

ALAMEDA COUNTY
HEALTH CARE SERVICES



AGENCY

DAVID J. KEARS, Agency Director

R01192

RAFAT A. SHAHID, Assistant Agency Director

November 1, 1995

Jeanne Price
213 Del Mesa Carmel
Carmel, CA 93921

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

STID 1126

Re: Investigations at Tuneup Masters #314, located at 5525
Bancroft Ave., Oakland, California

Dear Ms. Price,

This office has reviewed ACC Environmental Consultants' (ACC) Preliminary Investigation Report, dated October 18, 1995, for the above site. One monitoring well, MW-1, was installed adjacent to the former underground storage tank (UST), down to 55-feet below ground surface (bgs). Three soil samples were collected from the boring at 10-, 20-, and 45-foot bgs. These samples were analyzed for Total Petroleum Hydrocarbons as gasoline (TPHg), benzene, toluene, ethylbenzene, and xylenes (BTEX), Oil & Grease, Method 8270 constituents, and heavy metals. No TPHg, Oil & Grease, 8270 constituents, or cadmium was identified above detection limits. Low levels of chromium, lead, nickel, and zinc were identified below threshold levels.

One groundwater sample was collected from MW-1, and analyzed for the same constituents as the soil samples. Low levels of TPHg and benzene were identified at 200 parts per billion (ppb) and 0.8 ppb. However, the concentrations for chromium, lead, and nickel exceeded established drinking water standards (MCLs).

Per ACC's recommendations, quarterly groundwater sampling should continue at the site, and groundwater samples shall be analyzed for TPHg, BTEX, and heavy metals. This office recommends that future groundwater samples be filtered through a 0.45 micron filter to identify the dissolved metal concentrations.

Per the report, the next quarterly sampling event shall be conducted in December 1995.

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

Sincerely,

Juliet Shin
Senior Hazardous Materials Specialist

Jeanne Price
Re: 5525 Bancroft Ave.
November 1, 1995
Page 2 of 2

pf
cc: George Mayer
Tuneup Masters
2001 Corporate Center Drive
Newbury Park, CA 91320

David Val Taylor
2118 F. Street
Bakersfield, CA 93301

Misty Kaltreider
ACC Environmental Consultants
7977 Capwell Drive, Ste 100
Oakland, CA 94621

Acting Chief-File

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



R01192

RAFAT A. SHAHID, DIRECTOR

November 1, 1995

George Mayer
Tuneup Masters, Inc.
2001 Corporate Center Drive
Newbury Park, CA 91320

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

STID 1126

Re: Investigations at Tuneup Masters #314, located at 5525
Bancroft Ave., Oakland, California

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Sincerely,

Juliet Shin
Senior Hazardous Materials Specialist

Mr. George Mayer
Re: 5525 Bancroft Ave.
November 1, 1995
Page 2 of 2

sp
cc: David Val Taylor
2118 F. Street
Bakersfield, CA 93301

Jeanne Price
213 Del Mesa Carmel
Carmel, CA 93921

Misty Kaltreider
ACC Environmental Consultants
7977 Capwell Drive, Ste 100
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ALAMEDA COUNTY
HEALTH CARE SERVICES



AGENCY
DAVID J. KEARS, Agency Director

R01192

RAFAT A. SHAHID, DIRECTOR

November 1, 1995

David Val Taylor
2118 F. Street
Bakersfield, CA 93301

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

STID 1126

Re: Investigations at Tuneup Masters #314, located at 5525
Bancroft Ave., Oakland, California

Dear Mr. Val Taylor,

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Sincerely,

Juliet Shin
Senior Hazardous Materials Specialist

David Val Taylor
Re: 5525 Bancroft Ave.
November 1, 1995
Page 2 of 2

YDP
cc: George Mayer
Tuneup Masters
2001 Corporate Center Drive
Newbury Park, CA 91320

Jeanne Price
213 Del Mesa Carmel
Carmel, CA 93921

Misty Kaltreider
ACC Environmental Consultants
7977 Capwell Drive, Ste 100
Oakland, CA 94621

Acting Chief-File



June 23, 1995

Mr. George Mayer
Tuneup Masters, Inc.
2001 Corporate Center Drive
Newbury Park, CA 91320

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

STID 1126

Re: Investigations at Tuneup Masters #314, located at 5525
Bancroft Ave., Oakland, California

NOTICE OF VIOLATION

Dear Mr. Mayer,

On October 24, 1994, this office wrote you a letter stating that the September 8, 1994 work plan, for investigations at the above site, was acceptable (please refer to the attached copy). Per the workplan, you were required to implement the work within 60 days of the date of the October 1994 letter. On December 30, 1994, you submitted a letter to the County requesting an extension for the implementation of the workplan until February 1995, based on the fact that Tune Up Masters had filed Chapter 11 bankruptcy.

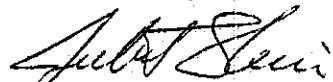
Per my conversation with Mr. David Val Taylor on June 23, 1995, the proposed work has not yet been implemented, and Mr. Taylor is in the process of collecting bids for the September 1994 work plan.

Per Article 11, Title 23 California Code of Regulations, you are required to implement the work outlined in the September 1994 work plan, in order to delineate the extent of observed soil contamination and to determine whether there has been any impact to groundwater. **The work plan shall be implemented within 60 days of the date of this letter, i.e., by August 18, 1995.** A report documenting the field work shall be submitted to this office within 45 days after completing field activities.

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

Mr. George Mayer
Re: 5525 Bancroft Ave.
June 23, 1995
Page 2 of 2

Sincerely,



Juliet Shin
Senior Hazardous Materials Specialist

ATTACHMENT

cc: Ms. Jeanne Price
213 Del Mesa Carmel
Carmel, CA 93921

Mr. David Val Taylor
2118 F. Street
Bakersfield, CA 93301

Acting Chief, ACDEH

ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY



DAVID J. KEARS, Agency Director

RAFAT A. SHAHID, ASST. AGENCY DIRECTOR

R01192

October 19, 1995

Mr. Bradley R. Hogin
Baker & Hostetler
600 Wilshire Blvd.
Los Angeles, CA 90017-3212

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

STID 1126

Re: Tuneup Masters #314, located at 5525 Bancroft Ave.,
Oakland, California

Dear Mr. Hogin,

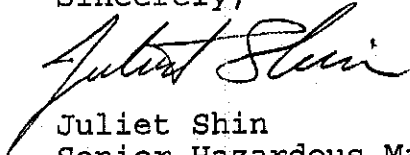
This office has read your letter, dated October 11, 1995, to Lawrence C. Blazer, Alameda County District Attorney's Office. In response to your first paragraph, Tuneup Masters is still considered a Responsible Party for investigations and possible remediation based on the following information:

- o Tuneup Masters was the last operator of the former waste oil underground storage tank at the site. Per Section 2720, Article 11, Title 23 California Code of Regulations, a Responsible Party can be "any person who owned or operated the underground storage tank immediately before the discontinuation of its use."
- o You implied in your letter that the observed contamination is not attributable to Tuneup Masters' operation of the tank because Total Petroleum Hydrocarbons as gasoline (TPHg), TPH as diesel (TPHd), and benzene, toluene, ethylbenzene, and xylenes (BTEX) were identified in soil samples. Although, as you state, "Tuneup Masters did not handle gasoline or diesel fuel", and "the gasoline and diesel contamination must have come from the former fuel tanks operated at the site when it was a service station", the contaminant constituents with the highest observed concentrations around the former waste oil tank is, in fact, the heavier hydrocarbons found in waste oil (refer to attached table). At the very least, it appears that operation of the former waste oil tank by Tuneup Masters may have contributed to the observed soil contamination around this tank.

