

ALAMEDA COUNTY  
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



7

September 15, 2006

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

Ms. Shelley Pond Minor  
924 Kirkcrest Road  
Alamo, CA 94507

Mr. Micheal Dailey Pond  
P.O. Box 323  
Idyllwild, CA 94549

Mrs. Peggy Gato  
140 Wellington Lane  
Alamo, CA 94507

Dear Mr. Pond and Ms. Minor and Ms. Gato:

Subject: Toxics Leak Case # [REDACTED] El Monte RV Center, 4341 Howard St.,  
Oakland, CA 94601

Alameda County Environmental Health (ACEH) staff has received your September 5, 2006 letter, which includes an updated list of property owners and confirmation of notification for request for closure for the subject site. Although we believe no further investigation of the former 1000 gallon gasoline tank will be required, additional investigation of the halogenated solvent release at the site is necessary prior to site closure consideration. We would like to inform you that the site has been transferred into the County's Toxics program and now is identified as RO0002500. As you are aware, prior County letters requested an investigation of potential sources for the solvent. This was to include, minimally, site inspection and soil and groundwater sampling of potential source areas. In addition, our August 11, 2006 letter requested that you submit a check in the amount of \$6000.00 to cover the County's oversight costs of this Toxics site.

Please submit your check and a work plan to investigate source areas and the halogenated solvent release to our office by October 20, 2006.

ELECTRONIC SUBMITTAL OF REPORTS

Effective **January 31, 2006**, the Alameda County Environmental Cleanup Oversight Programs (LOP and SLIC) require submission of all reports in electronic form to the county's ftp site. Paper copies of reports will no longer be accepted. The electronic copy replaces the paper copy and will be used for all public information requests, regulatory review, and compliance/enforcement activities. Instructions for submission of electronic documents to the Alameda County Environmental Cleanup Oversight Program ftp site are provided on the attached "Electronic Report Upload (ftp) Instructions." Please do not submit reports as attachments to electronic mail.

Submission of reports to the Alameda County ftp site is an addition to existing requirements for electronic submittal of information to the State Water Resources Control Board (SWRCB) Geotracker website. Submission of reports to the Geotracker website does not fulfill the requirement to submit documents to the Alameda County ftp site. In September 2004, the SWRCB adopted regulations that require electronic submittal of information for groundwater cleanup programs. For several years,

wells, and other data to the Geotracker database over the Internet. Beginning July 1, 2005, electronic submittal of a complete copy of all necessary reports was required in Geotracker (in PDF format). Please visit the SWRCB website for more information on these requirements ([http://www.swrcb.ca.gov/ust/cleanup/electronic\\_reporting](http://www.swrcb.ca.gov/ust/cleanup/electronic_reporting)).

In order to facilitate electronic correspondence, we request that you provide up to date electronic mail addresses for all responsible and interested parties. Please provide current electronic mail addresses and notify us of future changes to electronic mail addresses by sending an electronic mail message to me at [barney.chan@acgov.org](mailto:barney.chan@acgov.org).

#### PERJURY STATEMENT

All work plans, technical reports, or technical documents submitted to ACEH must be accompanied by a cover letter from the responsible party that states, at a minimum, the following: "I declare, under penalty of perjury, that the information and/or recommendations contained in the attached document or report is true and correct to the best of my knowledge." This letter must be signed by an officer or legally authorized representative of your company. Please include a cover letter satisfying these requirements with all future reports and technical documents submitted for this fuel leak case.

#### PROFESSIONAL CERTIFICATION & CONCLUSIONS/RECOMMENDATIONS

The California Business and Professions Code (Sections 6735, 6835, and 7835.1) requires that work plans and technical or implementation reports containing geologic or engineering evaluations and/or judgments be performed under the direction of an appropriately registered or certified professional. For your submittal to be considered a valid technical report, you are to present site specific data, data interpretations, and recommendations prepared by an appropriately licensed professional and include the professional registration stamp, signature, and statement of professional certification. Please ensure all that all technical reports submitted for this fuel leak case meet this requirement.

If you have any questions, please call me at (510) 567-6765.

Sincerely,



Barney M. Chan  
Hazardous Materials Specialist

Enclosure: ACEH Electronic Report Upload (ftp) Instructions

C: files, D. Drogos

Alameda County September 5, 2006  
SEP 14 2006  
Environmental Health

Mr. Barney M. Chan  
Hazardous Materials Specialist  
Environmental Health Services  
1131 Harbor Bay Parkway, Suite 250  
Alameda, CA 94502-6577

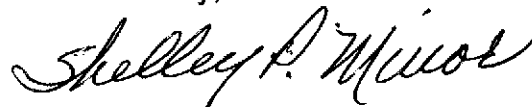
SUBJECT: Request for Case Closure (Chan Letter 12/16/05)  
4341 Howard St Oakland Ca. 94601  
ACEH requirements

Dear Mr. Chan:

Requirements:

1. Please find attached letters notifying the other two property owners that we are requesting case closure.
2. This letter certifies that Shelley P. Minor has met Section 25297.15 requirements of notifying owners and is requesting case closure.
3. Attached is my complete mailing list.
4. Mailing list is updated and Request for Case Closure is so stated.

Sincerely,



Shelley P. Minor  
Primary Contact  
Property Owners

2006 SEP 12 PM 3:03 6

September 5, 2006

**UPDATED MAILING LIST**

There are three equal owners of the property called 4341 Howard Street, Oakland. Their names and addresses are:

Shelley Pond Minor  
924 Kirkcrest Road  
Alamo, CA 94507

Michael Dailey Pond  
P. O. Box 323  
Idyllwild, CA 94549

Trust B  
C/O Mrs. Peggy Gatto  
140 Wellington Lane  
Alamo, CA 94507

**UniLECT**  
CORPORATION

7080 DONLON WAY  
SUITE 220  
DUBLIN, CALIFORNIA 94568

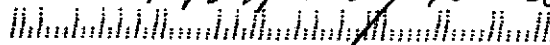
2006 SEP 12 PM 9:14

OAKLAND CA 946

11 SEP 2006 PM 9 T

Mr. Barney M. Chan  
Environmental Health Services  
Alameda Ca. 94502-6577  
1131 Harbor Parkway, Suite 250

94502/6540



September 1, 2006

Michael Dailey Pond  
P.O. Box 323  
Idyllwild, CA 94549

Mrs. Peggy Gatto, Trust B  
140 Wellington Lane  
Alamo, CA 94507

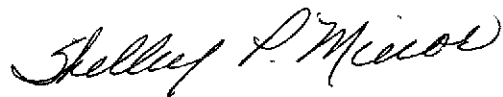
Dear Mike and Peggy,

You will recall back in January, 2006, we conformed to Safety Code Section 25297.15, by notifying the Hazardous Materials Department of all the owner names and mailing addresses of the property at 4341 Howard Street, Oakland.

In continuing to conform to ACEH regulations, this is to notify you that we are Requesting Case Closure.

Thank you for helping us comply with ACEH requirements.

Sincerely,



Shelley P. Minor

CC: Barney M. Chan  
Hazardous Materials Specialist

ALAMEDA COUNTY  
HEALTH CARE SERVICES



7

AGENCY

DAVID J. KEARS, Agency Director

ENVIRONMENTAL HEALTH SERVICES

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

August 11, 2006

Mr. Jim Minor P.O. Box 726 Diablo, CA 94528	Ms. Shelley Minor 924 Kirkcrest Rd. Alamo, CA 94507	Mr. Michael Pond P.O. Box 323 Idyllwind, CA 94549
---	---	---

Dear Messrs. Minor, Pond and Ms. Minor:

Subject: SLIC Case # 0306029, El Monte RV Center, 4341 Howard St., Oakland, CA 94601

Our records indicate that the current balance on the above-referenced SLIC oversight account is -\$122.50. In order to continue to provide regulatory oversight we are requesting the submittal of a check made payable to Alameda County Environmental Health in the amount of \$6000.00. Please send your check to the attention of our Finance Department.

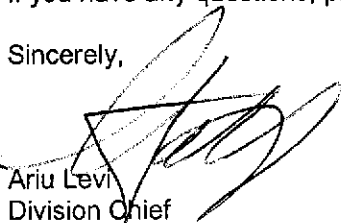
This initial deposit may or may not be sufficient to provide all necessary regulatory oversight. ACEH will deduct actual costs incurred based upon the hourly rate specified below. If these funds are insufficient, additional deposit will be requested. Otherwise, any unused monies will be refunded to you or your designee.

The deposit is authorized in Section 6.92.040L of the Alameda County Ordinance Code. Work on this project is being debited at the Ordinance specified rate, currently \$166.00 per hour.

Please write "SLIC" (the type of project), the site address and the AR# 0306029 on your check.

If you have any questions, please contact me at (510) 567-6862.

Sincerely,



Ariu Levi  
Division Chief

cc: D. Drogos, J. Jacobs, B. Chan

**ORIGINAL**

January 4, 2006

Michael Dailey Pond  
P. O. Box 323  
Idyllwild, CA 94549

Mrs. Peggy Gatto, Trust B  
140 Wellington Lane  
Alamo, CA 94507

Dear Mike and Peggy,

By copy of my letter to Mr. Chan and his attached letter dated December 16, 2005, I have responded to ACEH requirements. I will inform you of any cleanup actions or requests for closure in the future.

Thank you for helping us comply with ACEH requirements.

Sincerely,

  
Shelley P. Minor

Cc: Barney M. Chan  
Hazardous Materials Specialist



**ORIGINAL**

January 3, 2005

Mr. Barney M. Chan  
Hazardous Materials Specialist  
Environmental Health Services  
1131 Harbor Bay Parkway, Suite 250  
Alameda, CA 94502-6577

Environmental Health  
JAN 19 2005  
Alameda County

Subject: December 16<sup>th</sup>, 2005 letter  
Landowner Notification and Participation Requirements

I, Shelley P. Minor, being the primary contact for the property owners, have received your letter dated December 16, 2005. I am forwarding to you the requested (required) mailing list of all (3) record fee title holders for the property located at 4341 Howard Street, Oakland, CA 94601:

A. I, Shelley Pond Minor, certify that the following is a complete list of current record fee title owners and their mailing addresses:

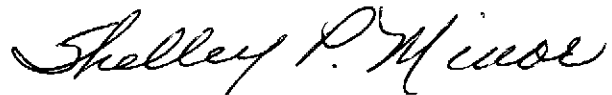
Shelley Pond Minor  
924 Kirkcrest Road  
Alamo, CA 94507

Michael Dailey Pond  
P. O. Box 323  
Idyllwild, CA 94549

Trust B  
C/O Mrs. Peggy Gatto  
140 Wellington Lane  
Alamo, CA 94507

I will inform the other property owners of your letter and the ACEH requirements.

Sincerely,



Shelley P. Minor

Cc: Michael Pond  
Trust B

ALAMEDA COUNTY  
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



December 16, 2005

Mr. Jim Minor  
P.O. Box 726  
Diablo, CA 94528

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

Dear Mr. Minor:

Subject: Fuel and Solvent Leak Case [REDACTED], 4341 Howard St.,  
Oakland, CA 94601

LANDOWNER NOTIFICATION AND PARTICIPATION REQUIREMENTS

Dear Mr. Minor:

Pursuant to California Health & Safety Code Section 25297.15, the active or primary responsible party for a fuel leak case must inform all current property owners of the site of cleanup actions or requests for closure. Furthermore, ACEH may not consider any cleanup proposals or requests for case closure without assurance that this notification requirement has been met. Additionally, the active or primary responsible party is required to forward to ACEH a complete mailing list of all record fee title holders to the site.

At this time we require that you submit a complete mailing list of all record fee title owners of the site by January 17, 2005 which states, at a minimum, the following:

A. *In accordance with section 25297.15(a) of Chapter 6.7 of the Health & Safety Code, I, (name of primary responsible party), certify that the following is a complete list of current record fee title owners and their mailing addresses for the above site:*

- OR -

B. *In accordance with section 25297.15(a) of Chapter 6.7 of the Health & Safety Code, I, (name of primary responsible party), certify that I am the sole landowner for the above site.*

*(Note: Complete item A if there are multiple site landowners. If you are the sole site landowner, skip item A and complete item B.)*

In the future, for you to meet these requirements when submitting cleanup proposals or requests for case closure, ACEH requires that you:

1. Notify all current record owners of fee title to the site of any cleanup proposals or requests for case closure;
2. Submit a letter to ACEH which certifies that the notification requirement in 25297.15(a) of the Health and Safety Code has been met;

3. Forward to ACEH a copy of your complete mailing list of all record fee title holders to the site; and
4. Update your mailing list of all record fee title holders, and repeat the process outlined above prior to submittal of any additional *Corrective Action Plan* or your *Request for Case Closure*.

Your written certification to ACEH (Item 2 above) must state, at a minimum, the following:

A. *In accordance with Section 25297.15(a) of the Health & Safety Code, I, (name of primary responsible party), certify that I have notified all responsible landowners of the enclosed proposed action. (Check space for applicable proposed action(s)):*

*cleanup proposal (Corrective Action Plan)*

*request for case closure*

*local agency intention to make a determination that no further action is required*

*local agency intention to issue a closure letter*

- OR -

B. *In accordance with section 25297.15(a) of Chapter 6.7 of the Health & Safety Code, I, (name of primary responsible party), certify that I am the sole landowner for the above site.*

*(Note: Complete item A if there are multiple site landowners. If you are the sole site landowner, skip item A and complete item B.)*

If you have any questions, please contact me at (510) 567-6765.

Sincerely,



Barney M. Chan  
Hazardous Materials Specialist

C: files, D. Drogos

landowner 4341Howard 12\_16\_05

● RO 136

● Aug. 15, 2001

Barney M. Chan  
Hazardous Materials Specialist  
ST ID # 2623

AUG 20 2001

Re: 4341 Howard St. Oakland, Ca. 94601

Mr. Chan:

Thank you for your patients! We have signed Clearwater Group, Inc. cost proposal and should be shortly underway. We too look forward to completing both the petroleum and Chlorinated solvents investigations at Howard St.

You may recall, the owners of the property are three family members (none of which are owners of the businesses located on the property) and we are gathering the \$2100. for the County. Please find attached one check for

\$700. from one of the group. The balance  
will be forwarded to you shortly.

Again thank you for your  
patients and we look forward to  
Clovis.

Jim Minio  
for Shelley P. Minio  
(wife and property  
owner)

**UNILECT**  
CORPORATION

Handwritten: ~~10136~~  
2623

7080 Donlon Way, Suite 220  
Dublin, CA 94568  
Phone: (925) 833-8660  
Fax: (925) 833-8874

**FACSIMILE TRANSMITTAL**

To: Barney Chan From: Jim Minor

Fax: 510-337-9335 Date: 7/24/01

Phone: \_\_\_\_\_ Pages: \_\_\_\_\_

Re: High St/Howard St Property

Urgent     For Review     Please Comment     Please Reply     Please Recycle

Notes: I have heard from the project manager (Clearwater Group) and have quotation for work. We will start soon.

