

**10 September 1993**  
Project No. 2462

SHD  
3410

Mr. Ronald J. Owcarz  
Hazardous Materials Specialist  
Alameda County Health Care Services Agency  
Department of Environmental Health  
Hazardous Materials Division  
80 Swan Way, Room 200  
Oakland, California 94621

Subject: Work Plan for Site Closure  
Quan's Automotive Service  
10100 E. 14th Street  
Oakland, California

Dear Mr. Owcarz:

Geomatrix Consultants, Inc. (Geomatrix) has prepared this letter on behalf of the owner of the subject site, Mr. Tony Chan, in response to your 6 August 1993 letter to Mr. Chan. This letter responds to your request to comply with the California Code of Regulations, Title 23, Chapter 3, Subchapter 16, Article 7, Section 2670 regarding closure of a possible underground storage tank and to close the oil/water separator in accordance with East Bay Municipal Utility District requirements.

## BACKGROUND

Mr. Chan purchased the property approximately 2 years ago. Exxon Company U.S.A. reportedly occupied the site at one time, and left the property in the mid-1970s (see attached letter). Documentation provided to Mr. Chan for his purchase of the property indicates that ~~three underground storage tanks were removed from the site in 1974.~~ Two 8,000-gallon capacity tanks (contents unknown) and one 500-gallon capacity waste oil tank were removed under a 8 March 1974 permit from the City of Oakland (attached). In addition, correspondence from the Oakland Fire Department in April 1990 states that Fire Prevention Bureau records indicate that the tanks were removed as of ~~20 March 1974~~ (attached). ~~The site is currently occupied by Quan's Automotive Service.~~

## SCOPE OF WORK

### Underground Storage Tank Investigation

Based on your letter, a site inspection conducted by ACHSCA at the site indicated the presence of a possible UST at the site. You indicated in our telephone conversation of 19

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August 1993 that you had observed a "fill" port in the front of the property. Geomatrix requested Gary Trumpp of Trumpp Brothers (Trumpp), San Jose, California, a licensed environmental contractor visit the site to observe site conditions. According to Mr. Trumpp, no vent pipes were observed at the site and a possible "fill" port in front of the building likely is a sanitary sewer cleanout. Mr. Trumpp did observe a remote fill pipe inside the service bay of the building, but could not determine if the pipe was connected to an UST.

To evaluate whether the "fill" port in the front of the property is connected to a tank or the sewer, and to assess the direction and endpoint of the remote fill pipe, Geomatrix will retain an underground utility locator. The locator will be able to assist in determining the extent of these pipes and to confirm they are not connected to an UST. Geomatrix will retain a licensed environmental contractor to clean the remote fill pipe if it has oil residue and then cap the pipe after filling with concrete. Geomatrix personnel will observe and document these activities.

#### Closure of the Oil/Water Separator

In your letter, you also stated that the site inspection revealed a two-stage oil/water separator that was full of waste oil. Mr. Trumpp observed that the oil/water separator contained mostly water with approximately 1/2-inch of waste oil. Mr. Trumpp observed a floor drain in the service bay of the building that likely connects to the oil/water separator. As you recommended, we contacted Ms. Cynthia Adkisson of EDMUD to discuss their requirements for closing the oil/water separator. Ms. Adkisson indicated that there are no requirements at this time for closure, except to seal the floor drain in the service bay and to recommend the tenant use best management practices for disposal of materials (personal communication, 19 August 1993).

To comply with your letter, Geomatrix will retain a licensed environmental contractor to remove, steam clean, and appropriately transport and dispose of the contents and cleaning residue of the oil/water separator. The contractor also will fill and cap the floor drain to the oil/water separator. Geomatrix personnel will observe the condition of the cleaned oil/water separator. If no cracks are observed, the contractor will fill the oil/water separator with concrete. If cracks are observed or leakage of fluids is observed from the oil/water separator, Geomatrix will collect up to two soil samples from soil beneath the oil/water separator for chemical analysis by a state-certified analytical laboratory. The contractor will core through the concrete bottom of the separator to expose the underlying soil for sampling. The soil samples will be analyzed in accordance with Tri-Regional Guidelines for waste oil tanks for total petroleum hydrocarbons (TPH) as diesel by U.S. Environmental Protection Agency (EPA) Method 8015; TPH as gasoline by modified EPA

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Method 8015; volatile organic compounds, including benzene, toluene, ethylbenzene, and xylenes, by EPA Method 8240; semivolatile organic compounds by EPA Method 8270; and lead, nickel, cadmium, chromium, and zinc by EPA Method 6010. The soil samples will be collected in accordance with Geomatrix protocols and delivered to the laboratory under Geomatrix chain-of-custody procedures.

#### Reporting

Geomatrix will prepare a letter report to be submitted to ACHCSA on behalf of Mr. Chan describing field activities and results. The letter report will include analytical results if soil samples are collected and a copy of the Uniform Hazardous Waste Manifest used for transporting the fluid in the oil/water separator.

#### **SCHEDULE**

At this time, we plan to conduct field activities during the week of 16 September 1993 depending on the availability of the contractor. Geomatrix will contact ACHSCA regarding the exact date and time field activities are to be conducted. The letter report documenting field activities will be submitted to ACHSCA within four weeks of completing field activities.