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

Mr. Bradley R. Hogin
Re: 5525 Bancroft Ave.
October 19, 1995
Page 2 of 2

Sincerely,



Juliet Shin
Senior Hazardous Materials Specialist

ATTACHMENT

cc: David Val Taylor
2118 F Street
Bakersfield, CA 93301

Ms. Jeanne Price
213 Del Mesa Carmel
Carmel, CA 93921

Mr. George Mayer
Tuneup Masters, Inc.
2001 Corporate Center Drive
Newbury Park, CA 91320

Lawrence C. Blazer, Alameda Cty District Attorney's Office



June 23, 1995

Ms. Jeanne Price
213 Del Mesa Carmel
Carmel, CA 93921

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

STID 1126

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NOTICE OF VIOLATION

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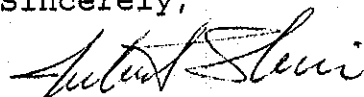
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If you have any questions or comments, please contact me at (510) 567-6763.

Ms. Jeanne Price
Re: 5525 Bancroft Ave.
June 23, 1995
Page 2 of 2

Sincerely,



Juliet Shin
Senior Hazardous Materials Specialist

ATTACHMENT

cc:

Mr. David Val Taylor
2118 F. Street
Bakersfield, CA 93301

Mr. George Mayer
Tuneup Masters, Inc.
2001 Corporate Center Drive
Newbury Park, CA 91320

Acting Chief, ACDEH



June 23, 1995

Mr. David Val Taylor
2118 F. Street
Bakersfield, CA 93301

ALAMEDA COUNTY-ENV. HEALTH DEPT.
ENVIRONMENTAL PROTECTION DIV.
1131 HARBOR BAY PKWY., #250
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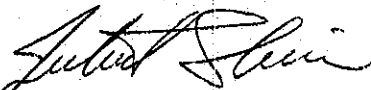
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Mr. David Val Taylor
Re: 5525 Bancroft Ave.
June 23, 1995
Page 2 of 2

Sincerely,



Juliet Shin
Senior Hazardous Materials Specialist

ATTACHMENT

cc: Mr. George Mayer
Tuneup Masters, Inc.
2001 Corporate Center Drive
Newbury Park, CA 91320

Ms. Jeanne Price
213 Del Mesa Carmel
Carmel, CA 93921

Acting Chief, ACDEH

ALAMEDA COUNTY
HEALTH CARE SERVICES



AGENCY

DAVID J. KEARS, Agency Director

R01192

RAFAT A. SHAHID, Assistant Agency Director

October 24, 1994

Mr. David Val Taylor
2118 F. Street
Bakersfield, CA 93301

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

STID 1126

Re: Work plan for investigations at Tuneup Masters #314,
located at 5525 Bancroft Ave., Oakland, California

Dear Mr. Taylor,

This office has reviewed All America Trenching's revised work plan, dated September 8, 1994, for investigations at the above site. This work plan is acceptable to this office with the following requirements/reminders:

- o A minimum of two soil samples collected from the boring are required to be analyzed at a certified laboratory. This requirement is partially due to the fact that soil contamination has historically been identified at two different depth intervals at the site: at an average of 6 feet below ground surface in the excavation pit, and at approximately 15 to 20 feet below ground surface from Boring 2, placed at the site in December 1992;
- o Per our meeting on July 6, 1994, it was decided that the proposed boring would remain open for an extended period of time to account for any potential slow recharge of ground water; and
- o Lastly, if a well is installed, please be reminded to screen the well appropriately to account for seasonal water fluctuations or confined conditions.

This work plan should be implemented within 60 days of the date of this letter. A report documenting the work shall be submitted to this office within 45 days after completing field activities.

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

Sincerely,

Juliet Shin
Senior Hazardous Materials Specialist

Mr. David Val Taylor
Re: 5525 Bancroft Ave.
October 24, 1994
Page 2 of 2

cc: Ms. Jeanne Price
213 Del Mesa Carmel
Carmel, CA 93921

Mr. George Mayer
Tuneup Masters, Inc.
2001 Corporate Center Drive
Newbury Park, CA 91320

Edgar Howell

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



RAFAT A. SHAHID, Assistant Agency Director

R01192

October 24, 1994

Mr. George Mayer
Tuneup Masters, Inc.
2001 Corporate Center Drive
Newbury Park, CA 91320

ALAMEDA COUNTY CC4580
DEPT. OF ENVIRONMENTAL HEALTH
ENVIRONMENTAL PROTECTION DIVISION
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ALAMEDA CA 94502-6577

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Mr. George Mayer
Re: 5525 Bancroft Ave.
October 24, 1994
Page 2 of 2

cc: Mr. David Val Taylor
2118 F. Street
Bakersfield, CA 93301

Ms. Jeanne Price
213 Del Mesa Carmel
Carmel, CA 93921

Edgar Howell

ALAMEDA COUNTY
HEALTH CARE SERVICES

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October 24, 1994

Ms. Jeanne Price
213 Del Mesa Carmel
Carmel, CA 93921

Alameda County CC4580
Dept. of Environmental Health
Environmental Protection Division
1131 Harbor Bay Pkwy., #250
Alameda CA 94502-6577

STID 1126

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Ms. Jeanne Price
Re: 5525 Bancroft Ave.
October 24, 1994
Page 2 of 2

cc: Mr. George Mayer
Tuneup Masters, Inc.
2001 Corporate Center Drive
Newbury Park, CA 91320

Mr. David Val Taylor
2118 F. Street
Bakersfield, CA 93301

Edgar Howell

ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY

DAVID J. KEARS, Agency Director



R01192

RAFAT A. SHAHID, ASST. AGENCY DIRECTOR

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

March 29, 1994

Mr. George Mayer
Tuneup Masters, Inc.
2001 Corporate Center Drive
Newbury Park, CA 91320

STID 1126

Re: Work plan for Tuneup Masters #314, located at 5525 Bancroft Avenue, Oakland, California

Dear Mr. Mayer,

This office has reviewed All America Trenching's work plan, dated March 15, 1994. This work plan is acceptable to this office with the following changes:

- o The proposed boring is required to be drilled 50 feet below the depth at which soil contamination was identified in the waste oil tank pit. Therefore, the proposed boring is required to be drilled down to approximately **60 feet below ground surface.**
- o If ground water is encountered within the first 60 feet of the boring, then you will be required to install **three** monitoring wells at the site. Three monitoring wells are required to verify the ground water gradient at the site. Subsequent to the installation of the monitoring wells, these wells must be surveyed to an established benchmark, (i.e., Mean Sea Level) 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.
- o The referenced quarterly reports must describe the status of the investigation and must include, among others, the following elements:
 - 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

Mr. George Mayer
Re: 5525 Bancroft Ave.
March 29, 1994
Page 2 of 3

- 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.
 - o Please be reminded that soil samples are to be collected from all borings at 5-foot intervals, changes in lithology, and from the soil/water interface. Although the work plan proposes to begin soil sample collection at 10 feet below ground surface (bgs), **you should begin collecting soil samples at 5 feet bgs.** This is due to the fact that soil samples collected from the tank pit at approximately 5 feet bgs identified contamination, and you are required to investigate the potential for **both lateral and vertical** contaminant migration.
 - o **A minimum of three soil samples collected from the proposed boring shall be taken to a certified laboratory for analysis. Soil and ground water samples shall be analyzed for Total Petroleum Hydrocarbons as gasoline (TPHg), Total Petroleum Hydrocarbons as diesel (TPHd), Total Oil & Grease (TOG) using 5520 D & F, heavy metals (Cd, Cr, Pb, Zn, Ni), and PCB, PCP, PNA, and cresote using Method 8270.**
 - o You are required to notify this office **at least one week in advance of implementing the work** so that a County representative may be present to witness field activities.
 - o Lastly, although the work plan addresses the delineation of soil contamination to the southwest of former soil sample S-5, it does not address the contamination left in place on the southeast wall of the tank pit at sample S-6. Please be aware that further efforts may eventually be required to delineate and fully characterize the extent of this contamination.

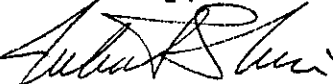
Mr. George Mayer
Re: 5525 Bancroft Ave.
March 29, 1994
Page 3 of 3

Additionally, contrary to statements made in the work plan, soil contamination was identified in soil samples collected from the two test borings drilled at the site in November 1992. Levels of Total Recoverable Petroleum Hydrocarbons (TRPH) were identified at 107 ppm, 130 ppm, and 123 ppm, from Boring 2 at 10 feet, 15 feet, and 20 feet bgs.

Field work shall commence within 60 days of the date of this letter. A report documenting the work shall be submitted within 45 days after completing field activities.

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

Sincerely,



Juliet Shin
Hazardous Materials Specialist

cc: David Val Taylor
2118 F. Street
Bakersfield, CA 93301

Ms. Jeanne Price
213 Del Mesa Carmel
Carmel, CA 93921

Mr. David Charter
AAT Environmental
31563 Avenue 9
Madera, CA 93638

Edgar Howell-File(JS)

ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY

DAVID J. KEARS, Agency Director



Roll 92

RAFAT A. SHAHID, ASST. AGENCY DIRECTOR

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

March 29, 1994

Ms. Jeanne Price
213 Del Mesa Carmel
Carmel, CA 93921

STID 1126

Re: Work plan for Tuneup Masters #314, located at 5525 Bancroft Avenue, Oakland, California

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- o If ground water is encountered within the first 60 feet of the boring, then you will be required to install **three** monitoring wells at the site. Three monitoring wells are required to verify the ground water gradient at the site. Subsequent to the installation of the monitoring wells, these wells must be surveyed to an established benchmark, (i.e., Mean Sea Level) 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.
- o The referenced quarterly reports must describe the status of the investigation and must include, among others, the following elements:
 - 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

Ms. Jeanne Price
Re: 5525 Bancroft Ave.
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Page 2 of 3

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- 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.
- o Please be reminded that soil samples are to be collected from all borings at 5-foot intervals, changes in lithology, and from the soil/water interface. Although the work plan proposes to begin soil sample collection at 10 feet below ground surface (bgs), **you should begin collecting soil samples at 5 feet bgs.** This is due to the fact that soil samples collected from the tank pit at approximately 5 feet bgs identified contamination, and you are required to investigate the potential for **both lateral and vertical** contaminant migration.
- o **A minimum of three soil samples collected from the proposed boring shall be taken to a certified laboratory for analysis. Soil and ground water samples shall be analyzed for Total Petroleum Hydrocarbons as gasoline (TPHg), Total Petroleum Hydrocarbons as diesel (TPHd), Total Oil & Grease (TOG) using 5520 D & F, heavy metals (Cd, Cr, Pb, Zn, Ni), and PCB, PCP, PNA, and cresote using Method 8270.**
- o You are required to notify this office **at least one week in advance of implementing the work** so that a County representative may be present to witness field activities.
- o Lastly, although the work plan addresses the delineation of soil contamination to the southwest of former soil sample S-5, it does not address the contamination left in place on the southeast wall of the tank pit at sample S-6. Please be aware that further efforts may eventually be required to delineate and fully characterize the extent of this contamination.

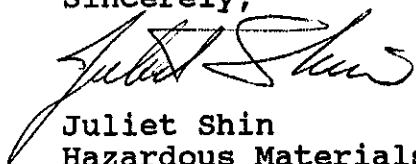
Ms. Jeanne Price
Re: 5525 Bancroft Ave.
March 29, 1994
Page 3 of 3

Additionally, contrary to statements made in the work plan, soil contamination was identified in soil samples collected from the two test borings drilled at the site in November 1992. Levels of Total Recoverable Petroleum Hydrocarbons (TRPH) were identified at 107 ppm, 130 ppm, and 123 ppm, from Boring 2 at 10 feet, 15 feet, and 20 feet bgs.

Field work shall commence within 60 days of the date of this letter. A report documenting the work shall be submitted within 45 days after completing field activities.

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

Sincerely,



Juliet Shin
Hazardous Materials Specialist

cc: David Val Taylor
2118 F. Street
Bakersfield, CA 93301

Mr. George Mayer
Tuneup Masters, Inc.
2001 Corporate Center Drive
Newbury Park, CA 91320

Mr. David Charter
AAT Environmental
31563 Avenue 9
Madera, CA 93638

Edgar Howell-File(JS)

ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY

DAVID J. KEARS, Agency Director



R01192

RAFAT A. SHAHID, ASST. AGENCY DIRECTOR

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

March 29, 1994

David Val Taylor
2118 F. Street
Bakersfield, CA 93301

STID 1126

Re: Work plan for Tuneup Masters #314, located at 5525 Bancroft Avenue, Oakland, California

Dear Mr. Taylor,

This office has reviewed All America Trenching's work plan, dated March 15, 1994. This work plan is acceptable to this office with the following changes:

- o The proposed boring is required to be drilled 50 feet below the depth at which soil contamination was identified in the waste oil tank pit. Therefore, the proposed boring is required to be drilled down to approximately **60 feet below ground surface.**
- o If ground water is encountered within the first 60 feet of the boring, then you will be required to install **three** monitoring wells at the site. Three monitoring wells are required to verify the ground water gradient at the site. Subsequent to the installation of the monitoring wells, these wells must be surveyed to an established benchmark, (i.e., Mean Sea Level) 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.
- o The referenced quarterly reports must describe the status of the investigation and must include, among others, the following elements:
 - 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

Mr. David Taylor
Re: 5525 Bancroft Ave.
March 29, 1994
Page 2 of 3

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.
- o Please be reminded that soil samples are to be collected from all borings at 5-foot intervals, changes in lithology, and from the soil/water interface. Although the work plan proposes to begin soil sample collection at 10 feet below ground surface (bgs), **you should begin collecting soil samples at 5 feet bgs.** This is due to the fact that soil samples collected from the tank pit at approximately 5 feet bgs identified contamination, and you are required to investigate the potential for **both lateral and vertical** contaminant migration.
- o **A minimum of three soil samples collected from the proposed boring shall be taken to a certified laboratory for analysis. Soil and ground water samples shall be analyzed for Total Petroleum Hydrocarbons as gasoline (TPHg), Total Petroleum Hydrocarbons as diesel (TPHd), Total Oil & Grease (TOG) using 5520 D & F, heavy metals (Cd, Cr, Pb, Zn, Ni), and PCB, PCP, PNA, and cresote using Method 8270.**
- o You are required to notify this office **at least one week in advance of implementing the work** so that a County representative may be present to witness field activities.
- o Lastly, although the work plan addresses the delineation of soil contamination to the southwest of former soil sample S-5, it does not address the contamination left in place on the southeast wall of the tank pit at sample S-6. Please be aware that further efforts may eventually be required to delineate and fully characterize the extent of this contamination.

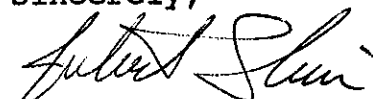
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Field work shall commence within 60 days of the date of this letter. A report documenting the work shall be submitted within 45 days after completing field activities.

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

Sincerely,



Juliet Shin
Hazardous Materials Specialist

cc:

Ms. Jeanne Price
213 Del Mesa Carmel
Carmel, CA 93921

Mr. George Mayer
Tuneup Masters, Inc.
2001 Corporate Center Drive
Newbury Park, CA 91320

Edgar Howell-File(JS)

ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY

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R01192

RAFAT A. SHAHID, ASST. AGENCY DIRECTOR

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

March 16, 1994

David Val Taylor
2118 F. Street
Bakersfield, CA 93301

STID 1126

Re: Investigations at 5525 Bancroft Ave., Oakland, CA

Dear Mr. Taylor,

It is the understanding of this office that you are one of three Responsible Parties (RPs) responsible for investigating and remediating the above site. This office overlooked mailing you a copy of the last two Notices of Violation (NOVs) requiring the implementation of further investigations at the site. Attached is a copy of these NOVs. You are encouraged to contact the other RPs and work with them in complying with the required investigations at the site.

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

Sincerely,


Juliet Shin
Hazardous Materials Specialist

cc: Ms. Jeanne Price
213 Del Mesa Carmel
Carmel, CA 93921

Mr. George Mayer
Tuneup Masters, Inc.
2001 Corporate Center Drive
Newbury Park, CA 91320

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ALAMEDA COUNTY
HEALTH CARE SERVICES
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R01192

RAFAT A. SHAHID, ASST. AGENCY DIRECTOR

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State Water Resources Control Board
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80 Swan Way, Rm 200
Oakland, CA 94621
(510) 271-4530

March 7, 1994

Ms. Jeanne Price
213 Del Mesa Carmel
Carmel, CA 93921

STID 1126

Re: Tuneup Masters #314, 5525 Bancroft Ave., Oakland, CA

SECOND NOTICE OF VIOLATION

Dear Ms. Price,

On October 7, 1993, this office sent you a letter requiring you to submit a work plan addressing the further delineation of the soil contamination and potential ground water investigations at the above site. The work plan was due by December 1, 1993, however, it was never submitted. On January 14, 1994, this office sent you your first Notice of Violation requiring you to submit this work plan. This work plan was due by February 28, 1994, and to this date, this office has not received a copy of this work plan or any communication as to the status of the plan.

According to AAT Environmental's Soil Excavation Report, dated September 27, 1993, elevated levels of Oil & Grease and diesel, and lower levels of gasoline, were identified along the sidewalls of the tank pit at the above site. Contrary to AAT Environmental's recommendations, this office is requiring that you conduct additional investigations to delineate the extent of this contaminated soil, **per Section 2725, Article 11, Title 23 California Code of Regulations**, and that further investigations be conducted down to a depth of at least 50 feet below ground surface (bgs) to determine the potential for ground water contamination. If ground water is encountered above 50 feet bgs, or soil contamination is found to go down to great depths, you will be required to install wells to determine the ground water gradient and to analyze the ground water for contaminant constituents on a quarterly basis. **Analysis of the samples should include Methods 8270 and a metals analysis for the waste oil constituents that were not analyzed for in the past.**

A work plan addressing these concerns must be submitted to this office **within 30 days of the date of this letter, or by April 4, 1994.** This is a formal request for technical reports pursuant to **Section 2722, Article 11, Title 23 California Code of Regulations.**

Ms. Jeanne Price
Re: 5525 Bancroft Ave.
March 7, 1994
Page 2 of 2

This office noted that the recent report was not signed off by a Registered Geologist or Engineer. **All future reports and proposals are required to be submitted under the seal of a California-Registered Geologist, -Certified Engineering Geologist, or -Registered Civil Engineer, as required by the Regional Water Quality Control Board's guidelines.**

In the January 14, 1994 letter, this office requested the site to submit the lab analysis results for the samples collected from the stockpiled soil resulting from the March 1993 excavation of the tank pit. In February 1994, this office received the lab analysis results for stockpiled soil samples collected in 1990, along with the lab results for samples collected from the tank pit in March 1993, however, we still have not received the lab results for the samples collected from the soil excavated from the March 1993 overexcavation. Please submit this information to this office **within 15 days** of the date of this letter.