Thank you for your patience  
Jim Minor



**THE AUGER GROUP**  
**DBA:**  
**CLEARWATER GROUP**  
**FAST-TEK ENGINEERING**  
**ARTESIAN ENVIRONMENTAL**

FACSIMILE TRANSMITTAL SHEET

TO: <u>Bonney Chan</u>	FROM: <u>Olivia Jacobs</u>
COMPANY:	DATE: <u>7/12/01</u>
FAX NUMBER: <u>510 337 9335</u>	FAX NUMBER: <u>(510) 232-2823</u>
YOUR REFERENCE NUMBER:	SENDER'S REFERENCE NUMBER:
RE:	TOTAL NO. OF PAGES INCLUDING COVER:

URGENT     FOR REVIEW     PLEASE COMMENT     PLEASE REPLY     PLEASE RECYCLE

Brian's assigned the job to Adam Newman in the Oakland office. He's amended the work + QMR cost proposal, as it was 2 yrs. old, and his action item is meeting with Mr. Minor to sign the contract & receive \$ up front. Then the work will commence. I faxed your note on to him/them.

cc: Brian Gwin

229 TEWKSBURY AVENUE, POINT RICHMOND, CA 94801  
PHONE (510) 307-9943 FAX (510) 232-2823

# CLEARWATER

G R O U P, I N C.

Environmental Services

July 15, 2001

Mr. Jim Mijot  
P.O. Box 726  
Diablo, California 94528

Re: Updated proposal for drilling and groundwater sampling  
4341 Howard Street, Oakland, CA  
Alameda County Site ID No.: 2623

Dear Mr. Mijot,

Clearwater Group (Clearwater) has prepared an updated cost proposal for geoprobe drilling and groundwater sampling at the above mentioned site as per our previous Proposal No.: 00-08-000-100 dated August 15, 2000. As you are already aware, the July 25, 2000 *Groundwater Investigation Workplan* prepared by Artesian Environmental has been approved by the Alameda County Department of Environmental Health, Environmental Protection Division (ACDEH) in a letter dated August 3, 2000. The tasks to be undertaken are described in both the July 25, 2000 workplan and the August 15, 2000 proposal. Also included in this updated cost proposal is a cost for MTBE analysis of a groundwater sample to be collected from the existing permanent monitoring well on-site, MW-1, as requested by Barney Chan of the ACDEH in a letter to you dated May 21, 2001. There will be no added cost for the collection of this sample, as this will be undertaken on the same day as the geoprobe drilling.

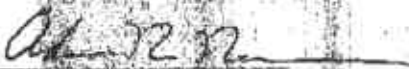
The estimated total cost is presented in the cost proposal attached. Clearwater will perform the work on a time and materials basis; outside costs are price plus 15% overhead. Work beyond this scope of work will not be performed without your prior approval. Disposal costs for waste water and soil cuttings are not included in this proposal. This proposal is valid for 90 days.

Clearwater can start work after we receive authorization by signing this agreement and pre payment for this work. Work will be scheduled after receiving your authorization, pre payment, and pending the issue of a drilling permit.

On behalf of Clearwater, I apologize for the delayed response in preparing this updated proposal. I will be the project manager for this work, so if you have any questions or concerns, please contact me at (510) 893-5160. We look forward to providing you our services.

Sincerely,

Clearwater Group




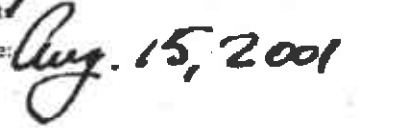
Adam R. Newman  
Project Scientist

Cost proposal attached

Accepted:

Client:

Date:



AUG 20 2001

JUDY LEE PRIFOGLE, CONSERVATOR  
FOR MICHAEL D. POND, SR.  
P.O. BOX 543 PH. 909-659-4808  
IDYLLWILD, CA 92549-0543

90-7040  
3222  
1436129608

1658

Date 8-2-01

Pay to the order of Alameda County  
Seven Hundred dollars

\$ 700.00

700/100 Dollars



AUG 20 2001

Guaranty 50

memo id# 2623

Judy Lee Prifogle

⑆322270408⑆ 1436129608⑆ 1658

OVERSIGHT FEES

# Alameda County Environmental Health

1131 Harbor Bay Pkwy., #250  
Alameda CA 94502-6577  
Telephone (510) 567-6700 FAX (510) 337-9335

## FACSIMILE COVER SHEET

TO: Olivia Jacobs 510-232-2823

FROM: Barney Chan

DATE: 7/10/01

Total number of pages including cover sheet 1

-NOTES- Re: your 7/3/01 fax, in order to close  
the LOP case for 4341 Howard St, we need to  
sample the onsite well for MTBE, <sup>EPA</sup> 8020 is ok if MTBE is ND,  
but MTBE should be confirmed by EPA-8260. The well  
will likely be useful when investigating the  
Chlorinated solvent release.

COM No.	REMOTE STATION	START TIME	DURATION	PAGES	RESULT	USER ID	REMARKS
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## Alameda County Environmental Health

1131 Harbor Bay Pkwy., #250  
Alameda CA 94502-6577  
Telephone (510) 567-6700 FAX (510) 337-9335

### FACSIMILE COVER SHEET

TO: Olivia Jacobs 510-232-2823

FROM: Barney Chan

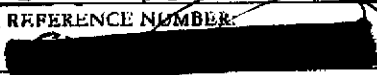

DATE: 7/10/01

Total number of pages including cover sheet 1

-NOTES- Re: your 7/3/01 fax, in order to close the LOP case for 4341 Howard St, we need to sample the onsite well for MTBE, <sup>EPA</sup> 8020 is ok if MTBE is NO, but MTBE should be confirmed by EPA-8260. The well

**THE AUGER GROUP**  
**DBA:**  
**CLEARWATER GROUP**  
**FAST-TEK ENGINEERING**  
**ARTESIAN ENVIRONMENTAL**

FACSIMILE TRANSMITTAL SHEET

TO: <i>Barney Chan</i>	FROM: <i>Olivia Jacobs</i>
COMPANY:	DATE: <i>7-3-01</i>
FAX NUMBER: <i>510-337-9335</i>	FAX NUMBER: (510) 232-2823
YOUR REFERENCE NUMBER: 	SENDER'S REFERENCE NUMBER:
RE: 	TOTAL NO. OF PAGES INCLUDING COVER:

URGENT     FOR REVIEW     PLEASE COMMENT     PLEASE REPLY     PLEASE RECYCLE

I have compiled all of our files and prepared a basic history on the minor site in order to hand off the site to a PM on the "Clearwater side".

Please itemize your action items for this site so we can prepare a bid for Mr. Minor. Is your only current action item for us to complete a QMR with MTBE as one of the analytes?

Please advise. Thank you.

229 TEWKSBURY AVENUE, POINT RICHMOND, CA 94801  
PHONE (510) 307-9943 FAX (510) 232-2823

# 2623

4341 Howard St -01

7080 Donlon Way, Suite 220  
Dublin, CA 94568  
Phone: (925) 833-8660  
Fax: (925) 833-8874

FACSIMILE TRANSMITTAL

To: Burney Chan From: Jim Minor  
Fax: 510-337-9335 Date: 6-21-01  
Phone: \_\_\_\_\_ Pages: \_\_\_\_\_  
Re: Letter May 21 CC: \_\_\_\_\_

Urgent  For Review  Please Comment  Please Reply  Please Recycle

Notes:  
Jim Jacobs of Artesian  
is looking to appoint a  
project manager to complete  
your requested work.

As soon as Artesian is  
available, work will start.

Thank you  
Jim Minor

cc J. Jacobs, Artesian  
FAX # 415-381-5816

ALAMEDA COUNTY  
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



ENVIRONMENTAL HEALTH SERVICES

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

May 21, 2001  
StID # 2623  
RO0000136

Mr. Jim Minor  
P.O. Box 726  
Diablo, CA 94528

**Re: Soil and Groundwater Investigation at 4341 Howard St., Oakland CA 94601**

Dear Mr. Minor:

This letter addresses both the petroleum and chlorinated solvent releases that have impacted the above referenced site. As you are aware, our office separated the investigations into a gasoline release from the former 1000 gallon gasoline tank removed in 1991 and the release of chlorinated solvents, which was detected while investigation 500 High St.

It appears that the release from the underground tank is minor, however, prior to closure of the petroleum release case, you are required by the State Water Resources Control Board (SWRCB) to sample monitoring well MW-1 for the chemical, MTBE, methyl tertiary butyl ether. This may be done by EPA Method 8020, but any detected MTBE must be confirmed by EPA Method 8260. **Please have this done and submit the results to our office within 30 days, no later than June 25, 2001.**

Our office is still waiting for your deposit for \$1200.00 for the oversight of the chlorinated solvent release. Because we have yet to receive your check, you are now informed that the minimum deposit for this type of oversight has increased to \$2100.00. This is the third request for this deposit. Please submit your check for \$2100 to our office payable to Alameda County Environmental Health with the address of this site (4341 Howard St., Oakland 94601) written on it.

You may contact me at (510) 567-6765 if you have any questions.

Sincerely,

Barney M. Chan  
Hazardous Materials Specialist

C: B. Chan, files

Mr. J. Jacobs, Artesian Environmental, 229 Tewksbury, Point Richmond, CA 94801  
Ms. S. Torrence, Alameda County District Attorney Office

3deprq4341Howard

ALAMEDA COUNTY  
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



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

November 20, 2000  
StID # 2623

Mr. Jim Minor  
P.O. Box 726  
Diablo, CA 94528

**Re: Request for Deposit for County Oversight at 4341 Howard St., Oakland CA 94601**

Dear Mr. Minor:

This letter serves as a second request for the submission of a deposit in the amount of \$1200.00 payable to Alameda County Environmental Health. As you are aware, before our office can continue our oversight of the chlorinated solvent release at the above site, we must secure a deposit. I have enclosed a copy of my August 3, 2000 letter, which initially requested this deposit.

Please submit the requested check to our office as soon as possible so we can review and expedite the investigation work plan submitted by Artesian Environmental.

You may contact me at (510) 567-6765 if you have any questions.

Sincerely,

Barney M. Chan  
Hazardous Materials Specialist

Enclosure (Mr. Minor)

~~C. B. Chan, files~~

Mr. J. Jacobs, Artesian Environmental, 229 Tewksbury, Point Richmond, CA 94801

2deposit4341Howard

ALAMEDA COUNTY  
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



August 3, 2000  
StID # 2623

Mr. Jim Minor  
P.O. Box 726  
Diablo, CA 94528

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

**Re: Soil and Groundwater Investigation at 4341 Howard St., Oakland CA 94601**

Dear Mr. Minor:

Thank you for submitting the July 25, 2000 work plan for the above referenced site as prepared by Artesian Environmental. Prior to our office's review, we must start another project for this site. As you may recall, this site was initially brought into the County's oversight following the November 15, 1991 removal of the 1,000 gallon gasoline tank. At this same time, a soil and groundwater investigation was occurring at 500 High St., the former Cobbledick Kibbe site. Using the groundwater gradient established at 500 High St., we only needed to install one monitoring well at 4341 Howard St. to evaluate the gasoline release. After monitoring, it appeared that the gasoline release was minimal and no further action would be necessary.

However, a chlorinated solvent release was discovered on 500 High St. near a former sump. The solvent release required additional investigation because of potential impact to nearby residences. Through additional off-site investigation (borings), there appeared a potential that chlorinated solvents had migrated onto 4341 Howard St. The well on 4341 Howard St. MW-1 or MW-7 as referred to by 500 High St., exhibited chlorinated solvents. In fact, the concentration of chlorinated solvents in MW-1 exceeded the concentration of solvents elsewhere, indicating the possibility that another solvent source existed other than the former Cobbledick Kibbe sump. Your site was initially brought into the County's Local Oversight Program (LOP) as a petroleum release and now it appears to have a solvent release. Therefore, our office will need to start another oversight account for SLIC (Spill, Leaks, Investigation and Cleanup) releases. This will require a deposit to cover our oversight time. The deposit will be debited as the County provides oversight services. At the end of the project, any remaining deposit will be refunded to you.

Please submit a check for \$1200.00 payable to Alameda County Environmental Health as a deposit. Please write the address, 4341 Howard St., Oakland 94601 and StID # 2623, SLIC on the check.

You may contact me at (510) 567-6765 if you have any questions.

Sincerely,

Barney M. Chan  
Hazardous Materials Specialist

C: B. Chan, files

Mr. J. Jacobs, Artesian Environmental, 229 Tewksbury, Point Richmond, CA 94801

SLICdep4341Howard



ARTESIAN ENVIRONMENTAL PROTECTION

00 MAR 13 PM 4: 20

March 8, 2000

Mr. Pat Kelly  
Dailey Body Company  
440 High Street  
Oakland, CA 94601

# 2623

Dear Mr. Kelly;

A subsurface investigation has been ongoing at the property at 4341 Howard Street since the underground gasoline storage tank on the property was removed in 1991. Overexcavation removed gasoline impacted soil and one well was installed to sample the groundwater.

Nearby properties with wells being sampled indicated the presence of volatile organic compounds (VOCs) in the groundwater. Groundwater has been documented to flow in a westerly direction. These properties were upgradient (to the east of the 4341 Howard Street property).

Mr. Barney Chan, a Hazardous Materials Specialist with the Alameda County Health Care Services, has been furnished with a work plan to identify the source of the presence of VOCs in the groundwater at the 4341 Howard Street property. The work plan was prepared in 1997 by Artesian Environmental. In response to that workplan, Mr. Chan requested that the following work be performed: additional borings, a site inspection, and a review of historical records and utility maps. In particular, the inspection should include the rear area (formerly a wash rack), and former service bays. Boring locations will be based on the compiled map of previous subsurface improvements and current subsurface features.

I have compiled a map of historic improvements on the property. I have prepared a base map on which to draw in the current subsurface features. In order to draw the current subsurface improvements on this map, I will need permission to walk the site and assistance in accessing interior parts of structures which contain subsurface improvements.

Please page me at 510-262-2998 to arrange a site visit.

Sincerely,

*Olivia Jacobs*

Olivia Jacobs

cc: Mr. Jim Minor, property owner, P.O. Box 726, Diablo, CA 94528  
Mr. Barney Chan, regulator, Alameda County Health Care Services

# ARTESIAN ENVIRONMENTAL

General Engineering Contracting License 622461: A, B, C-57, Haz., Asb.

229 Tewksbury Ave., Pt. Richmond, CA 94801

Telephone (510) 307-9943 • Facsimile (510) 232-2823 • e-mail: augerpro@aol.com

Phase I Environmental Assessments • Limited Access Drilling • Asbestos and Lead Inspections  
Remediations Tank Removals • Potentially Responsible Party Studies • Subsurface Investigations • EIRs

## FACSIMILE TRANSMISSION

TO: Barney Chan FAX: (510) 337-9335  
DATE: 1/31/00 JOB #: SAID # 2623  
FROM: Tom Fortner TOTAL SHEETS: 1

MESSAGE: Dear Mr. Chan,

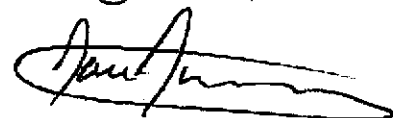
Jim Minor has returned Artesian Environmental  
to perform a site review and inspection and  
revise the 11/6/97 Workplan. The work is in  
response to your request in a letter dated 7/23/99.  
For the delineation of chlorinated solvents detected  
at 4341 Howard Street in Oakland, CA.