If you have any questions or require additional information regarding this work plan, please contact either of the undersigned.

Sincerely,

GEOMATRIX CONSULTANTS, INC.

*Elizabeth K. Wells*  
Elizabeth K. Wells, P.E.  
Project Engineer

*Tom Graf*  
Tom Graf, P.E.  
Principal Engineer

EKW:elr  
CONTR12462-WP.LTR

Attachments

cc: Tony Chan, Property Owner

**EXXON** COMPANY, U.S.A.

P.O. BOX 4415-HOUSTON, TEXAS 77210-4415

MARKETING DEPARTMENT  
REAL ESTATE & ENGINEERING  
ENVIRONMENTAL ENGINEERING

J. KEVIN HUNTER  
MARKETING ENGINEER

April 5, 1990

10100 East 14th  
Oakland, California

Ms. Loraine Au  
First Foundation Realty & Investment, Inc.  
211 10th Street, #201  
Oakland, California 94607

Dear Ms. Au:

In response to your letter of March 30, 1990, we are conducting a file search to determine what information may have been retained relating to the above referenced property. Due to the fact that Exxon left the property in the mid-seventies, it is unlikely much information remains in our files on this property.

The information you provided appears to confirm that the underground tanks at this address were removed. We will conduct the file search in an effort to confirm this.

Sincerely,

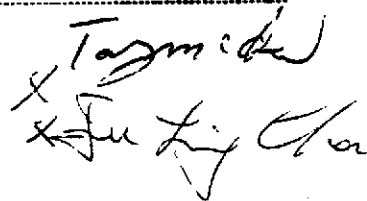


JKH:sg  
8886D

c: Mr. J. R. Hastings  
Mr. L. W. Lindeen  
Mr. J. P. Plummer

Read and Received a Copy on.....

Signed.....



CITY OF OAKLAND



CITY HALL • ONE CITY HALL PLAZA • OAKLAND, CALIFORNIA 94612

Fire Prevention Bureau

415 273-3851  
TTY 839-6451

April 19, 1990

To Whom It May Concern:

RE: 10100 East 14th Street

Fire Prevention Bureau records indicate that two 8,000 gallon tanks and one 500 gallon waste oil tank were removed as of March 20, 1974.

If you have any questions and/or comments please contact the undersigned.

sincerely,

*Jerry E. Blueford*  
Jerry E. Blueford,  
Fire Marshal

Read and Received a Copy on \_\_\_\_\_

Signed *T. J. Med...*

*Free Ty Chan*

Copy for INSPECTOR

Excavation Permit Granted \_\_\_\_\_ No. \_\_\_\_\_

# CITY OF OAKLAND

Tank Permit

Permit to Excavate and Install, Repair, or Remove Inflammable Liquid Tanks. No. 7762

Oakland, California, 3/8/74 1974

PERMISSION IS HEREBY GRANTED TO ~~INSTALL~~ remove ~~INSTALL~~ Gasoline tank and excavate commencing \_\_\_\_\_ feet inside \_\_\_\_\_

on the Northside of E. 14th St Street \_\_\_\_\_  
Avenue 30 feet East of 10th Street Avenue

Home No. E. 14th St. & 10th Ave Street Avenue Present Storage 24,000 Gal

Owner EXXON CO. U.S.A. Address 1700 Broadway, Walnut Creek Phone \_\_\_\_\_

Applicant EXXON Dagan, Fletcher & Paradise Address 9220 16th St, Oakland Phone 562-5511

Dimensions of street (sidewalk) surface to be disturbed 2 x 0 Number of Tanks 2 Capacity 3,000 Gallons, each

Remarks: Remove existing tanks 1 500 WASTE OIL

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

Approved \_\_\_\_\_ Fire Marshal

Approved \_\_\_\_\_ Drainage Division Engineering Dept.

## EXCAVATING PERMIT

Issued in accordance with Ord. No. 278 CM5, Sec. 6-2.04

\_\_\_\_\_ square feet of digging or removal granted.

The receipt of \$ \_\_\_\_\_ special deposit is hereby acknowledged.

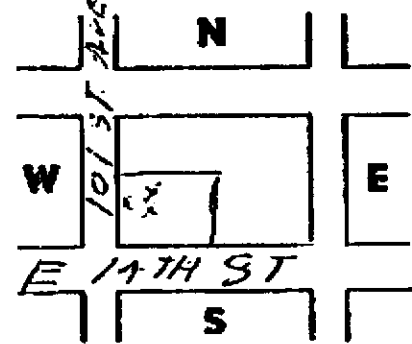
GENERAL DEPOSIT.

BUREAU OF PERMITS AND LICENSES.

Inspection Fee Paid 10.00 (Fee # 995723)

Received by Cam ...

FIRE PREVENTION BUREAU  
2100 13th St  
OAKLAND, CALIF. 94612



## CERTIFICATE OF TANK AND EQUIPMENT INSPECTION

Inspected and passed on March 8 1974

By Berry H. Zimm Fire Marshal

## NOTICE

Before Covering Tanks, Above Certificate Must Be Signed.

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

PLEASE REMAIN ALERT BE LEFT ON THE WORK AS AUTHORITY THEREFOR.