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Sincerely,



Juliet Shin
Hazardous Materials Specialist

cc: Mr. George Mayer
Tuneup Masters, Inc.
2001 Corporate Center Drive
Newbury Park, CA 91320

Mr. David Charter
All America Trenching
Environmental Division
1501 Tollhouse Rd., Ste 1
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March 7, 1994

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2001 Corporate Center Drive
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STID 1126

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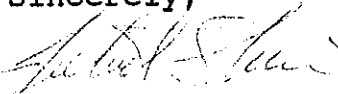
Mr. George Mayer
Re: 5525 Bancroft Ave.
March 7, 1994
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213 Del Mesa Carmel
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All America Trenching
Environmental Division
1501 Tollhouse Rd., Ste 1
Clovis, CA 93612

Gil Jensen, Alameda County District Attorney's Office

Edgar Howell-File(JS)

March 7, 1994

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2001 Corporate Center Drive
Newbury Park, CA 91320

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Mr. George Mayer
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March 7, 1994
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Hazardous Materials Specialist

cc: Ms. Jeanne Price
213 Del Mesa Carmel
Carmel, CA 93921

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All America Trenching
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1501 Tollhouse Rd., Ste 1
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ALAMEDA COUNTY
HEALTH CARE SERVICES
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R01192

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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

January 14, 1994

Ms. Jeanne Price
213 Del Mesa Carmel
Carmel, CA 93921

STID 1126

Re: Tuneup Masters #314, 5525 Bancroft Avenue, Oakland, CA

NOTICE OF VIOLATION

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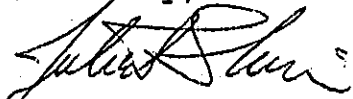
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January 14, 1994

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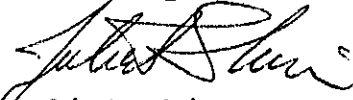
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ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY

DAVID J. KEARS, Agency Director



Roll 92

RAFAT A. SHAHID, ASST. AGENCY DIRECTOR

DEPARTMENT OF ENVIRONMENTAL HEALTH
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January 14, 1994

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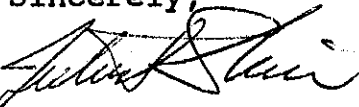
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October 7, 1993

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2001 Corporate Center Drive
Newbury Park, CA 91320

STID 1126

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Avenue, Oakland, CA

Dear Mr. Mayer,

This office has received AAT Environmental's Soil Excavation Report, dated September 27, 1993, for the above site. Elevated levels of Oil & Grease and diesel, and lower levels of gasoline, were identified along the sidewalls of the tank pit at the above site. Contrary to AAT Environmental's recommendations, this office is requiring that you conduct additional investigations to delineate the extent of this contaminated soil, **per Section 2725, Article 11, Title 23 California Code of Regulations**, and that further investigations be conducted down to a depth of **at least 50 feet** below ground surface (bgs) to determine the potential for ground water contamination. If ground water is encountered above 50 feet bgs, or soil contamination is found to go down to great depths, you will be required to install wells to determine the ground water gradient and to analyze the ground water for contaminant constituents on a quarterly basis. Analysis of the samples should include Methods 8270 and a metals analysis for the waste oil constituents that were not analyzed for in the past.

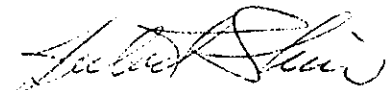
A work plan addressing these concerns shall be prepared and submitted to this office **within 45 days** of the date of the letter. This office noted that the recent report was not signed off by a Registered Geologist or Engineer. **All future reports and proposals are required to be submitted under the seal of a California-Registered Geologist, -Certified Engineering Geologist, or -Registered Civil Engineer**, as required by the Regional Water Quality Control Board's guidelines.

Lastly, the sample results of the stockpiled soil were not submitted with report. Please submit these lab analysis results to this office **within 10 days** of the date of this letter.

Mr. George Mayer
Re: 5525 Bancroft Ave.
October 7, 1993
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: Ms. Jeanne Price
213 Del Mesa Carmel
Carmel, CA 93921

Dave Charter
All America Trenching
1501 Tollhouse Rd., #1
Clovis, CA 93612

Edgar Howell-File(JS)

ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY

DAVID J. KEARS, Agency Director



R01192

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

October 7, 1993

Ms. Jeanne Price
213 Del Mesa Carmel
Carmel, CA 93921

STID 1126

Re: Investigations at Tuneup Masters #314, 5525 Bancroft
Avenue, Oakland, CA

Dear Mr. Mayer,

This office has received AAT Environmental's Soil Excavation Report, dated September 27, 1993, for the above site. Elevated levels of Oil & Grease and diesel, and lower levels of gasoline, were identified along the sidewalls of the tank pit at the above site. Contrary to AAT Environmental's recommendations, this office is requiring that you conduct additional investigations to delineate the extent of this contaminated soil, **per Section 2725, Article 11, Title 23 California Code of Regulations**, and that further investigations be conducted down to a depth of **at least 50 feet** below ground surface (bgs) to determine the potential for ground water contamination. If ground water is encountered above 50 feet bgs, or soil contamination is found to go down to great depths, you will be required to install wells to determine the ground water gradient and to analyze the ground water for contaminant constituents on a quarterly basis. Analysis of the samples should include Methods 8270 and a metals analysis for the waste oil constituents that were not analyzed for in the past.

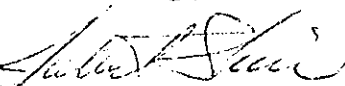
A work plan addressing these concerns shall be prepared and submitted to this office **within 45 days** of the date of the letter. This office noted that the recent report was not signed off by a Registered Geologist or Engineer. **All future reports and proposals are required to be submitted under the seal of a California-Registered Geologist, -Certified Engineering Geologist, or -Registered Civil Engineer**, as required by the Regional Water Quality Control Board's guidelines.

Lastly, the sample results of the stockpiled soil were not submitted with report. Please submit these lab analysis results to this office **within 10 days** of the date of this letter.

Ms. Jeanne Price
Re: 5525 Bancroft Ave.
October 7, 1993
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: Mr. George Mayer
Tuneup Masters, Inc.
2001 Corporate Center Drive
Newbury Park, CA 91320

Dave Charter
All America Trenching
1501 Tollhouse Rd., #1
Clovis, CA 93612

Edgar Howell-File(JS)

ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY

DAVID J. KEARS, Agency Director



R01192

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

February 1, 1993

Mr. George Mayer
Tuneup Masters, Inc.
2001 Corporate Center Drive
Newbury Park, CA 91320

STID 1126

RE: Tuneup Masters #314, 5525 Bancroft Avenue, Oakland,
California

Dear Mr. Mayer,

This office received the Site Contamination Workplan on January 29, 1993 for the above site, and has reviewed this workplan.

This workplan proposes that the excavation will be accomplished in two phases, and that the first portion will be backfilled prior to excavating the second portion of the tank pit. Backfilling shall not occur until the soil sample analysis results are obtained and exhibit Non Detect levels or levels that are acceptable to the County.

Additionally, the plan proposes to collect a minimum of two confirmatory soil samples from the tank pit, however, you will be required to collect soil samples from both the bottom and sidewalls of the tank pit. A minimum of two soil samples shall be collected from beneath the tank pit and one soil sample from each of the sidewalls.

In All America Trenching's Preliminary Investigation and Evaluation Report for the site, soil samples were analyzed for Total Recoverable Petroleum Hydrocarbons (TRPH) using EPA Method 418.1, and TRPH was identified in Boring 2 down to 20 feet below ground surface. All America Trenching's consultants state that the levels of TRPH detected are due to interference from naturally occurring organic components in the soil. This office cannot concur with this conclusion at this time because the EPA Method that was used is not an established method for soils and there is no way this office can be certain that what All America Trenching claims is true unless additional analysis are conducted.