I anticipate the site walk will be scheduled  
for later this week, with the Workplan Addendum  
shortly after the inspection.

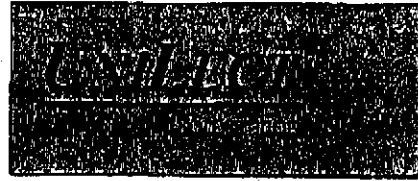
Please call if you have questions.

NOTES: If you did not receive the complete transmission, please call. This fax is privileged and confidential. If you are not an intended recipient, you are notified that any disclosure, dissemination or duplication of this fax is not authorized, and no waiver of any privilege or confidentiality is intended by your receipt of this transmission.

Best Regards,



7060 Donlon Way, Suite 220  
Dublin, CA 94568  
(925) 833-8660 Fax (925) 833-8874



**Fax**

To:

*BARNEY CHAN  
FAX - 510-337-9335*

#2623

~~Tom Fortner~~ From: *Jim Minor*

Fax: *510-232 2823* Pages Including This Sheet: *4*

Phone: Date: *Oct. 14, '99*

Re: *Work Plan, 4341 Howard St., OAKLAND 94601*

Urgent  For Review  Please Comment  Please Reply

Comments:

*Tom,*

*Per Barney's letter dated Oct. 6 (just received) - forward amended work plan immediately to Mr. Chan's office. Please plan on starting work second week in January - date to be acceptable to Pat Kelly at Bailey Body. After you have completed the above, please call me to be sure everything is covered and Mr. Chan is happy!!*

*11/12/99*

*Jim*

*Barney,  
Just found that Fortner did not write you! Sorry!! Work will be scheduled*

ALAMEDA COUNTY  
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



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

October 6, 1999  
StID # 2623

Mr. Jim Minor  
P.O. Box 726  
Diablo, CA 94528

**Re: Work Plan for Chlorinated Solvent Delineation, 4341 Howard St., Oakland CA 94601**

Dear Mr. Minor:

This letter responds to your request for an extension to commence your work plan to evaluate the presence of chlorinated solvents at the above referenced site. Though your initial work plan was submitted nearly two years ago, our office will concur with the requested extension on the condition that you submit your amended work plan, (addressing the points in my November 14, 1997 letter), **within 30 days or no later than November 10, 1999 and perform this work no later than January 28, 2000.** The failure to submit the requested technical report and implement the approved work plan will cause your site to be referred to the District Attorney Office for enforcement.

You may contact me at (510) 567-6765 if you have any questions.

Sincerely,

Barney M. Chan  
Hazardous Materials Specialist

/C: B. Chan, files

Mr. T. Fortner, Artesian Environmental, 229 Tewksbury Ave., Point Richmond, CA 94801

Wpext4341Howard

ENVIRONMENTAL  
PROTECTION

99 OCT -5 PM 2:52

October 4, 1999

Barney M. Chan  
Hazardous Materials Specialist  
1131 Harbor Bay Parkway, Suite 250  
Alameda, CA 94502-6577

Dear Barney,

I have received your letter of July 23, 1999 regarding a work plan for 4341 Howard Street, Oakland. I have in turn talked with Tom Fortner and Patrick Kelly. Tom has submitted to me a cost estimate and work plan for consideration.

I would like to request of you a delay until the first quarter of next year for this work to be done. With the close of this year coming quickly and having several projects active, I would appreciate a postponement until early next year.

Thank you for your consideration in this matter.

Sincerely,

  
Jim Minor  
P.O. Box 726  
Diablo, CA 94528

July 23, 1999  
StID 2623

Mr. Jim Minor  
P.O. Box 726  
Diablo CA 94528

**Re: Work Plan for Chlorinated Solvent Delineation, 4341 Howard St., Oakland CA 94601**

Dear Mr. Minor:

As you may be aware, the 500 High St. site investigation has been closed by the County and the Water Board offices in regards to both the petroleum and chlorinated solvent releases. This was based upon extensive investigation both on and off-site along with the data from borings on your property. A human health risk assessment was also performed verifying that no unacceptable health risk exists for the neighboring residential properties.

The investigation on your site was deemed sufficient in regards to the former gasoline tank, however, the conclusion in regards to presence of chlorinated solvents was that the source of the solvent was up-gradient of MW-1 and was either on your site or further up-gradient. You had Artesian Environmental prepare a work plan for chlorinated solvent delineation. Our office reviewed the November 6, 1997 work plan and commented on it in my November 14, 1997 letter. My recommendation was to perform a site inspection and revise the location of the proposed borings as necessary. Based on past site usage, the rear area, formerly a wash rack, is a location where investigation is warranted. Other areas within the former service bays may also be a potential source. Speaking with Mr. Tom Fortner of Artesian Environmental, he suspects a sewer line might be a source bringing contamination from up-gradient. Please perform a site inspection, review historical records and utility maps to revise the map for boring locations.

Our office previously requested a revised work plan be submitted by December 15, 1997 and have yet to hear from you. Please submit this work plan **within 30 days or by August 24, 1999**. You should schedule this work within 30 days of receiving regulatory approval.

Please contact me at (510) 567-6765 if you have any questions.

Sincerely,

Barney M. Chan  
Hazardous Materials Specialist

c: B. Chan, files  
Mr. T. Fortner, Artesian Environmental, 229 Tewksbury Ave., Point Richmond CA 94801  
2rewp4341

ALAMEDA COUNTY  
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



November 14, 1997  
StID # 2623

Mr. Jim Minor  
P.O. Box 726  
Diablo, CA 94528

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

**Re: Work Plan for Subsurface Investigation at 4341 Howard St.,  
Oakland CA 94601, former El Monte RV**

Dear Mr. Minor:

Thank you for the submittal of the November 6, 1997 work plan by Artesian Environmental. The work plan proposes the advancement of three additional borings upgradient to the monitoring well at this site and the collection of soil and groundwater samples. These samples will be analyzed for chlorinated solvents. The work plan attempts to adequately characterize the chlorinated hydrocarbon plume which impacts this and neighboring sites.

Please be aware that not all of the items requested in my September 5, 1997 letter are addressed in the work plan provided. Specifically, I requested that an inspection be performed to locate potential source areas such as stained areas, sumps, floor drains, oil-water separators and catch basins. Please confirm that this will be done. At least one such potential source area is located southeast of the main building where a wash rack and an oil-water separator is located. Therefore, our office requests that at least one boring be located in this area. It would be beneficial to perform your site inspection prior to modifying this work plan.

Please submit a revised work plan **within 30 days or by December 15, 1997**. You may contact me at (510) 567-6765 if you have any questions.

Sincerely,

Barney M. Chan  
Hazardous Materials Specialist

c: B. Chan, files  
Mr. T. Fortner, Artesian Environmental, 229 Tewksbury Ave.,  
Point Richmond, CA 94801

rewp4341

ALAMEDA COUNTY  
HEALTH CARE SERVICES



AGENCY  
DAVID J. KEARS, Agency Director

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

October 6, 1997  
StID# 2623

*Ret 36*

Mr. Jim Minor  
P.O. Box 726  
Diablo CA 94528

**Re: Request for Work Plan for Additional Subsurface Investigation  
at 4341 Howard St., Oakland CA 94601, former El Monte RV**

Dear Mr. Minor:

This letter serves to approve your request for an additional 30 days to prepare and provide a work plan for additional site assessment for the above referenced property. Accordingly, please provide your work plan to our office by November 7, 1997.

You may contact me at (510) 567-6765 if you have any questions.

Sincerely,

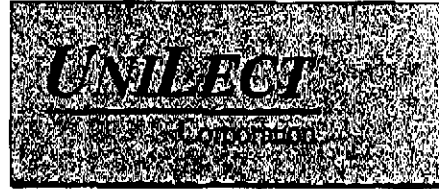
*Barney M. Chan*  
Barney M. Chan  
Hazardous Materials Specialist

c: B. Chan, files  
Mr. J. Jacobs, Artesian Env., 3100 Kerner Blvd., Suite C, San  
Rafael, CA 94901

wpex4341



7080 Donlon Way, Suite 220  
Dublin, CA 94568  
510-833-8660 Fax 510-833-8874



# Fax

To: BARNEY CHAN From: Jim Minor  
 Fax: 510-337-9335 Pages Including This Sheet: 2  
 Phone: 510-833-8660 Date: Oct. 3, '97  
 Re: Sept. 5 Letter CC:

Urgent  For Review  Please Comment  Please Reply

• Comments:

Regarding the attached letter,  
 may I have an additional  
 30 days to discuss and prepare  
 work plan.

Jim Minor  
*Jim Minor*

ALAMEDA COUNTY  
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



September 5, 1997  
StID# 2623

Mr. Jim Minor  
P.O. Box 726  
Diablo CA 94528

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

**Re: Request for Additional Subsurface Investigation at 4341  
Howard St., Oakland CA 94601, former El Monte RV**

Dear Mr. Minor:

Our office has reviewed the referenced site for consideration for site closure. In regards to the former 1,000 gallon gasoline tank, it appears that no further work is required.\* However, you may be aware that the ongoing investigation of the chlorinated solvents at 500 High St. has exposed potential sources of solvent contamination other than from that site.

Bank of America has performed a Human Health Risk Assessment (HHRA) which estimated risk based upon chlorinated solvent in groundwater detected in their wells, MW-5 and MW-8, plus your well, MW-1 (also called MW-7 by Bank of America). The concentration of chlorinated solvents has consistently been higher in MW-1 when compared to any of the wells installed by Bank of America. Therefore, there is concern that there may be other sources of chlorinated solvents and a need to determine the limits of the chlorinated solvent plume. The area within and around the former El Monte Service Center has not been fully characterized. In order to estimate potential risk for human health, the entire extent of contamination needs to be determined. Our office recommends the advancement of borings via a rapid site assessment tool (ie Geoprobe, hydropunch etc.) and the sampling of both soil and groundwater. You should perform an inspection of the former service building and look for sources such as stained areas, sumps, floor drains, oil-water separators and catch basins.

Please provide, **within 30 days or by October 6, 1997**, a work plan to perform both a site inspection and additional subsurface investigation. You may contact me at (510) 567-6765 if you have any questions.

Sincerely,

Barney M. Chan, Hazardous Materials Specialist

c: B. Chan, files

Mr. J. Jacobs, Artesian Env., 3100 Kerner Blvd., Suite C, San  
Rafael, CA 94901 adwp4341

ALAMEDA COUNTY  
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



RAFAT A. SHAHID, Assistant Agency Director

February 1, 1996  
StID # 2623

Mr. Jim Minor  
P.O. Box 726  
Diablo, CA 94528

*Alameda County Environmental Health*  
*1131 Harbor Bay Parkway, Suite 250*  
*Alameda, CA 94502-6577*  
*(510)567-6700 FAX (510)337-9335 cc:458*

**Re: Minor Property at 4341 Howard St., Oakland CA 94601**

Dear Mr. Minor:

Our office has received and reviewed the January 19, 1996 Groundwater Sampling Report from Artesian Environmental Consultants. This report gives the results of the October 13, 1995 temporary boring survey done at this site. The rationale for the installation of the temporary borings was to determine the extent of the chlorinated solvent plume which has impacted both this site and the 500 High St. site, owned by Bank of America. Chlorinated solvents were detected in each of the grab groundwater samples from these borings with the highest concentrations being found in boring B3, located closest to the former El Monte Service Center building. These results continue to indicate your property may be a potential source of these solvents.

This report also requested a discontinuance of monitoring in MW-1 for the analytes, TPHg and BTEX. Our office agrees and you may discontinue monitoring for these parameters. Please keep in mind that you must continue to monitor MW-1 for chlorinated solvents until it is determined that chlorinated solvent concentrations pose no threat to human health or the environment. Your monitoring should be done at the same time the 500 High St. wells are monitored.

You may contact me at (510) 567-6765 if you have any questions.

Sincerely,

Barney M. Chan  
Hazardous Materials Specialist

c: G. Jensen, Alameda County District Attorney Office  
T. Fortner, 3100 Kerner Blvd., Suite C, San Rafael, CA 94901  
M. Detterman, Blymyer Engineers, 1829 Clement Ave., Alameda  
94501

Ms. A. Gerace-Coles, B of A Environmental Services #4122, 555  
Anton Blvd., Suite 1025, Costa Mesa, CA 92626

*JKP*  
G. Coleman, files  
mon4341

6/6/95

Spw/ J. Fortner of Artesian  
told her - about addnl w/ requirements:

(1) soil spls

(2) GW elevation readings

- okayed the extension of performing this work  
until the next QMR ~ 3 mos. so as to coincide  
w/ BofA's monitoring event. If BofA doesn't get  
MW access by then Mr. Munoz will go ahead w/  
their investigation.

ALAMEDA COUNTY  
HEALTH CARE SERVICES  
AGENCY

DAVID J. KEARS, Agency Director



RAFAT A. SHAHID, DIRECTOR

DEPARTMENT OF ENVIRONMENTAL HEALTH  
State Water Resources Control Board  
Division of Clean Water Programs  
UST Local Oversight Program  
1131 Harbor Bay Parkway  
Alameda, CA 94502-6577  
(510) 567-6700

June 5, 1995  
StID # 2623

Mr. Jim Minor  
P.O. Box 726  
Diablo CA 94528

**Re: Comment on May 24, 1995 Groundwater Sampling Work Plan for  
4341 Howard St., Oakland CA 94601**

Dear Mr. Minor:

Thank you for the submission of the above referenced work plan as prepared by your consultant, Artesian Environmental Consultants. As you may recall, this work plan is a result of the March 27, 1995 joint meeting with you and Bank of America, associated representatives/consultants from both sides, members of the Regional Water Quality Control Board (RWQCB) and myself. In this meeting we discussed a way to manage the chlorinated solvent plume which appears beneath the Bank of America, the former El Monte RV and the Dailey Truck Body sites. It was acknowledged that it would be appropriate to consider all three sites a Non-Attainment Area (NAA) and manage the site with monitoring program. This was decided due to the lack of an identifiable source for the solvent release. Both Bank of America and yourself were thus requested to perform additional work.

I understand that Bank of America is working on obtaining the necessary permits to install a permanent well on Howard St. Their risk assessment will be based on this well and perhaps the other well concentrations or the concentrations in your study, depending on the highest observed concentrations.

Our office has reviewed your work plan and it is acceptable with the following additions:

1. Please screen the soil obtained in during the proposed boring. At least one sample should be saved for laboratory analysis for chlorinated solvents. This sample should be either the sample with the highest screening reading or a sample just above the first encounter groundwater.
2. Prior to sampling the groundwater from the temporary wells, please take a groundwater level reading. We would like to verify the assumed groundwater gradient.
3. Please contact our office at least **48 working hours prior to your field work** so I may arrange to be present if possible.

Mr. Jim Minor  
StID # 2623  
4341 Howard St.  
June 5, 1995  
Page 2.

You may contact me at (510) 567-6765 if you have any questions.

