  
Hazardous Materials Specialist

cc: Howard Hatayama, DOHS  
Lester Feldman, RWQCB  
Gil Jensen, Alameda County District Attorney, Consumer and  
Environmental Protection Division  
Rafat A. Shahid, Asst. Agency Director, Environmental Health  
files

white -env.health  
 yellow -facility  
 pink -files

ALAMEDA COUNTY, DEPARTMENT OF ENVIRONMENTAL HEALTH  
 Hazardous Materials Inspection Form

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

II, III

Site ID # \_\_\_\_\_ Site Name Bill Quinon Bus Lines Today's Date 12/18/89

II.A BUSINESS PLANS (Title 19)

- \_\_\_ 1. Immediate Reporting 2703
- \_\_\_ 2. Bus. Plan Slids 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)

Site Address 3421 Hollis St.

City Oakland Zip 94608 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)

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)

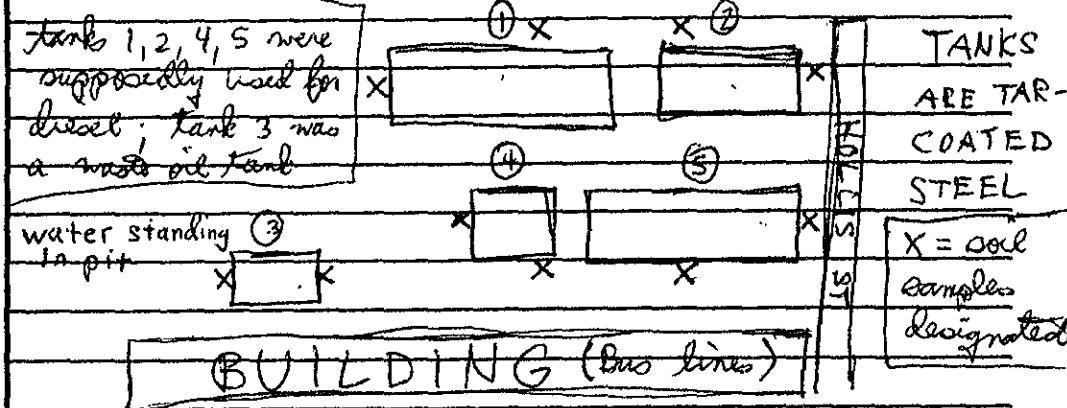
- General
- \_\_\_ 1. Permit Application 25284 (H&S)
  - \_\_\_ 2. Pipeline Leak Detection 25292 (H&S)
  - \_\_\_ 3. Records Maintenance 2712
  - \_\_\_ 4. Release Report 2651
  - \_\_\_ 5. Closure Plans 2670

- Monitoring for Existing Tanks
- \_\_\_ 6. Method
    - 1) Monthly Test
    - 2) Daily Vadose Semi-annual groundwater One time sols
    - 3) Daily Vadose One time sols Annual tank test
    - 4) Monthly Gndwater One time sols
    - 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. Precs 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

Comments: Removal of 5 underground storage tanks; 4 diesel and one waste oil. Apparently there is a 6<sup>TH</sup> tank on-site, which is full and was used to store sewage from buses.



Tank #2 has some breaks in top, but no holes evident. Same is true of tank #5.

UNABLE TO WITNESS REMOVAL OF OTHER 3 TANKS

Several oil samples not collected in my presence because of time constraints. Samples collected from sidewalks because of high water table

Contact: J.R. ORTON, JR  
 Title: Pres. P.D.I./owner  
 Signature: [Signature]

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

II, III