The workplan proposes that the confirmatory soil samples collected from the tank pit be analyzed for TRPH using EPA Method 418.1. This office is requiring that the confirmatory soil samples be analyzed for Total Petroleum Hydrocarbons as diesel (TPHd) and TPH as Motor Oil using Method 3550, in place of the

Mr. George Mayer
Re: 5525 Bancroft Ave.
Page 2 of 2
February 1, 1993

proposed Method 418.1. In addition to these analysis, soil samples must be analyzed for TPH as gasoline and BTEX, as proposed in the work plan.

Please be reminded that the excavated soil shall be analyzed, using the same methods as above, prior to disposal off site. One soil sample shall be collected per every 50 cubic yards.

Lastly, this office has requested Chevron to search for files indicating that all the underground storage tanks and associated piping were removed from the site. This office will keep you posted as to the progress of this request.

With the inclusion of the above requirements, the workplan is acceptable to this office. Implementation of the work plan shall begin **within 30 days** of the date of this letter. A report detailing the work implemented shall be submitted to this office **within 45 days** of completing field activities. If you have any questions or comments, please contact me at (510) 271-4530.

Sincerely,



Juliet Shin
Hazardous Materials Specialist

cc: Richard Hiett, RWQCB

Ms. Jeanne Price
213 Del Mesa Carmel
Carmel, CA 93921

Dave Charter
All America Trenching
1501 Tollhouse Rd. #1
Clovis, CA 93612

Edgar Howell-File(JS)

ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY



DAVID J. KEARS, Agency Director

RAFAT A. SHAHID, ASST. AGENCY DIRECTOR

R01192

January 7, 1993

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

Mr. George Mayer
Tuneup Masters, Inc.
2001 Corporate Center Drive
Newbury Park, CA 91320

RE: Tuneup Masters #314, 5525 Bancroft Avenue, Oakland, CA
94605

Dear Mr. Mayer,

In August 1992, this office wrote both you and Ms. Jeanne Price to notify you of the requirements to submit a work plan to this office addressing the remediation of the contaminated soil at the site. In speaking to Mr. Dave Charter, All America Trenching, on December 14, 1992, he stated that a work plan for the soil remediation, along with a report documenting the installation of the on-site wells would be submitted to this office by the first week in January. To this date, this office has not received these reports. Per a conversation between Mr. Charter and myself on January 7, 1993, both of the above reports are due to this office within 15 days of the date of this letter.

Please be advised that this is a formal request for technical reports pursuant to California Water Code Section 13267 (b).

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

Sincerely,

Juliet Shin
Hazardous Materials Specialist

cc: Richard Hiett, RWQCB

Ms. Jeanne Price
213 Del Mesa Carmel
Carmel, CA 93921

Dave Charter
All America Trenching
1501 Tollhouse Rd. #1
Clovis, CA 93612

Edgar Howell-File(JS)

ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY

DAVID J. KEARS, Agency Director



R01192

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

October 2, 1992

Ms. Jeanne Price
213 Del Mesa Carmel
Carmel, CA 93921

STID 1126

RE: Tune-up Masters site, located at 5525 Bancroft Avenue,
Oakland, California

Dear Ms. Price,

This office has reviewed the work plan, dated September 1992, and approves of this plan with some additions. After the installation of the monitoring wells, you will be required to survey all three wells to an established benchmark to an accuracy of 0.01 foot. Additionally, soil samples need to be collected at changes in lithology and the soil/ground water interface, in addition to the mentioned five-foot depth intervals. Lastly, please be reminded that the wells are required to be screened adequately above the ground water table in order to account for seasonal ground water fluctuations.

Field work should commence within 60 days of the receipt of this letter. Please be reminded that a report documenting the results from work performed is due to this office within 45 days of completion of field activities.

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

Sincerely,

Juliet Shin
Hazardous Materials Specialist

cc: Richard Hiett, RWQCB

David Val Taylor
2118 F. St.
Bakersfield, CA 93301

George Mayer
Tune-Up Masters
2001 Corporate Center Dr.
Newbury Park, CA 91320

Ms. Jeanne Price
RE: 5525 Bancroft Ave.
October 2, 1992
Page 2 of 2

Antonio Edayan
Oakland Fire Prevention Bureau
421 14th St.
Oakland, CA 94612

Dave Charter
All America Trenching
1501 Tollhouse Rd. #1
Clovis, CA 93612

Edgar Howell-File (JS)

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



STID: 1126
SITE: Tune-up Masters # 314
5525 Bancroft Ave, Oakland

R01192

RAFAT A. SHAHID, Assistant Agency Director

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

September 2, 1992

Jeanne Price
213 Del Mesa Carmel
Carmel, CA 93921

STID 1126

RE: Underground Storage Tank Cleanup Fund

Dear Ms. Price,

Per our conversation on September 2, 1992, here is some information regarding the the California Underground Storage Tank Cleanup Fund, and some references for where you can obtain additional information about this fund.

I hope this information will be of help to you.

Sincerely,

Juliet Shin
Hazardous Materials Specialist

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



R01192

RAFAT A. SHAHID, Assistant Agency Director

August 27, 1992

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

Mr. George Mayer
Tuneup Masters, Inc.
2001 Corporate Center Drive
Newbury Park, CA 91320

Re: Tuneup Masters #314, 5525 Bancroft Avenue, Oakland, CA 94605

Dear Mr. Mayer:

On August 20, 1992, in response to an inquiry from Antonio Edayan of the City of Oakland Fire Prevention Bureau, an inspection of the Tuneup Masters facility at 5525 Bancroft Avenue in Oakland was made by Ron Owcarz of this department. This inspection revealed that a 240 gallon above ground waste oil tank and/or its piping was leaking waste oil into an outer storage shed which also drained into an adjacent discolored soil area of approximately 100 square feet including a three foot diameter puddle of "floating product" remaining on the ground surface. A copy of this inspection report is enclosed for your reference. There was an above ground oil tank in the same storage shed (that may also be leaking) along with 15-1 gallon and 2-5 gallon containers of waste paints. These will all have to be properly disposed of under manifest as hazardous waste as per section 66262.20 of Title 22 of the California Code of Regulations.

At this time you are required to submit a plan of correction to this office within ten days of the receipt of this letter as per section 25187 of California Health and Safety Code. This plan must include, but shall not be limited to the following:

1. Name of your environmental consultant
2. Method(s) to be used to determine the lateral and vertical extent of the contamination
3. Control measures to eliminate further contamination
4. Name of your licensed hazardous waste hauler
5. Location of the approved disposal site
6. Proposed time schedule for your investigation and remediation.

Mr. George Mayer
August 24, 1992
page 2 of 2

A conference with Juliet Shin of our Local Oversight Program revealed that a subsurface soil and ground water investigation must also be conducted in response to the removal of an underground waste oil tank at this site in August 1990.

If you have any questions, please contact Ron Owcarz at (510) 271-4320.