Sincerely,



Barney M. Chan  
Hazardous Materials Specialist

cc: Mr. T. Fortner, Artesian Environmental, 3100 Kerner Blvd.,  
Suite C, San Rafael CA 94901  
Mr. M. Detterman, Blymyer Engineers, Inc., 18129 Clement Ave.  
Alameda CA 94501-1395  
Ms. A. Gerace-Coles, Bank of America, Env. Services # 4122,  
555 Anton Blvd., Suite 1025 Costa Mesa, CA 92626  
S. Arigala, RWQCB  
M. L. Tung, files  
wpap4341

ALAMEDA COUNTY  
HEALTH CARE SERVICES  
AGENCY

DAVID J. KEARS, Agency Director



RAFAT A. SHAHID, DIRECTOR

DEPARTMENT OF ENVIRONMENTAL HEALTH  
State Water Resources Control Board  
Division of Clean Water Programs  
UST Local Oversight Program  
1131 Harbor Bay Parkway  
Alameda, CA 94502-6577  
(510) 567-6700

May 1, 1995  
StID # 2623

Mr. Jim Minor  
P.O. Box 726  
Diablo, CA 94528

**NOTICE OF VIOLATION**

**Re: Request for Work Plan for Temporary Well Installations at  
4341 Howard St., Oakland CA 94601**

Dear Mr. Minor:

Our office has received and reviewed your April 21, 1995 quarterly groundwater monitoring report as prepared by your consultant, Artesian Environmental, for the above site. As you are aware, this sampling event tested for both petroleum and chlorinated compounds. I have spoke with Mark Detterman of Blymyer Engineers and he told me that their sampling of this same well yielded similiar results. Our office has not yet received their report.

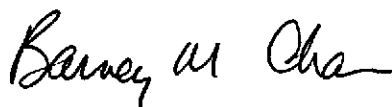
In regards to the installation of the temporary wells at this site, you are reminded that the request for the temporary wells was part of the site management for the three sites; former Cobbledick-Kibbe, former El Monte RV and Dailey Truck Body. Recall, these three sites were proposed to be considered as one site using the Non-Attainment Area (NAA) policy. According to this policy "trigger" wells immediately downgradient to the source of contamination are required to indicate when remediation is necessary to prevent migration beyond the perimeter of the site. Therefore, the need for these temporary wells was not dependent on contaminant concentration in the source area. It was agreed during the March 27, 1995 County meeting that you would install the additional temporary wells, while Bank of America would install one additional permanent well and later submit a Human Health Risk Assessment and a site management plan. I suggest that you remain in contact with Bank of America so that you can follow the progress of this investigation.

Please submit your work plan for temporary wells to our office **within 30 days or by June 2, 1995**. This is a request pursuant to the Water Code, Section 13267. Failure to provide the requested technical report may subject you to civil liability.

Mr. Jim Minor  
STID # 2623  
4341 Howard St.  
May 1, 1995  
Page 2.

You may contact me at (510) 567-6765 if you have any questions.

Sincerely,



Barney M. Chan  
Hazardous Materials Specialist

cc: Mr. T. Fortner, Artesian Environmental, 3100 Kerner Blvd.,  
Suite C, San Rafael, CA 94901  
Mr. M. Detterman, Blymyer Engineers, Inc., 1829 Clement Ave.,  
Alameda, CA 94501-1395  
Ms. A. Gerace-Coles, Bank of America, Env. Services # 4122,  
555 Anton Blvd., Suite 1025, Costa Mesa, CA 92626  
B. Reynolds, files  
NOV4341



ALAMEDA COUNTY  
HEALTH CARE SERVICES  
AGENCY

DAVID J. KEARS, Agency Director



RAFAT A. SHAHID, ASST. AGENCY DIRECTOR

DEPARTMENT OF ENVIRONMENTAL HEALTH

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

March 22, 1995  
StID # 2623

Mr. Jim Minor  
P.O. Box 726  
Diablo, Ca 94528

**Re: Extension for Work Plan for Additional Subsurface  
Investigation at 4341 Howard St., Oakland 94601**

Dear Mr. Minor:

This letter serves to verify that our office agrees with your request for an extension of 30 days for the submittal of a work plan for additional subsurface investigation for the above site. It would be best to have all site information presented to you and your consultant so as to have your work plan and that of Bank of America cover all the County's and the RWQCB's concerns.

Therefore, your supplemental work plan should be provided within 30 days of the scheduled March 27, 1995 meeting at our office or by May 1, 1995. This work plan should compliment that of Bank of America and in fact the details of its contents should be clear after the previously mentioned meeting.

You may contact me at (510) 567-6765 if you have any questions.

Sincerely,

Barney M. Chan  
Hazardous Materials Specialist

cc: Mr. J. Jacobs, Artesian Environmental Consultants, 3100  
Kerner Blvd., Suite C, San Rafael CA 94901  
Mr. M. Detterman, Blymyer Engineers, Inc., 1829 Clement Ave.,  
Alameda, CA 94501-1395  
Ms. A. Gerace-Coles, Bank of America, Env. Services #4122,  
555 Anton Blvd., Suite 1025, Costa Mesa, CA 92626  
G. Coleman, file ext4341

**UNILECT**

CORPORATION

JACK GERBEL  
PRESIDENT

P. 01

Fax Number: (510) 833-8874

FAX COVER SHEET

3 Number of Pages including this one

TO: BARNEY CHAN

FAX NUMBER: 337-9335

FROM: Jim Minor

RE: Letter Jan. 23, '95 Attached

DATE: MARCH 21, '95

TIME: 11:00 AM

If you do not receive all of the pages, please telephone (510) 833-8660.

ALAMEDA COUNTY  
HEALTH CARE SERVICES  
AGENCY

DAVID J. KEARS, Agency Director



RAFAT A. SHAHID, ASST. AGENCY DIRECTOR

DEPARTMENT OF ENVIRONMENTAL HEALTH

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

✓ January 23, 1995  
StID # 2623

Mr. and Mrs. Jim Minor  
P.O. Box 726  
Diablo, CA 94528

**Re: Request for Investigation of Chlorinated Solvent Plume at  
4341 Howard St., Oakland CA 94601, formerly El Monte RV**

Dear Mr. and Mrs. Minor:

This letter serves to update you on the current investigation of both solvent and petroleum contamination in groundwater beneath the 500 High St. site, formerly Cobbledick Kibbs, and the above site, 4341 Howard St. As you are aware, Bank of America, the current owner of 500 High St., has for some time been sampling the monitoring well installed on your property. They have designated this well MW-7 in their reports. Both gasoline and chlorinated solvents have been analyzed for in MW-7 as well as B of A's network of wells. 110. 111  
210  
1/23/95

At this time, it appears that the gasoline plume from both sites has been defined. The low levels of gasoline and BTEX (benzene, toluene, ethylbenzene and xylenes) being detected in MW-7 should, however, continue to be monitored quarterly. It appears that you have been relying on the monitoring reports (prepared for Bank of America) to update our office on your site. Please verify that this is the case. You should be submitting your own copy of their report with a cover letter attesting to the accuracy of these results and their recommendations.

Bank of America has also been monitoring a chlorinated solvent groundwater plume using MW-7 along with their own wells. Three sampling events occurred in 1994. Recently, our office and the RWQCB (Regional Water Quality Control Board) met with consultants for B of A to discuss the remedial alternatives for their site. ✓ It was at this time that our office learned that B of A no longer assumed total responsibility for the chlorinated solvents being detected in MW-7. In fact, they suggested that given the established groundwater gradient, the concentration of chlorinated solvents being detected in MW-5 are more representative of B of A's release. They also offered to provide a risk assessment (RA) which would calculate the human health risk to the nearby residents based on monitoring well MW-5 solvent concentration. They were, however, reluctant to incorporate the concentrations being found in MW-7. It should be pointed out that the concentrations of chlorinated solvents

3/28/95

Summary of 3/27/95 Meeting at ACEH

In attendance were R. Arulanantham and S. Arigala of RWQCB, and B. Chan of ACDEH  
Mr. Jim Minor, Patrick Keely (Dailey Body Corp.) and Thomas Fortner of Artesian  
A. Gerace-Coles, Wendall Mitchell and Jennifer Chavous from and representing BofA, and M. Detterman and S. Black from Blymyer

Based on the information available it was unable to determine the source(s) of the chlorinated solvent contamination.

BofA was denied access to monitor the wells on El Monte RV and Dailey Truck Body. Subsequently, they (Mr. Minor) relented and will now cooperate in allowing Blymyer access to these wells in addition to their own.

It was not clear where the sources of CHC were. Apparently, the oil/water separator on BofA property was investigated, soil excavated and no other source apparent.

Given the concentration of CHC, El Monte RV was requested to join in on the site investigation inclusive of all three sites. Their initial part (the subject of their requested wp) should be to install at least two temporary wells on their site, obtain soil and groundwater data and report to our office and BofA. Should contamination in soil or GW be found, a permanent trigger well may be required on the Dailey Body site. BofA will install an additional well, MW8, in front of the other residence.

Using the highest GW concentrations, BofA proposes a risk assessment (agreeable with RA) and the submission of the entire site for NAA. The additional risk management items must be spelled out ie deed notice and monitoring program.

In addition specific questions were responded to and the following responses given:

1. Based on approving NAA policy for the site, quarterly, semi-annual and then annual monitoring will still be required.
2. BofA was given verbal access by Mr. Minor to monitor the two wells MW-7 and MW-6 on his property on a quarterly basis.
3. In regards to HRA Ravi stated that monitoring data from all three wells (5,7&8) will be used in the RA. Vinyl chloride may be included in the HRA. 10-5 risk was acceptable for inside air risk. An attenuation factor of (0.01?) would be used for the older building. The affect of all CHC should be added to find the total risk for site.

Summary of 3/27/95 meeting at ACDEH

Well installation data for MW-7 was copied for Blymyer Engineers. This was done on 3/28/95 after conversation with M. Detterman.

Sum Arigala stated that he would attempt to facilitate the timely submission of monitoring well data from the ARCO/Unocal sites.

No need for neighboring site notification would be required prior to the risk assessment. Seems it would be prudent to fill out a Prop 65 notification based on the detection of CHC on Governor's list.

Any concerns regarding the status of 401/410 High St. should be addressed to Sum and Ravi as the RWQCB case workers.

I will need to verify the need for MW-8 ie what will this data provide?

sum3-27BA

March 21, 1995

RE: Your letter of January 23, '95

Dear Mr. Chan,

Per your letter, I would like to request a 30 day extension on proving a work plan.

Yesterday, March 20, I received a phone call inviting me to attend a meeting rescheduled to March 27 at 3:00 pm. I will be better prepared to take some action after that meeting.

Thank you

R. Minors  
for owners of property at  
4341 Harvard St.  
Oakland, Ca. 94601

ALAMEDA COUNTY  
HEALTH CARE SERVICES  
AGENCY

DAVID J. KEARS, Agency Director



RAFAT A. SHAHID, ASST. AGENCY DIRECTOR

March 20, 1995  
StID # 2623

Mr. Jim Minor  
P.O. Box 726  
Diablo, CA 94528

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

**Re: Status of Subsurface Investigation at 4341 Howard St.,  
Oakland CA 94601, former El Monte RV**

Dear Mr. Minor:

Thank you for the recent submission of October 6, 1993, May 23, 1994, August 26, 1994 and November 23, 1994 monitoring reports for the above site. In the future, please insure that these reports are sent to our office within 45 days of the actual monitoring date. Based on this information, you should continue to monitor the existing well quarterly for Total Petroleum Hydrocarbons as gasoline and for BTEX.

Should it be shown that the solvent contamination is not associated with your site, have your consultant recommend site closure after appropriate monitoring shows that the residual petroleum soil contamination will not have an adverse human or environmental impact.

You are aware of the potential liability which may exist for the chlorinated solvents being detected in your monitoring well. It is hoped that you and your consultant will be able to make the **March 27, 1995, 3:00pm meeting at our office** to discuss what additional information/investigation is necessary to resolve this issue. It is hoped that this meeting can avert a pre-enforcement meeting with the District Attorney and the Regional Water Quality Control Offices.

You may contact me at (510) 567-6765 if you have any questions.

Sincerely,

Barney M. Chan  
Hazardous Materials Specialist

cc: Mr. Jim Jacobs, Artesian Environmental Consultants, 3100  
Kerner Blvd., Suite C, San Rafael CA 94901  
Mr. M. Detterman, Blymyer Engineers, Inc., 1829 Clement Ave.,  
Alameda, CA 94501-1395  
Ms. A. Gerace-Coles, Bank of America, Env. Services#4122, 555  
Anton Blvd., Suite 1025, Costa Mesa, CA 92626  
G. Coleman, files mon4341

ENVIRONMENTAL  
PROTECTION

March 6, 1995

95 MAR -8 PM 1:05

Barney M. Chan  
Hazardous Material Specialist  
Environmental Protection Division  
1131 Harbor Bay Pkwy. #250  
Alameda, CA 94502-6577

Re: Quarterly Groundwater Monitoring at 4341 Howard St., Oakland, CA and your letter dated January 23, 1995, STID #2623

Dear Mr. Chan:

Thank you for your informative letter of January 23, 1995. Please find attached quarterly reports provided by my consultant, Artesian Environmental Consultants. With this mailing, all the reports are in one package for your review.

Briefly, we removed a 1,000 gallon gasoline underground storage tank - the analysis showed high ppb's in TPH-g, benzene, toluene, ethylbenzene and total xylenes. We overexcavated and the last quarterly analysis letter is dated November 23, 1995. Please note that we have not relied on B of A monitoring reports. In fact, we only have a Site Access Agreement with B of A (and their consultants, Blymyer Engineers) for the boring of four holes to assist B of A in determining the extent of their plume. I was not knowledgeable of B of A continuing to monitor my well installed at 4341 Howard Street, as mentioned in paragraph one of your letter.

I am progressing under the assumption that our MW-1 well has tested "non detect" from Artesian reports of the contaminants found at the time of tank removal and the removal of said contaminants during the June, 1993 overexcavation.

Sincerely,



James R. Minor  
for Owners of property  
4341 Howard St.  
Oakland, CA

Attachments

cc: ~~Richard Hiatt~~ **SUM ARIGALA**  
Regional Water Quality Control Board



ENVIRONMENTAL  
PROTECTION

March 3, 1995

95 MAR -8 PM 1:05

Barnay Chan  
Department of Environmental Health  
80 Swan Way, Rm 350  
Oakland, Ca. 94621

Dear Mr. Chan:

Please find attached Quarterly  
Groundwater Monitoring Report from my  
Consultant Artesian Environmental  
dated Nov. 23, '94 but not received  
until Feb. 2, '95.

Sincerely  
Jimmy R. Minor  
For Property Owners

cc. Mr. Richard Hiatt  
Regional Water Quality Control Board

ENVIRONMENTAL  
PROTECTION

Sept. 15, 1994

95 MAR -8 PM 1:05

Barney Chan  
Department of Environmental Health  
80 Swan Way, Rm. 350  
Oakland, Ca. 94621

Dear Mr. Chan:

Please find attached Quarterly Ground-  
water Monitoring Report from my consultants  
Artesian Environmental dated August 26, '94.