Sincerely,



Larry Seto
Senior Hazardous Materials Specialist

Enclosures

cc: Gil Jensen, Alameda County District Attorney's Office
Howard Hatayama, DTSC
Rich Hiett, RWQCB
Antonio Edayan, Oakland Fire Prevention Bureau
Ron Owcarz, Alameda County Hazardous Materials Division
Juliet Shin, Alameda County Hazardous Materials Division
Jeanne Price, Property Trustee
David Taylor, Property Trustee
David Charter, All American Trenching
Robert Ortega, Tuneup Masters #314 Manager

ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY

DAVID J. KEARS, Agency Director



R01192

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

August 21, 1992

Ms. Jeanne Price
213 Del Mesa Carmel
Carmel, CA 93921

STID 1126

RE: Tune-up Masters site, located at 5525 Bancroft Avenue,
Oakland, California 94605

Dear Ms. Price,

In May 1992, this office sent you a letter requiring you to prepare a work plan for a subsurface investigation, including ground water monitoring for the above site. The due date for this work plan, July 13, 1992, has already passed, and this office has not yet received the work plan or any requests for an extension of this due date. However, per a conversation between Ms. Juliet Shin, Alameda County Hazardous Materials Specialist, and Dave Charter, All America Trenching, today, August 21, 1992, this work plan will be completed and submitted to this office in the next two weeks. Any extensions of this new deadline, or modifications of the required tasks, must be confirmed in writing by either this agency or the California Regional Water Quality Control Board (RWQCB).

According to Mr. Charter, the work plan will address the installation of three ground water monitoring wells and the sampling of soil and ground water from these borings. In addition to this work, this office would like you to address the **delineation and remediation** of the vertical and lateral extent of the soil contamination at the site, some of which was observed from the tank pit during the tank removal in August 1990.

According to our files, up to 7,200 parts per million (ppm) Total Oil and Grease (TOG), 420 ppm Total Petroleum Hydrocarbons (TPH), and 320 Total Volatile Hydrocarbons (TVH) were identified from the soil samples collected from the waste oil tank pit in 1990. **Apparently, this soil contamination was left in place.** Additionally, per the conversation between Ms. Juliet Shin and Dave Charter, the stockpiled soil, resulting from the excavation of the tank, appears to have been placed back into the tank pit, even though a sample of this stockpiled soil exhibited 220 ppm TVH, 130 ppm TPH, and 14,000 ppm TOG.

Furthermore, on August 20, 1992, a Generator and HMMP inspection was conducted at the site by, Mr. Ron Owcarz, an Alameda County Hazardous Materials Specialist. During this inspection, stained

Ms. Jeanne Price
Re: 5525 Bancroft Ave.
August 21, 1992
Page 2 of 3

soils, covering approximately 100 square feet, and puddles in the soil containing floating product were observed in the location of the former 1,000-gallon waste oil underground storage tank. Although this stained soil appears to be due primarily to surface spills, some of the contamination beneath this area could also be due to the contaminated soil that was left in place or the stockpiled soil that was placed back into the tank pit after the underground storage tank removal. Mr. Owcarz will be overseeing and investigating the surface spill aspects of the observed contamination in this area. You will be receiving a copy of a Notice of Violation letter that Mr. Owcarz has written to Tune-Up Masters regarding the surface spills.

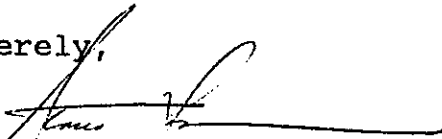
This office is also requesting that you gather information on the historical uses of the site and determine whether any other underground storage tanks were at the site in the past, or are currently buried at the site. Please submit any information you obtain regarding this matter.

Please be advised that this is a formal request for technical reports pursuant to **California Water Code Section 13267 (b)**.

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.

The case file for the site has been reassigned, once again, to another Hazardous Materials Specialist, Juliet Shin, for problems related to the former underground storage tank release. Please forward future correspondence to her attention. If you have any questions or comments, please contact Juliet Shin at (510) 271-4530.

Sincerely,



Scott O. Seery, CHMM
Senior Hazardous Materials Specialist

cc: Richard Hiett, RWQCB

David Val Taylor
2118 F. St.
Bakersfield, CA 93301

Ms. Jeanne Price
Re: 5525 Bancroft Ave.
August 21, 1992
Page 3 of 3

George Mayer
Tune-Up Masters
2001 Corporate Center Dr.
Newbury Park, CA 9132

Antonio Edayan
Oakland Fire Prevention Bureau
421 14th St.
Oakland, CA 94612

Dave Charter
All America Trenching
1501 Tollhouse Rd. #1
Clovis, CA 93612

Mark Thompson, Alameda County District Attorney's office
Edgar Howell-File (JS)

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



R01192

RAFAT A. SHAHID, Assistant Agency Director

June 25, 1992

STID 1126

Dave Charter
All America Trenching
1501 Tollhouse Rd. #1
Clovis CA 93612

RE: Tune Up Masters #314
5525 Bancroft Av.
Oakland CA 94605

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

Dear Mr. Charter,

You mentioned in the telephone conversation of 6/25/92 with Jennifer Eberle that you are currently the environmental consultant for the above referenced site. The guidelines for a Workplan for Initial Subsurface Investigation are herein enclosed. These guidelines are also known as Appendix A of the Tri-Regional Board Staff Recommendations for Preliminary Evaluation and Investigation of Underground Storage Tank Sites, revised 8/10/90. These are the most current guidelines for subsurface investigations, as you requested.

If you have any questions, please contact J. Eberle at 510-271-4320.

Sincerely,

Susan Hugo
Senior Hazardous Materials Specialist

cc: Jeanne R. Price, 213 Del Mesa Carmel, Carmel CA 93921
David Val Taylor, 2118 F. St., Bakersfield CA 93301
George Mayer, Tune Up Masters, 5525 Bancroft Av., Oakland CA
94605
Rich Hiatt, RWQCB
File

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ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



R01192

RAFAT A. SHAHID, Assistant Agency Director

Certified Mailer # P 367 604 122

May 28, 1992

STID #1126

Milton & Violet Price, Trustees
Tune-Up Masters
2001 Corporate Center
Newbury Park CA 91320

RE: Tune-Up Masters #314
5525 Bancroft Av.
Oakland CA 94605

Dear Mr. & Ms. Price,

The case file for the above reference site has been reassigned to Jennifer Eberle, Hazardous Materials Specialist. Please forward future correspondence to her attention.

A 1,000-gallon underground waste oil storage tank was removed from the site on 8/9/90. Subsequent soil sampling revealed the presence of as much as 14,000 ppm Oil & Grease, 420 ppm TPH, 320 TVH, and 0.25 benzene. Due to these significant levels of contamination, a subsurface investigation was required by letter dated 12/31/90 to George Meyer. Mr. Meyer responded by letter dated 1/3/91, asking for us to refer this matter to the landlord, whom he named as Jeanne R. Price. Subsequent research of Alameda County's Tax Assessor records indicate the property as yourselves. Therefore, this letter is being sent to you.