Sincerely

James Minor  
for Property Owners

cc. Richard Diett  
Regional Water Control Board

ENVIRONMENTAL  
PROTECTION

June 1, 1994

95 MAR -8 PM 1:05

Barney Chan  
Department of Environmental Health  
80 Swan Way, Room 350  
Oakland, Ca. 94621

Dear Mr. Chan:

Please find attached Quarterly Ground-  
water Monitoring Report from my consultant's  
Artesian Environmental dated May 23, 1994.

Sincerely,  
James R. Minors  
for Report, Owner

cc Mr. Richard Hiatt  
Regional Water Quality Control Board

LOP - RECORD CHANGE REQUEST FORM

R0136/ 15C  
R02500 printed:  
11/30/93

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

AGENCY # : 10000 SOURCE OF FUNDS: F SUBSTANCE: 8006619  
 StID : 2623  
 SITE NAME: E. Monte RV Center DATE REPORTED : 11/15/91  
 ADDRESS : 4341 -0 Howard St DATE CONFIRMED: 11/15/91  
 CITY/ZIP : Oakland 94601 MULTIPLE RPs : N

SITE STATUS

CASE TYPE: S CONTRACT STATUS: 2 EMERGENCY RESP: -0-  
 RP SEARCH: S DATE COMPLETED: 03/27/92  
 PRELIMINARY ASMNT: - DATE UNDERWAY: -0- DATE COMPLETED: -0-  
 REM INVESTIGATION: - DATE UNDERWAY: -0- DATE COMPLETED: -0-  
 REMEDIAL ACTION: - DATE UNDERWAY: -0- DATE COMPLETED: -0-  
 POST REMED ACT MON:- DATE UNDERWAY: -0- DATE COMPLETED: -0-  
 ENFORCEMENT ACTION TYPE: 1 DATE ENFORCEMENT ACTION TAKEN: 03/27/92  
 LUFT FIELD MANUAL CONSID: 2SAC  
 CASE CLOSED: - DATE CASE CLOSED: -0-  
 DATE EXCAVATION STARTED : 11/15/91 REMEDIAL ACTIONS TAKEN: NT

RESPONSIBLE PARTY INFORMATION

RP#1-CONTACT NAME: Jim Minor  
 COMPANY NAME: n/a  
 ADDRESS: P. O. Box 726  
 CITY/STATE: Diablo, C A 94528

INSPECTOR VERIFICATION:					
NAME	SIGNATURE			DATE	
Name/Address Changes Only					
ANNPMS			DATE		
LOP			DATE		
Name/Address Changes Only			Case Progress Changes		
ANNPMS			DATE		
LOP			DATE		

STID 2623 BC  
 BC + RP F. N. Bailey  
 440 High St  
 Oak 94601  
 from Con:  
 Change -  
 DM

Oct. 16, 1993

ENVIRONMENTAL  
PROTECTION

85 MAR -8 PM 1:05

Barney Chan  
Alameda County Health Agency  
Division of Hazardous Materials  
Department of Environmental Health  
80 Swan Way, Rm. 350  
Oakland, Ca. 94621

Dear Mr. Chan:

Please find attached Overexcavation  
Report from my consultants Arturian  
Environmental dated October 6, 1993.  
Property located at 4341 Howard St., Oakland

Sincerely,  
Janis Rhinos  
for Property Owners

cc. Mr. Richard Hiatt  
Regional Water Quality Control Board

# ALAMEDA COUNTY, DEPARTMENT OF ENVIRONMENTAL HEALTH

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

## Hazardous Materials Division Inspection Form

Site ID# \_\_\_\_\_ Site Name El Monte RV Center Today's Date 6/24/93  
 Site Address 4341 Howard St EPA ID# \_\_\_\_\_  
 City Oak Zip 94601 Phone \_\_\_\_\_

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

**Inspection Categories:**

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

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

**I.A GENERATOR (Title 22)**

- |                   |                                 |         |
|-------------------|---------------------------------|---------|
| ___               | 1. Waste ID                     | 66471   |
| ___               | 2. EPA ID                       | 66472   |
| ___               | 3. > 90 days                    | 66508   |
| ___               | 4. Label dates                  | 66508   |
| ___               | 5. Biennial                     | 66493   |
| <hr/>             |                                 |         |
| Manifest          | ___ 6. Records                  | 66492   |
|                   | ___ 7. Correct                  | 66484   |
|                   | ___ 8. Copy sent                | 66492   |
|                   | ___ 9. Exception                | 66484   |
|                   | ___ 10. Copies Rec'd            | 66492   |
| <hr/>             |                                 |         |
| Misc.             | ___ 11. Treatment               | 66371   |
|                   | ___ 12. On-site Disp. (H.S.&C.) | 26189.5 |
|                   | ___ 13. Ex Haz. Waste           | 66570   |
| <hr/>             |                                 |         |
| Prevention        | ___ 14. Communications          | 67121   |
|                   | ___ 15. Aisle Space             | 67124   |
|                   | ___ 16. Local Authority         | 67126   |
|                   | ___ 17. Maintenance             | 67120   |
|                   | ___ 18. Training                | 67106   |
| <hr/>             |                                 |         |
| Contin. gency     | ___ 19. Prepared                | 67140   |
|                   | ___ 20. Name List               | 67141   |
|                   | ___ 21. Copies                  | 67141   |
|                   | ___ 22. Eng. Coord. Trng.       | 67144   |
| <hr/>             |                                 |         |
| Containers, Tanks | ___ 23. Condition               | 67241   |
|                   | ___ 24. Compatibility           | 67242   |
|                   | ___ 25. Maintenance             | 67243   |
|                   | ___ 26. Inspection              | 67244   |
|                   | ___ 27. Buffer Zone             | 67246   |
|                   | ___ 28. Tank Inspection         | 67259   |
|                   | ___ 29. Containment             | 67245   |
|                   | ___ 30. Safe Storage            | 67261   |
|                   | ___ 31. Freeboard               | 67257   |

**Comments:**

*Building* *original limit*  
*Howard St* *High St*  
*Dispenser*  
*Cubled out - kibbe*

*D. Taylor - Artisan Env.*  
 Piping run from dispenser ≈ 15', next to building possibly utility (gas)  
 1 soil spl taken under dispenser @  
 overexcavated area ≈ 12' x 20' x 10'  
 GW encountered @ ~10'  
 4 spls will be taken @ 8' (X)  
 Contamination may be occurring w/ capillary zone (8-10') ∴ spl'd @ ~8'  
 Temp a H<sub>2</sub>O spl since a MW (1) will be installed tomorrow 6/25.  
 Sintered to remove dispenser + piping run later since soil sample appears contaminated under dispenser

**I.B TRANSPORTER (Title 22)**

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

Rev 6/88

Contact: DARRELL TAYLOR

Title: ENVIRONMENTAL

Signature: X Daniel Z...

Inspector: B Chan

Signature: B Chan

7/8/93  
over for notes

7/8/92 Spoke w/ Olivia Jones & discussed options:

- (1) Need to deal w/ piping run + dispenser first  
suggested (a) continue overexcavation & segregate  
'clean' + 'dirty' soils
- (b) backfill + remediate hole by  
1) bioremediation  
2) GW extraction  
3) verifying boring & grab H<sub>2</sub>O spl. later
- (c) backfill + determine extent of  
Soil + GW w/ additional mw's.  
would require several years of monitoring  
+ NO results.



El Monte - 4344 Howard St -

6/24/93 D Taylor - digging under dispenser  
+ overexcavated hole

ALAMEDA COUNTY  
HEALTH CARE SERVICES  
AGENCY

DAVID J. KEARS, Agency Director



RAFAT A. SHAHID, ASST. AGENCY DIRECTOR

June 11, 1993  
StID # 2623

Mr. and Mrs. Jim Minor  
P.O. Box 726  
Diablo, CA 94528

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

**Re: Evaluation of Work Plan for Subsurface Investigation at  
4341 Howard St., Oakland CA 94601**

Dear Mr. and Mrs. Minor:

Our office has received the June 7, 1993 work plan from Artesian Environmental Consultants proposing the re-excavation of the former gasoline tank pit and the installation of one groundwater monitoring well in the assumed downgradient location. Because of the close proximity of the monitoring wells at 500 High St., the former Cobbledick Kibbe site, you may use the gradient on that site to infer gradient on this site, 4351 Howard St. The general approach of re-excavating the tank pit to ten feet and taking confirmatory sidewall samples is acceptable and work may proceed with the following conditions:

1. Assuming groundwater is encountered upon overexcavation, you are requested to take confirmatory sidewall samples at the soil/groundwater interface on all sidewalls or at least every one per every 20 linear feet. If groundwater is not encountered at least one floor sample should be taken for analysis.
2. You will need to verify the removal and proper sampling of the product piping run and under the dispenser. Field notes from the day of the tank removal indicate that no soil samples were taken from under the piping.
3. Prior to installing the appropriately located monitoring well, please provide a map indicating its location for our office's review.
4. Please note that Oakland Hospital identified in your health and safety plan is no longer in operation. Another hospital should be identified prior to initiating work.
5. Please contact me 48 working hours prior to initiating your work plan so I may arrange the witnessing of all sampling.



Mr. and Mrs. Minor  
StID # 2623  
4341 Howard St.  
June 11, 1993  
Page 2.

You may contact me at (510) 271-4530 if you have any questions.

Sincerely,



Barney M. Chan  
Hazardous Materials Specialist

cc: R. Hiett, RWQCB  
D. Taylor, Artesian Environmental Consultants, 3175 Kerner  
Blvd., Suite E, San Rafael, CA 94901  
E. Howell, files

1-4341Ho

Harding Lawson Associates

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

DATE: 29 11  
CASE #

TOP LOCAL AGENCY USE ONLY  
DATE RECEIVED: 3/22/93  
BY: Barney Miller

11-21-59-9-1

JAMES R. MINOR

5101831-1384

J.R. Minor

Personal Property

11-21-59-9-1

1925

ALAMEDA DIABLO

DIABLO

CA

94928

SHELLEY P. MINOR

SAME ABOVE

N/A

4341

Howard ST

OAKLAND

ALAMEDA

High st.

## VI ILLUSTRATIONS

DEPT. of ENVIRONMENTAL Health P. Smith

5101711-4320

GASOLINE

V. SMALL

11-21-59-9-1

11-21-59-9-1

11-21-59-9-1

11-21-59-9-1

11-21-59-9-1

11-21-59-9-1

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11-21-59-9-1

11-21-59-9-1

ALAMEDA COUNTY  
HEALTH CARE SERVICES  
AGENCY

DAVID J. KEARS, Agency Director



RAFAT A. SHAHID, ASST. AGENCY DIRECTOR

January 29, 1993  
StID #2623

Mr. and Mrs. Jim Minor  
P.O. Box 726  
Diablo, CA 94528

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

**RE: Request for Work Plan for Additional Subsurface  
Investigation at 4341 Howard St., Oakland CA 94601,  
Formerly, El Monte RV Center.**

**NOTICE OF VIOLATION**

Dear Mr. and Mrs. Minor:

Please be advised that the oversight of the remediation for the above referenced site has been transferred to the Local Oversight Program (LOP) section of Alameda County Environmental Health, Hazardous Materials Division and your new case handler is the undersigned Hazardous Materials Specialist. Recall contamination up to 8,200 parts per million (ppm) Total Petroleum Hydrocarbons as gasoline (TPHg) was found in a soil sample taken subsequent to the removal of the 1000 gallon gasoline tank on November 15, 1991 from this site.

You were initially notified, in Mr. Paul Smith's December 24, 1991 letter, that a work plan for subsurface investigation and the completion of the investigation of soils under the piping run would be required **within 45 days**. To this date, our office has not received the requested reports. This letter serves to request, once again, a work plan for subsurface investigation plus the following:

1. A plan for the closure and sampling of the piping and dispenser.
2. Provide documentation for the disposition of all stockpiled soils generated from the tank removal.
3. Provide a copy of the manifest for the disposal of the underground tank.
4. Complete and return to our office, the enclosed Unauthorized Release Form. This form was also included in Mr. Smith's December 1991 letter.

Please provide the requested documents and reports to our office **within 30 days**.

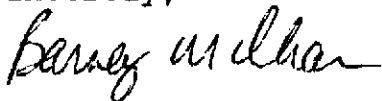
Mr. and Mrs. Minor  
StID #2623  
4341 Howard St.  
January 28, 1993  
Page 2.

Please be advised that this office has the authority to act as an agent for both the Regional Water Quality Control Board (RWQCB) and the Department of Toxics Substances Control (DTSC) and is thus empowered to enforce or refer for enforcement, the California Health and Safety Code (CH&SC), Title 23 of the California Code of Regulations and the California Water Code.


You should be aware that Section 13267 (b) of the California Water Code authorizes the requesting of technical documents and the failure to submit these documents may subject you to civil liabilities. Again, note that copies of all reports, work plans or analytical results should be sent to this office and to that of the RWQCB. Your new contact person within the RWQCB is Mr. Rich Hiatt. Please also be aware that sections 25299 (a) (4) and (5) of the CH&SC allow for civil penalties of up to \$5000 per day for each underground tank which fails to report an unauthorized release or fails to properly close an underground tank.

You may contact me at (510) 271-4530 should you have any questions.

Sincerely,



Barney M. Chan  
Hazardous Materials Specialist

cc: G. Jensen, Alameda County District Attorney Office  
R. Hiatt, RWQCB  
~~B. Howell~~, files, Chief, Hazardous Materials Division 

NOV-4341

DATE 3/27/92

CONTACT LOG

FROM: Juliet Shin AFFILIATION: \_\_\_\_\_  
TITLE: Haz Mat Spec. PHONE: \_\_\_\_\_  
TO: Jim Minor AFFILIATION: \_\_\_\_\_  
TITLE: Property Cleanup Operator PHONE: 833-8874  
RE: STID 2623 at 4341 Howard St Oakland

The Minors are both the owner & operator of the site. Mr. Minor requested that all letters be mailed to the address below:

P.O. Box 726  
Diablo, CA 94528

DATE: 3-3-92  
TO : Local Oversight Program  
FROM: BRIT JOHNSON  
SUBJ: Transfer of Eligible Oversight Case

Site name: EL MONTE RV CENTER  
Address: 4341 HOWARD city OAK zip 94601  
Closure plan attached?  Y N DepRef remaining \$ 163.  
DepRef Project # 1725A STID #(if any) ~~1725~~ 2623  
Number of Tanks: 1 removed?  Y N Date of removal 11/15/91  
Leak Report filed? Y N Date of Discovery \_\_\_\_\_  
Samples received? Y N Contamination: \_\_\_\_\_  
Petroleum Y N Types: Avgas Jet leaded unleaded Diesel  
fuel oil waste oil kerosene solvents  
Monitoring wells on site \_\_\_\_\_ Monitoring schedule? Y N  
LUFT category 1 2 3 \* H S C A R W G O  
Briefly describe the following:  
Preliminary Assessment \_\_\_\_\_  
Remedial Action \_\_\_\_\_  
Post Remedial Action Monitoring \_\_\_\_\_  
Enforcement Action \_\_\_\_\_

TP-1	TPH-G	8,200 mg/kg	SOIL
TP-2	TPH-G	140 " "	" "
STOCKPILE	TPH-G	19 " "	" "

Business Owners:  
Jim Meier  
4341 Howard St.  
Oakland, CA 94605  
4/15/91

Property Owners:  
FM Dailay  
440 14th St.  
Oakland, CA 94601

## APPLICATION FOR PERMIT TO OPERATE UNDERGROUND STORAGE TANK

( ) 01 NEW PERMIT ( ) 05 RENEWED PERMIT ( ) 07 TANK CLOSED ( ) 09 DELETE FROM FILE (NO FEE)  
 ( ) 02 CONDITIONAL PERMIT ( ) 06 AMENDED PERMIT ( ) 08 MINOR CHANGE (NO SURCHARGE)

## I OWNER

NAME(CORPORATION,INDIVIDUAL OR PUBLIC AGENCY) CHEMCENTRAL/SAN FRANCISCO		PUBLIC AGENCY ONLY ( ) 01 FED ( ) 02 STATE ( ) 03 LOCAL	
STREET ADDRESS 31702 HAYMAN STREET	CITY HAYWARD	STATE CA	ZIP 94544

## II FACILITY

FACILITY NAME CHEMCENTRAL/SAN FRANCISCO		DEALER/FOREMAN/SUPERVISOR ROBERT DINNEEN	
STREET ADDRESS 31702 HAYMAN STREET		NEAREST CROSS STREET ZEPHYR	
CITY HAYWARD		COUNTY ALAMEDA	ZIP 94544
MAILING ADDRESS 31702 HAYMAN STREET		CITY HAYWARD	STATE CA ZIP 94544
PHONE W/AREA CODE 415-471-5420	TYPE OF BUSINESS ( ) 01 GASOLINE STATION (X) 02 OTHER CHEMICAL DISTRIBUTOR		
NUMBER OF CONTAINERS 50	RURAL AREAS ONLY :	TOWNSHIP	RANGE SECTION

## III 24 HOUR EMERGENCY CONTACT PERSON

DAYS: NAME(LAST NAME FIRST) AND PHONE W/AREA CODE DINNEEN, ROBERT B.	NIGHTS: NAME(LAST NAME FIRST) AND PHONE W/AREA CODE DINNEEN, ROBERT B. 415-681-5626
---	--

COMPLETE THE FOLLOWING ON A SEPARATE FORM FOR EACH CONTAINER

## IV DESCRIPTION

A. (X) 01 TANK ( ) 04 OTHER:	CONTAINER NUMBER 10
B. MANUFACTURER (IF APPROPRIATE): BUTLER	YEAR MFG: 1964 C. YEAR INSTALLED 1964 ( ) UNKNOWN
D. CONTAINER CAPACITY: 6000 GALLONS ( ) UNKNOWN	E. DOES THE CONTAINER STORE: ( ) 01 WASTE (X) 02 PRODUCT
F. DOES THE CONTAINER STORE MOTOR VEHICLE FUEL OR WASTE OIL ? ( ) 01 YES (X) 02 NO IF YES CHECK APPROPRIATE BOX(ES): ( ) 01 UNLEADED ( ) 02 REGULAR ( ) 03 PREMIUM ( ) 04 DIESEL ( ) 05 WASTE OIL ( ) 06 OTHER	

## V CONTAINER CONSTRUCTION

A. THICKNESS OF PRIMARY CONTAINMENT: 1/4 ( ) GAUGE (X) INCHES ( ) CM ( ) UNKNOWN
B. ( ) 01 VAULTED (LOCATED IN AN UNDERGROUND VAULT) (X) 02 NON-VAULTED ( ) 03 UNKNOWN
C. ( ) 01 DOUBLE WALLED (X) 02 SINGLE WALLED ( ) 03 LINED
D. (X) 01 CARBON STEEL ( ) 02 STAINLESS STEEL ( ) 03 FIBERGLASS ( ) 04 POLYVINYL CHLORIDE ( ) 05 CONCRETE ( ) 06 ALUMINUM ( ) 07 STEEL CLAD ( ) 08 BRONZE ( ) 09 COMPOSITE ( ) 10 NON-METALLIC ( ) 12 UNKNOWN ( ) 13 OTHER:

ALAMEDA COUNTY  
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



December 24, 1991

Jim & Shelly Minor  
4341 Howard Street  
Oakland, CA 94605

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

**Re: Work Plan for remediation at El Monte R.V. Center Site,  
4341 Howard St., Oakland, CA 94605**

Dear Mr. & Mrs. Minor,

Alameda County Environmental Health Department, Hazardous Materials Division is in receipt of the laboratory results collected during the removal of one underground storage tanks at the above location. Soil sampling results from beneath the former tanks showed the presence of subsurface contamination of Total Petroleum Hydrocarbons as gasoline (TPHg) at concentrations as high as 8,200 ppm and benzene concentrations as high as 33 ppm from the bottom of the former tank excavation.

Alameda County Environmental Health Department, Hazardous Materials Division has currently been delegated authority from the San Francisco Regional Water Quality Control Board (RWQCB) to oversee a large number of remediation cases within Alameda County. Therefore, we will be the lead contact agency for the oversight duties regarding this case.

Based upon the above results you are required to conduct additional investigation and remediation at the above location. **Specifically, you are required to submit to this office within 45 days, a Work Plan outlining the activities selected to adequately delineate and address the soil contamination encountered at the site.**

All work must be performed according to the following RWQCB documents:

Regional Board Staff recommendations for Initial Evaluation and Investigation of Underground Storage Tanks 2 June 1988, revised 10 August 1990.

Appendix A of the Tri-Regional Recommendations (see enclosure)

Copies of this document can be obtained by calling the SFRWQCB data management group at (510) 464-1269.

According to the Tri-Regional recommendations, when contamination to soil of either TPH or Oil and Grease (O&G) exceeding 100 ppm are encountered a groundwater investigation is required. You are required to install monitoring wells in order to determine the impact to groundwater and also in order to determine the hydraulic gradient.



Mr. & Mrs. Minor  
December 24, 1991  
Page 2 of 2

The portion of the work plan addressing groundwater contamination must be prepared by CA-Certified Engineering Geologist, CA-Registered Geologist or a CA-Registered Civil Engineer and should include a proposal to identify and address subsurface contamination. It should include but shall not be limited to a depiction of the proposed locations for monitoring well installations and a sampling plan including sampling type and frequency. The work plan proposal must also address existing soil contamination on site

The technical report should be submitted with a cover letter from the environmental professional you have chosen to oversee the subsurface contamination and must be 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 that person.

All proposals, reports and analytical results pertaining to this investigation and remediation must be sent to our office and to:

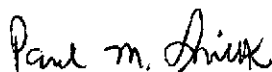
Eddy So  
Regional Water Quality Control Board, San Francisco Bay Region  
2101 Webster Street, Suite 500  
Oakland, California 94612  
(415) 464-1255

**You are also requested to complete and submit the enclosed Unauthorized Release Form to this office within 10 days of the receipt of this letter.**

Because soil samples were not collected at the time of the initial tank removal, the Work Plan must include the proposed measures to remove all ancillary piping and to characterize the soil around the area of the piping.

Should you have any questions pertaining to any of the above requests please contact me at 510/ 271-4320.

Sincerely,



Paul M. Smith  
Hazardous Materials Specialist

cc:

Gary Zaccor, Zaccor Corporation  
Eddy So, SFRWQCB  
Gil Jensen, Alameda County District Attorney's Office of  
Consumer and Environmental Affairs

Bob El Monte RV.

- Jim & Shelly Minor

1925 Alameda Diablo

Diablo

94528

(510) 831-1384

1/6/91

Bob Difley with El Monte RV  
called & gave me the property  
owners address & phone #

El Monte RV Center has moved  
to: 6301 Scarlett Ct  
Dublin, CA 94568

He said he forwarded to Dec 27, 1991  
correspondence to them.

FUEL LEAK CASE FORM

Enter Date     /    /      
Review Date 12/12/91  
Date of Last Corr. 12/06/91  
Report Date 12/06/91

DATE = N  
Review Status C  
Evaluator JRW

Sitename EL MONTERO CENTER  
Street Number 4341  
Street HOWARD ST  
City OAKLAND  
Zip       
County 01  
Local Agency 01000  
MOPNO     

Primary Substance 8006619  
Secondary Substance     

Max. Soil Conc. (ppm) 8200  
Max G.W. Impact (ppb)       
Benzene Conc. (ppb) 33000

Case Type    S    G    D    S  
Groundwater Depth     

Status       
Date 3A     /    /      
Date 3B     /    /      
Date 5C     /    /      
Date 5R     /    /      
Date 7     /    /      
Date 8     /    /      
Date 9     /    /    

Interim       Y       D  
Interim Date     /    /      
Abate Method NT

Lead Agency 6    R    LI    RI  
Division UST  
Enforce Type    0    1    2    3  
Enforce Date     /    /      
EP Search    S    I    R    N

Comment (80 Characters)  
12/2 TKCR

El Monte RV Cent

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

EMERGENCY <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	HAS STATE OFFICE OF EMERGENCY SERVICES REPORT BEEN FILED? <input type="checkbox"/> YES <input type="checkbox"/> NO	FOR LOCAL AGENCY USE ONLY I HEREBY CERTIFY THAT I HAVE DISTRIBUTED THIS INFORMATION ACCORDING TO THE DISTRIBUTION SHOWN ON THE INSTRUCTION SHEET ON THE BACK PAGE OF THIS FORM.
--	---	--

REPORT DATE 1   1   2   5   9   1	CASE #	SIGNED _____ DATE _____
--------------------------------------	--------	-------------------------

REPORTED BY	NAME OF INDIVIDUAL FILING REPORT <b>JAMES R. MINOR</b>	PHONE <b>(510) 831-1384</b>	SIGNATURE <i>JR Minor</i>	
	REPRESENTING <input type="checkbox"/> LOCAL AGENCY <input checked="" type="checkbox"/> OWNER/OPERATOR <input type="checkbox"/> REGIONAL BOARD <input type="checkbox"/> OTHER	COMPANY OR AGENCY NAME <b>PERSONAL PROPERTY QUALITY CONTROL</b>		
	ADDRESS <b>1925 ALAMEDA DIABLO CITY DIABLO STATE CA ZIP 94528</b>			

RESPONSIBLE PARTY	NAME <b>SHELLEY P. MINOR</b>	CONTACT PERSON <input type="checkbox"/> UNKNOWN	PHONE ( )
	ADDRESS <b>SAME ABOVE</b>		

SITE LOCATION	FACILITY NAME (IF APPLICABLE) <b>N/A</b>	OPERATOR	PHONE ( )	
	ADDRESS <b>4341 HOWARD ST OAKLAND ALAMEDA</b>			
	CROSS STREET <b>High St.</b>			

IMPLEMENTING AGENCIES	LOCAL AGENCY <b>DEPT. of ENVIRONMENTAL Health</b>	AGENCY NAME	CONTACT PERSON <b>P. Smith</b>	PHONE <b>(510) 271-4320</b>
	REGIONAL BOARD			

SUBSTANCES INVOLVED	(1) NAME <b>GASOLINE</b>	QUANTITY LOST (GALLONS) <b>V. SMALL</b> <input type="checkbox"/> UNKNOWN
	(2) <input type="checkbox"/> UNKNOWN	

DISCOVERY/BATEMENT	DATE DISCOVERED 1   1   2   1   9   1	HOW DISCOVERED <input type="checkbox"/> INVENTORY CONTROL <input type="checkbox"/> SUBSURFACE MONITORING <input type="checkbox"/> NUISANCE CONDITIONS <input type="checkbox"/> TANK TEST <input checked="" type="checkbox"/> TANK REMOVAL <input type="checkbox"/> OTHER
	DATE DISCHARGE BEGAN M   M   D   D   Y   Y   <input checked="" type="checkbox"/> UNKNOWN	METHOD USED TO STOP DISCHARGE (CHECK ALL THAT APPLY) <input type="checkbox"/> REMOVE CONTENTS <input checked="" type="checkbox"/> CLOSE TANK & REMOVE <input type="checkbox"/> REPAIR PIPING <input type="checkbox"/> REPAIR TANK <input type="checkbox"/> CLOSE TANK & FILL IN PLACE <input type="checkbox"/> CHANGE PROCEDURE <input type="checkbox"/> REPLACE TANK <input type="checkbox"/> OTHER
	HAS DISCHARGE BEEN STOPPED? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO IF YES, DATE 1   1   5   9   1	

SOURCE/ CAUSE	SOURCE OF DISCHARGE <input checked="" type="checkbox"/> TANK LEAK <input type="checkbox"/> UNKNOWN <input type="checkbox"/> PIPING LEAK <input type="checkbox"/> OTHER	CAUSE(S) <input type="checkbox"/> OVERFILL <input type="checkbox"/> RUPTURE/FAILURE <input type="checkbox"/> SPILL <input type="checkbox"/> CORROSION <input checked="" type="checkbox"/> UNKNOWN <input type="checkbox"/> OTHER
---------------	---	--

CASE TYPE	CHECK ONE ONLY <input type="checkbox"/> UNDETERMINED <input checked="" type="checkbox"/> SOIL ONLY <input type="checkbox"/> GROUNDWATER <input type="checkbox"/> DRINKING WATER - (CHECK ONLY IF WATER WELLS HAVE ACTUALLY BEEN AFFECTED)			
-----------	--	--	--	--

CURRENT STATUS	CHECK ONE ONLY					
	<input type="checkbox"/> NO ACTION TAKEN	<input type="checkbox"/> PRELIMINARY SITE ASSESSMENT WORKPLAN SUBMITTED	<input type="checkbox"/> POLLUTION CHARACTERIZATION			
	<input checked="" type="checkbox"/> REMEDIATION PLAN	<input type="checkbox"/> CASE CLOSED (CLEANUP COMPLETED OR UNNECESSARY)	<input type="checkbox"/> CLEANUP UNDERWAY			

REMEDIAL ACTION	CHECK APPROPRIATE ACTION(S) (SEE BACK FOR DETAILS)					
	<input type="checkbox"/> CAP SITE (CD)	<input checked="" type="checkbox"/> EXCAVATE & DISPOSE (ED)	<input type="checkbox"/> REMOVE FREE PRODUCT (FP)	<input type="checkbox"/> ENHANCED BIO DEGRADATION (IT)		
	<input type="checkbox"/> CONTAINMENT BARRIER (CB)	<input type="checkbox"/> EXCAVATE & TREAT (ET)	<input type="checkbox"/> PUMP & TREAT GROUNDWATER (GT)	<input type="checkbox"/> REPLACE SUPPLY (RS)		
	<input type="checkbox"/> VACUUM EXTRACT (VE)	<input type="checkbox"/> NO ACTION REQUIRED (NA)	<input type="checkbox"/> TREATMENT AT HOOKUP (HU)	<input type="checkbox"/> VENT SOIL (VS)		

COMMENTS	
----------	--

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 EJ Monte RV Center Today's Date 11/15/91

II.A BUSINESS PLANS (Title 19)

- \_\_\_ 1. Immediate Reporting 2703
- \_\_\_ 2. Bus. Plan Stds. 25503(b)
- \_\_\_ 3. RR Cars > 30 days 25503.7
- \_\_\_ 4. Inventory Information 25504(a)
- \_\_\_ 5. Inventory Complete 2730
- \_\_\_ 6. Emergency Response 25504(b)
- \_\_\_ 7. Training 25504(c)
- \_\_\_ 8. Deficiency 25505(a)
- \_\_\_ 9. Modification 25505(b)

Site Address 4341 Howard St

City Oakland Zip 94601 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

Comments:

visit 12:15 - 1:30 90177292

Scott Fawcett tank manifested to Ericsson #90177290

Helen Sanger transporter ID # 215123

tank excavation had obvious odor

tank was in good shape no holes. Tank had been installed in native soil - no backfill

Samples taken on pipe ~~1~~ end TP-1

Samples taken on fill end TP-2

There was an unusual visual contamination lens at approx 1 1/2 feet below ground surface which extended to approx 3 feet below the surface. This material was dark brown black & smelled like tar & appeared to have bricks & other debris

The pit was filled in with the understanding that re-examination would occur if results indicated contam.