We request that you submit a Work Plan for a subsurface investigation, including groundwater monitoring wells and a schedule for implementation within 45 days or by July 13, 1992. We also need to know what became of the stockpiled soil from the tank removal. If it was disposed, please provide proper documentation.

All reports and proposals must be submitted under seal of a California-Registered Geologist, -Certified Engineering Geologist, or -Registered Civil Engineer. All proposals, reports, and analytical results pertaining to this investigation and remediation must be sent both to our office and to:

Rich Hiett
RWQCB, San Francisco Bay Region
2101 Webster St., Suite 500
Oakland CA 94612

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

Milton & Violet Price, Trustees
STID 1126
Page 2 of 2
May 28, 1992

All work must be performed according to the Leaking Underground Fuel Tank Field Manual, (LUFT Manual), revised 10/89, and the Tri-Regional Board Staff Recommendations for Preliminary Evaluation and Investigation of Underground Storage Tank Sites, revised 8/10/90, as summarized in Appendix A.

Copies of these documents can be obtained from the SFRWQCB data management group at 510-464-1269.

If you have any questions, please contact J. Eberle at 510-271-4320.

Sincerely,



Susan Hugo
Senior Hazardous Materials Specialist

cc: George Mayer, Tune-Up Masters, 2001 Corporate Center Dr.,
Newbury Park, CA 91320
Rich Hiatt, RWQCB
File

je

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



R01192

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

December 31, 1990

Mr. George Meyer
Tune Up Masters
2001 Corporate Center Drive
Newberry Park, CA 91320

Dear Mr. Meyer:

The Alameda County Hazardous Materials Division has reviewed the "Soil Sampling and Chemical Testing" report, prepared by BSK & Associates, for the Tune Up Masters facility located at 5525 Bancroft Avenue, Oakland, California. A 1,000 gallon tank was removed from this facility on August 9, 1990, by All America Trenching.

The report indicates that one sample was taken from each end of the tank. Sample Number 1 had Total Petroleum Hydrocarbons (TPH) value of 160 ppm, a Total Volatile Hydrocarbon (TVH) value of 96 ppm, and an Oil & Grease value of 7,200 ppm. Sample Number 2 had a TPH value of 210 ppm, a TVH value of 120 ppm and Oil & Grease value of 4,700 ppm. The San Francisco Bay Regional Water Quality Control Board (RWQCB) has set action levels at 100 ppm for TPH, TVH, and Oil and Grease. These values require that Tune Up Masters perform a soil and ground water investigation to determine the extent of the contamination associated with the underground storage tank. Because the levels of contamination were above 100 ppm of TPH, we have completed an Underground Storage Tank Unauthorized Release Report for Tune Up Masters.

All work must be performed according to the "Tri-Regional Board Staff Recommendations for Preliminary Evaluation and Investigation of Underground Tanks, 10 August, 1990." This document can be obtained by contacting the RWQCB data management group at 415/464-1269.

Our office will be the lead agency overseeing the soil and groundwater investigation at this site. The RWQCB has delegated the handling of this case to our Division. We will be in contact with the RWQCB in order to provide you with guidance concerning the RWQCB's investigation requirements. Tune Up Masters should send copies of all reports to the RWQCB as the RWQCB retains the ultimate responsibility for ensuring protection of the waters of the state. **Please submit this workplan within 45 days of the date of this letter.** A format for the workplan and items to address is outlined on the following pages.

Tune Up Masters
December 31, 1990
Page 2

I. INTRODUCTION

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

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

II. SITE DESCRIPTION

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

III. PLAN FOR DETERMINING EXTENT OF SOIL CONTAMINATION ON SITE

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

Tune Up Masters
December 31, 1990
Page 3

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

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

IV. DETERMINATION OF GROUNDWATER QUALITY

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

Tune Up Masters
December 31, 1990
Page 4

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

V. INTERPRETATION OF HYDROGEOLOGIC DATA

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

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

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

VII. SITE SAFETY PLAN

VIII. REPORTING

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

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

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

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

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

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

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

We will require a deposit/refund for reviewing the work plan and for oversight of your case. Please remit \$600.00, payable to Alameda County. All monies not used during oversight will be refunded at the

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time of case closure.

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

Sincerely,

Cynthia Chapman

Cynthia Chapman
Hazardous Materials Specialist

c: Mr. Lester Feldman, RWQCB
Ms. Catherine McCarthy, All America Trenching

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



R01192

July 16, 1990

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

Ms. Catherine McCarthy
All American Trenching
1501 Tollhouse Road
Clovis, CA 93612

RE: Tune-Up Masters, 5525 Bancroft Avenue, Oakland

Dear Ms. McCarthy:

This letter is a follow-up to our conversation of July 12, 1990, regarding Alameda County's policy of triple rinsing tanks.

According to Mr. Ed Howell, our Division Chief, tanks are considered a hazardous waste and must be handled under manifest and disposed of at a permitted treatment, storage, and disposal facility (TSDF). If you want to declassify the tank as a non-hazardous waste by triple rinsing the tank, the final rinse must be analyzed by a state certified lab for total petroleum hydrocarbons (TPH). We are to receive these analyses before the tank is pulled out of the ground. Analyses must show that the final rinsate is at non-detectable limits. Any results above the detection limit means that the tank is to be hauled as hazardous waste.

Please be advised that if you need to do any cutting of the tank for triple rinsing, you would have to contact Oakland Fire Department for permission.

The information I need from All American Trenching for the closure plan is:

1. The name of the laboratory to perform analysis if All American Trenching plans to triple rinse the tanks.
2. The name of the TSDF if All American Trenching chooses to have the tank hauled as a hazardous waste (the local TSDFs are H&H Shipping Co., and Erickson).

If you have any questions or comments, feel free to call me at 415/271-4320.

Sincerely,

Cynthia Chapman

Cynthia Chapman
Hazardous Materials Specialist

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



R01192

May 8, 1990

Jeanne R. Rice
5525 Bancroft Ave.
Oakland, CA 94605

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

NOTICE OF LEGAL OBLIGATION

Dear Ms. Rice:

Our records indicate that there are underground tank(s) at your site at the above facility.

In accordance with the California Code of Regulations, Title 23, Chapter 3, Subchapter 16 Underground Tank Regulations you must perform one of the following actions:

1. Submit a tank closure plan to this Department as required by Article 7, 2670, or
2. Apply for a permit as required by Article 10, 2710. Permit applications are attached.

Please note that section 25299 of the California Health and Safety Code states that any operator or owner of an underground storage tank is liable for a civil penalty of not less than five hundred dollars or more than five thousand dollars per day for failure to obtain a permit, or failing to properly close an underground storage tank, as required by section 25298.

If you have any questions concerning this matter, please contact this office at 271-4320.

Sincerely,

Thomas F. Peacock, Senior HMS
Hazardous Materials Division

TFP:tfp

cc: Gil Jensen, Alameda County District Attorney, Consumer and
Environmental Protection Agency
Lester Feldman, RWQCB