Due to the apparent need for remediation at this site a sample underneath the former pump dispenser was not collected at the time of the UST removal. It was agreed that a sample would be collected during the next subsurface investigation phase where borings would be performed to delineate the extent of the contam.

3 stockpile samples were collected to be composited into one at the lab.

III. UNDERGROUND TANKS (Title 23)

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

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

Rev 6/88

Contact: \_\_\_\_\_

Title: \_\_\_\_\_

Signature: \_\_\_\_\_

Inspector: \_\_\_\_\_

Signature: \_\_\_\_\_

ALAMEDA COUNTY HEALTH CARE SERVICES AGENCY  
 DEPARTMENT OF ENVIRONMENTAL HEALTH  
 HAZARDOUS MATERIALS DIVISION  
 80 SWAN WAY, ROOM 200  
 OAKLAND, CA 94621  
 PHONE NO. 415/271-4320

Project Specialist (print) Paul M. Smith 11/14/91

ACCEPTED  
 DEPARTMENT OF ENVIRONMENTAL HEALTH  
 80 SWAN WAY, ROOM 200  
 OAKLAND, CA 94621  
 Telephone: (415) 271-4320

These plans have been reviewed and found to be acceptable and consistent with all applicable state and local health care laws and regulations. The Department is to advise you of any changes or amendments to these plans. The project is to be completed within the area of any required permits or approvals. One copy of these plans must be submitted to the Department for all construction and activities associated with removal.

A 7 day copy of a copy of these plans is required to be submitted to the Department of Tank and Piping. The Department of Tank and Piping will review the plans and issue a permit to install and operate the tank. The Department of Tank and Piping will issue a permit to install and operate the tank within 18 hours prior to the following required by the Department of Tank and Piping.

Department of Tank and Piping  
 Approval  
 The Department

Because of a permit to install is dependent on compliance with applicable state and local health laws and regulations.  
 THESE ARE PUBLIC RECORDS. DO NOT  
 CARRYING THESE RECORDS.

**UNDERGROUND TANK CLOSURE PLAN**

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

1. Business Name EL MONTE RU CENTER

Business Owner MR. JIM MINOR

2. Site Address 4341 HOWARD STREET

city OAKLAND, CA zip 94605 Phone 510-833-8874

3. Mailing Address P.O. BOX 726

city DIABLO, CALIF zip 94528 Phone 510-833-8874

4. Land Owner JIM & SHELLEY MINOR

Address 4341 HOWARD STREET city, state OAKLAND zip 94605

5. Generator name under which tank will be manifested JIM & SHELLEY MINOR

X EPA I.D. No. under which tank will be manifested CAC 000 646 128

6. Contractor ZACCOR CORPORATION  
Address 791 HAMILTON AVENUE  
city MENLO PARK, CA 94025 Phone 415-363-2181  
License Type CLASS A ID# 478799

7. Consultant ENVIRONMENTAL TECH. SERVICES  
Address P.O. BOX 2572  
city MENLO PARK, CA Phone 415-326-1125

8. Contact Person for Investigation  
Name GARY ZACCOR Title PROJ. MGR.  
Phone 415-363-2181

9. Number of tanks being closed under this plan 1  
Length of piping being removed under this plan UNKNOWN  
Total number of tanks at facility 1

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

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

a) Product/Residual Sludge/Rinsate Transporter  
Name ALLIED OIL & PUMPING EPA I.D. No. CAT080014277  
Hauler License No. 77995 License Exp. Date \_\_\_\_\_  
Address P.O. BOX 399  
city ALBUQUERQUE state CA zip 95002

b) Product/Residual Sludge/Rinsate Disposal Site  
Name REFINERY SERVICES EPA I.D. No. CAD083166728  
Address \_\_\_\_\_  
city PATTERSON state CA zip \_\_\_\_\_

c) Tank and Piping Transporter

Name ERICKSON, INC. EPA I.D. No. CAD009466392  
Hauler License No. 019 License Exp. Date \_\_\_\_\_  
Address 225 PARK BLVD.  
city RICHMOND, state CA zip 94801

d) Tank and Piping Disposal Site

Name ERICKSON, INC. EPA I.D. No. CAD009466392  
Address 225 PARK BLVD.  
city RICHMOND state CA zip 94801

11. Experienced Sample Collector

Name ENVIRONMENTAL TECHNICAL SERVICES  
Company HELEN MAWHINNEY  
Address P.O. BOX 2572  
city HELD PARK, state CA zip 94026 Phone <sup>(415)</sup> 326-1125

12. Laboratory

Name ANAMETRIX LABS, INC. Chromolab  
Address 1961 CONCOURSE DRIVE, STE. E 2239 Omega Rd #1  
city SAN JOSE state CA zip 95062  
State Certification No. ~~1~~ E 694

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

If yes, describe. unknown



14. Describe methods to be used for rendering tank inert

TRIPLE RINSE HYDROBLAST & DRY ICE AT 6.5 LBS  
OF ICE PER 100 GALLONS.

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

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

15. Tank History and Sampling Information

Tank		Material to be sampled (tank contents, soil, ground-water, etc.)	Location and Depth of Samples
Capacity	Use History (see instructions)		
<del>1500</del> 1000	gasoline	soil	One sample at each end of the tank a maximum of 2' ft below native soil One <del>interfac</del> confirmatory stockpile sample.
(1) soil sample taken per 20' of associated piping.			

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

Excavated/Stockpiled Soil	
Stockpiled Soil Volume (Estimated)  Less than 20 cys.	Sampling Plan One confirmatory stockpile sample at discretion of Health Dept. inspector.  4 samples shall be collected per 20 yd <sup>3</sup> to be composited into one at state cert. lab.

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

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

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

Contaminant Sought	EPA, DHS, or Other Sample Preparation Method Number	EPA, DHS, or Other Analysis Method Number	Method Detection Limit
TPH-G (plus BTEX)	5030	8020	2 ppm
TOTAL LEAD	AA	AA	

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

18. Submit Worker's Compensation Certificate copy

Name of Insurer STATE FUND

19. Submit Plot Plan (See Instructions)

20. Enclose Deposit (See Instructions)

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

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

I declare that to the best of my knowledge and belief the statements and information provided above are correct and true.

I understand that information in addition to that provided above may be needed in order to obtain an approval from the Department of Environmental Health and that no work is to begin on this project until this plan is approved.

I understand that any changes in design, materials or equipment will void this plan if prior approval is not obtained.

I understand that all work performed during this project will be done in compliance with all applicable OSHA (Occupational Safety and Health Administration) requirements concerning personnel health and safety. I understand that site and worker safety are solely the responsibility of the property owner or his agent and that this responsibility is not shared nor assumed by the County of Alameda.

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

Signature of Contractor

Name (please type) ZACCOR COMPANIES, INC.

Signature Gary Zaccor (95)

Date OCT. 8, 91

Signature of Site Owner or Operator

Name (please type) X SHELLEY POND MINOR

Signature Shelley Pond Minor

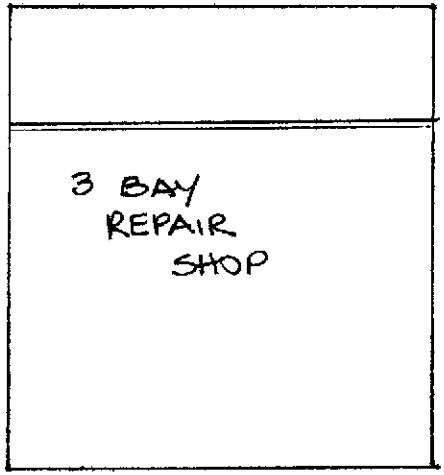
Date 10/14/91

880 FREEWAY

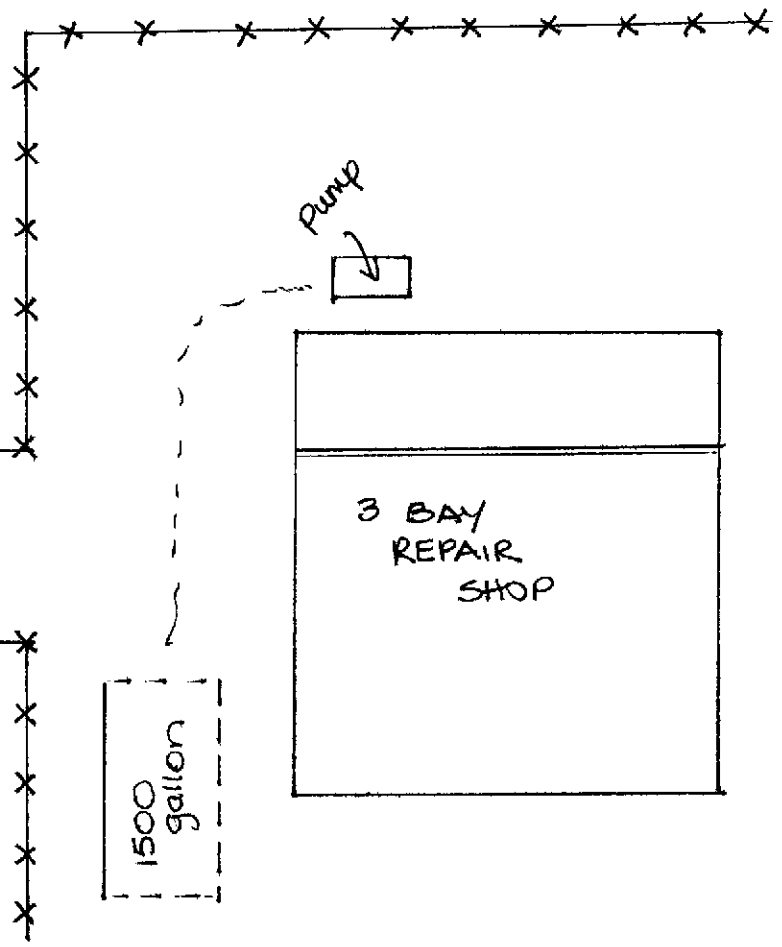
HIGH STREET

HOWARD ST.

Pump



1500  
gallon



**STATE  
COMPENSATION  
INSURANCE  
FUND**

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

**CERTIFICATE OF WORKERS' COMPENSATION INSURANCE**

MARCH 20, 1991

POLICY NUMBER: 0801858 - 91  
CERTIFICATE EXPIRES: 3-15-92

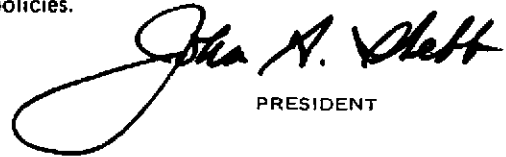
ALAMEDA COUNTY  
ATTN ENVIRONMENTAL HEALTH  
80 SWAN WAY ROOM 200  
OAKLAND  
CA 94621

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

This policy is not subject to cancellation by the Fund except upon <sup>30</sup>~~ten~~ days' advance written notice to the employer.

We will also give you <sup>30</sup>~~TEN~~ days' advance notice should this policy be cancelled prior to its normal expiration.

This certificate of insurance is not an insurance policy and does not amend, extend or alter the coverage afforded by the policies listed herein. Notwithstanding any requirement, term, or condition of any contract or other document with respect to which this certificate of insurance may be issued or may pertain, the insurance afforded by the policies described herein is subject to all the terms, exclusions and conditions of such policies.

  
PRESIDENT

ENDORSEMENT #2065 ENTITLED CERTIFICATE HOLDERS' NOTICE EFFECTIVE 03/15/91 IS ATTACHED TO AND FORMS A PART OF THIS POLICY.

EMPLOYER

ZACCOR COMPANIES INC.  
791 HAMILTON AVE  
MENLO PARK  
CA 94025

TABLE 1

EMERGENCY INFORMATION

EMERGENCY TELEPHONE NUMBERS

In Emergency: 911  
Site Telephone: (415) 608-7188  
(415) 999-5015

Alternate Telephone No.  
(415) 363-2181

Hospital: Alameda Hospital  
2070 Clinton Ave.  
Alameda, CA 94501  
(415) 522-3700

Police and Fire Department: 911

Poison Control: 1 (800) 792-0720

Zaccor Companies, Inc.

Project Manager, Gary Zaccor

wk. (415) 363-2181

hm. (415) 769-9528

Site Safety Officer, Scot Zaccor

wk. (415) 363-2181

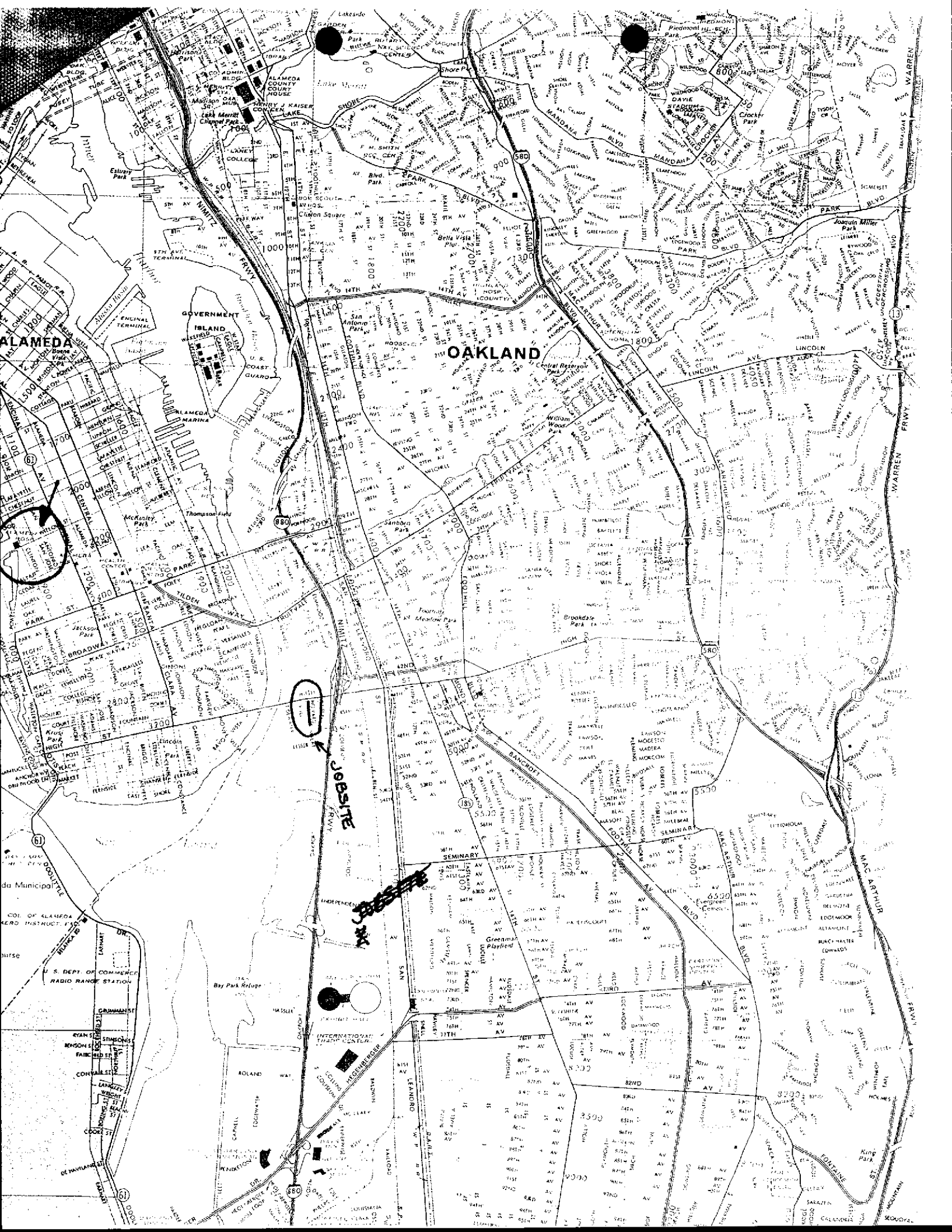
hm. (415) 326-1125

Corp. Safety Officer, Scot Zaccor

wk. (415) 363-2181

hm. (415) 965-5190

Directions to Emergency Hospital (see attached map)



ALAMEDA

OAKLAND

JOBSITE

U.S. DEPT. OF COMMERCE  
RADIO RANGE STATION

INTERNATIONAL TRADE CENTER

DEHAVILLAND ST

EDFAINE

COOK ST

SECURITY

SITE HEALTH AND SAFETY PLAN SUMMARY

SITE NAME: El Monte RV Center

ADDRESS: 4341 Howard Street, Oakland

SITE TELEPHONE: (415) 608-7188 (Scot Zaccor mobile)  
(415) 999-5015 (Gary Zaccor mobile)  
(415) 363-2181 (main office)

INVESTIGATION DATE: (waiting approval of Env. Health)

SITE SAFETY OFFICER: SCOT ZACCOR  
PROJECT MANAGER: GARY ZACCOR

TYPE OF INVESTIGATION

POTENTIAL HAZARDS

<input checked="" type="checkbox"/> Soils Sampling	<input type="checkbox"/> Organics	<input type="checkbox"/> Acids
<input type="checkbox"/> Groundwater Sampling	<input type="checkbox"/> Inorganics	<input type="checkbox"/> Bases
<input type="checkbox"/> Site Walkthrough	<input type="checkbox"/> Heavy Metals	<input type="checkbox"/> Fire
<input type="checkbox"/> Remedial Activities	<input type="checkbox"/> Solvents	
<input type="checkbox"/> Subcontractor Supervision	<input type="checkbox"/> Pesticides	
<input checked="" type="checkbox"/> Other: Tank Removal	<input checked="" type="checkbox"/> Other: Petro. Hydrocarbons	

PERSONAL PROTECTIVE EQUIPMENT - Level: A[ ] B[ ] C[ ] D[x]

<input checked="" type="checkbox"/> Hard Hat	<input checked="" type="checkbox"/> Ear Plugs/Muffs
<input type="checkbox"/> Boots	<input checked="" type="checkbox"/> Safety Glasses
<input checked="" type="checkbox"/> Steel toed	
<input type="checkbox"/> Chemical resistant	<input checked="" type="checkbox"/> Respirator
	<input checked="" type="checkbox"/> Organic vapor cartridge
<input type="checkbox"/> Coveralls	<input type="checkbox"/> Particulate filters
<input type="checkbox"/> Cotton	<input type="checkbox"/> Other
<input type="checkbox"/> Tyveks (if necessary)	<input checked="" type="checkbox"/> First Aid Kit
<input type="checkbox"/> Gloves	<input checked="" type="checkbox"/> Organic Vapor Meter
<input type="checkbox"/> Disposable inner PVC	<input type="checkbox"/> Other: OVA (OVM backup)
<input checked="" type="checkbox"/> Disposable outer vinyl	



## 1.0 INTRODUCTION

This Site Health and Safety Plan, developed in accordance with Occupational Safety and Health Administrative (OSHA) standards for hazardous waste operations (29 CFR 1910.120), establishes general health and safety protocol for Zaccor Companies, Inc., ("ZCI") personnel at the facility of El Monte RV Center - 4341 Howard Street, Oakland, CA.

For informational purposes only, this plan may be provided to subcontractors of ZCI involved in activities at the facility located at 4341 Howard Street, Oakland.

However, entities and personnel other than ZCI staff shall be solely responsible for their own health and safety and shall independently assess onsite conditions and develop their own health and safety protocol. Other entities or personnel that anticipate using health and safety measures which are less stringent than ZCI's measures should immediately contact ZCI's Site Safety Officer.

Zaccor Companies, Inc. has developed a Corporate Health and Safety plan. The Corporate Plan complies with current health and safety regulations, including OSHA 29 CFR 1910.120, Hazardous Waste Operations and Emergency Response. Many of the protocols of the corporate plan are conducted on a routine basis (general training, respirator fit testing, general medical record keeping, etc.) and are not repeated herein. The Corporate Plan was developed for ZCI employees. Questions regarding the ZCI Corporate Plan are referred to the ZCI Corporate Safety Supervisor, Scot Zaccor.

A copy of the Zaccor Companies, Inc. Field Investigations Site Health and Safety Plan along with any addenda, if issued, containing activity specific health and safety information will be kept in a conspicuous location on-site at all times while work is being conducted.

## 2.0 KEY HEALTH AND SAFETY PERSONNEL

The ZCI Site Safety Officer (SSO) is Scot Zaccor. In the absence of the SSO during field activities, a member of the field investigation team will be designated as the ZCI field Site Safety Officer (FSSO). The SSO or FSSO are responsible for the following:

- Observing field activities for compliance with this Site Health and Safety Plan, applicable addenda, ZCI's Corporate Health and Safety Plan.
- Modifying health and safety protocols or terminating field work when unsafe work conditions exist.

- Familiarizing ZCI personnel with health and safety protocols.
- Ensuring that ZCI field personnel wear appropriate personal protective equipment.
- Recording data from direct reading instruments and evaluating potential hazards to ZCI personnel.
- Monitoring decontamination procedures.
- Recording the occurrence of any site injury or illness.

### 3.0 SITE DESCRIPTION

- RV Repair Shop with one (1) 1500 gallon underground storage tank outside.

### 4.0 PROPOSED FIELD ACTIVITIES

The proposed field activities include:

- 1) Excavation and removal of one (1) 1500 gallon UST.
- 2) Obtaining soil sampling for analysis as TPH-G
- 3) Stockpile of excavated soil
- 4) Backfill excavation with stockpiled soil, if clean, and imported material.
- 5) Repaving of disturbed areas.

### 5.0 HAZARD ANALYSIS

Excavations 5 feet or deeper must be protected by sloping or benching the sides of the excavation, support the sides of the excavation or place a shield between the side of the excavation and the work area. Provide adequate means of access. Engineer will check the oxygen level for oxygen deficiency and hazardous atmosphere.

#### 5.1 POTENTIAL PHYSICAL HAZARDS

Field personnel shall be cognizant of potential physical hazards associated with use of heavy equipment, steam cleaning equipment, and electrical equipment during field operations. Equipment shall be operated by S.A.R.A. trained personnel. Appropriate protective equipment includes the following:

- Hardhats, safety glasses, and steel-toe boots will be worn.
- Gloves will be worn when handling equipment or moving drums.
- Hearing protection (ear plugs or ear muffs) will be worn when noise becomes discomforting.

Adverse climate conditions, primarily heat are important considerations in planning and conducting site operations. Heat stress is an associated concern, particularly when protective clothing is worn. Preventative measures include the following:

- Frequent rest periods in the shade when heat and/or humidity is high.
- Provide water and/or commercial electrolyte solutions. Drinking of these fluids will be encouraged.
- Suitable acclimation periods will be provided for workers to gradually establish their resistance to heat stress.

Personnel exhibiting symptoms of heat stress (nausea, cramps, dizziness, clammy skin) will be removed from the work area, cooled, fluids will be administered, and the personnel will be observed. Personnel exhibiting symptoms of heat stroke (hot dry skin, mental confusion, unconsciousness) will be immediately cooled and taken to the hospital. (See enclosed map for directions)

ZCI FIELD PERSONNEL SHOULD NOT ENTER ANY EXCAVATION. ZCI personnel should be aware of the potential hazards associated with unshored excavations, and should not stand on unsupported ground within 5 feet of any unshored or unsloped walls of the excavation.

## 5.2 POTENTIAL CHEMICAL HAZARDS

Field personnel will minimize potential chemical hazards by 1) standing upwind of the work area when possible. 2) avoiding direct contact with soil and groundwater, 3) avoiding generation of dust (visual monitoring), and 4) wearing appropriate personal protective equipment as outlined in Section 6.1. As a general precaution to detect organic vapors, air monitoring to measure organic vapor concentrations in the breathing zone will be performed.

Ingestion of soil and particulate matter containing chemicals is another general exposure route. However, the potential for this type of exposure is minimal during site investigation of the type planned. Safe work practices, including prohibition of eating, drinking, or smoking on site will be enforced at the worksite.

Field personnel will wear coveralls at the site (if required) to minimize contact of clothing with mud and soil potentially containing contaminants. Used and soiled coveralls will be removed and disposed onsite, before leaving the area. Shoes, tools, and hands will be cleaned before leaving the site.

### 5.3 COMMUNITY HAZARD ANALYSIS

Potential exposure to the surrounding community is unlikely. If significant vapor emissions do occur, the work will be stopped and corrective actions implemented to reduce vapor emissions.

### 6.0 PROTECTIVE ACTIONS

Field personnel will perform air monitoring continuously with a direct reading organic vapor meter (OVM) in the breathing zone at the work location. If OVM readings for a particular work area consistently exceed 5 parts per million (ppm) above background, personnel will withdraw upwind from the work area, if possible, or upgrade to modified Level C protection as outlined in Section 6.1. If OVM readings consistently exceed 10 ppm in the breathing zone while workers are in modified Level C protection, the work will cease and the source of the emission will be identified and controlled before work continues.

### 6.1 PERSONAL PROTECTIVE EQUIPMENT

Field personnel will wear equipment to protect against the potential physical and chemical hazards which have been identified herein and those that become apparent in the field. Level D protection will be required at a minimum for field activities at the site. Level D personal protective equipment to be used will include:

- Hard Hat
- Chemical resistant disposable gloves
- Boots, steel toe and shank
- Safety glasses and earplugs

Modified Level C protective will be required during collection or handling of soil samples and whenever VOCs are found in the workspace, based on OVM readings. In addition to the Level D protection above, modified Level C protection includes:

-Tyvek coverall

-Respiratory protection consisting of a half-mask purifying respirator with organic and particulate filter cartridges.

The level of protection employed for general site activities by ZCI personnel may be upgraded as deemed necessary by the Site Safety Officer. If significant dust generation occurs or organic vapors are detected. (see Monitoring below), the Site Safety Officer may require modified Level C protection, i.e., donning of respirator.

## 6.2 SITE CONTROL

Unauthorized and unprotected individuals will be requested to remain out of the area where work is being performed. Specific work zones will not be established for Level D activities at the facility. Work zones, including designation of an exclusion zone, a contamination reduction zone, and a support zone will be established for field activities.

Barricade and secure with caution tape the open excavation. Stockpiled soil will be placed on 10 mil visqueen and covered with 10 mil visqueen membrane.

## 6.3 MONITORING

Field personnel will perform air monitoring continuously with a direct reading organic vapor meter (OVM) in the breathing zone at the work location. If OVM readings for a particular work area consistently exceed 5 parts per million (ppm) above background, personnel will withdraw upwind from the work area, if possible, or upgrade to modified Level C protection as outlined in Section 6.1. If OVM readings consistently exceed 10 ppm in the breathing zone while workers are in modified Level C protection, the work will cease and the source of the emission will be identified and controlled before work continues.

## 7.0 DECONTAMINATION

Minimum decontamination procedures associated with modified Level C protection will be followed and established within the decontamination reduction zone. At the conclusion of each day, disposable gloves and coveralls will be removed and disposed of on-site designated containers. In addition, work boots will be removed and cleaned in a decontamination solution, or, by using a pressurized spray washer prior to leaving the site.

Decontamination procedures for modified Level C protection will be as follows:

Station 1: Equipment Drop - Deposit equipment (tools, sampling devices and containers, monitoring instruments, radios, clipboards, etc.) in a designated area.

Station 2: Boot and Outer Glove Wash and Rinse - Scrub boots and outer gloves with TSP solution. Rinse off using copious amounts of water.

Station 3: Outer Glove Removal - Remove outer gloves and deposit in designated receptacle.

Station 4: Gloves and Outer Garment Removal - Remove Tyveks and inner gloves and deposit in designated containers.

Station 5: Face Piece Removal - Remove facepiece. Avoid excessively touching facepiece with fingers. Dispose of canisters in designated receptacle and wash facepiece in TSP solution.

Station 6: Field Wash - Thoroughly wash hands and face. Shower as soon as possible.

## 8.0 TRAINING

ZCI personnel participating in field activities will have completed the Hazardous Waste Operations and Emergency Response 40-hour Health and Safety training course (29 CFR 1910.120). Training requirements are discussed in ZCI Corporate Health and Safety Program. Prior to each work day, a meeting will be held at the site to familiarize personnel with health and safety issues, protective equipment, emergency information and supplies, and to discuss special topics.

## 9.0 MEDICAL MONITORING

ZCI personnel participating in field activities are included in a medical monitoring program. The program includes a baseline physical examination, pulmonary function test, and blood and urine tests. Annual follow-up examinations are included. Details of the medical program are included in ZCI's Corporate Health and Safety Program.

## 10.0 SITE FACILITIES

Drinking water will also be available.

## 11.0 EMERGENCY RESPONSE PLAN

The nature of work at the jobsite makes emergencies a continual possibility. The ZCI Site Safety Officer (SSO) will be familiar with emergency procedures and evacuation routes.

If an injury occurs due to an accident, the SSO will be immediately notified so appropriate first aid can begin and medical attention arranged, if necessary. The SSO will investigate the nature and cause of the accident so that work procedures can be modified to minimize the likelihood of the incident's recurrence.

A first aid kit and emergency wash water will be readily available.

Routine and emergency communication will be provided by the mobile telephone. Emergency telephone numbers are given in Table 1. For emergencies not requiring an ambulance, injured personnel will be transported to (see attached map).

Signatures

Site Safety Officer *Art Zeeck* Date *10-19-91*

Corporate Safety Supervisor *Art Zeeck* Date *10-19-91*

Project Manager *Harry Zeeck* Date *10-19-91*