

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



7

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

October 13, 2006

Mr. Richard Lum and Ms. Linda Lum
2188 Hillside Drive
San Leandro, CA 94577-6369

Mr. Victor Lum
Vic's Automotive
245 8th Street
Oakland, CA 94607

Subject: Fuel Leak Case No. [REDACTED], Vic's Automotive, 245 8th Street, Oakland, CA

Dear Mr. and Ms. Lum and Victor Lum:

Alameda County Environmental Health (ACEH) staff has reviewed the case file for the above-referenced site and the documents entitled, "Soil Gas Probe Installation and Sampling Report," dated September 29, 2006. The report presents the result of soil vapor sampling from four nested soil vapor probes installed at the site on July 13, 2006. The purpose of the investigation was to monitor shallow soil gas to evaluate the potential for indoor vapor intrusion into two residential buildings at 712 and 718 Alice Street. Fuel hydrocarbons were not detected in soil gas at concentrations that are likely to pose a potential risk for indoor vapor intrusion; however, additional soil vapor sampling from the probes will be required to confirm these results for petroleum hydrocarbons. Elevated concentrations of tetrachloroethene (PCE) were detected in soil vapor samples collected from two probes. Additional sampling for PCE will be required to further evaluate the potential for indoor vapor intrusion.

We request that you address the following technical comments, perform the proposed work, and send us the reports described below.

TECHNICAL COMMENTS

1. **Soil Vapor Sampling.** We concur with the recommendation to conduct quarterly sampling of the soil vapor probes. Prior to sampling, the dual phase extraction system should be shut down for a minimum of 48 hours to allow the soil vapor to return to a more equilibrium condition. Soil vapor samples are to be analyzed for TPHg by EPA Method TO-3 and BTEX, MTBE, PCE, trichloroethene, 1,2-dichloroethene, and vinyl chloride by EPA Method TO-15. Please refer to the December 15, 2004 DTSC *Guidance for the Evaluation and Mitigation of Subsurface Vapor Intrusion to Indoor Air* to help evaluate the results of the soil vapor sampling. Please present the results of the quarterly soil vapor monitoring in the Quarterly Groundwater Monitoring Reports requested below.

2. **Analyses for VOCs in Groundwater.** Further information is required to evaluate whether the former waste oil tank may be the source of PCE detected in the soil vapor samples. We concur with the recommendation to analyze groundwater samples collected during the fourth quarter 2006 groundwater monitoring event for halogenated volatile organic compounds, including PCE by EPA Method 8260B. Please present the results in the fourth quarter groundwater monitoring report requested below.
3. **Proposed Wells MW-8 and MW-9.** The downgradient extent of the groundwater plume of dissolved fuel hydrocarbons is currently not being monitored. ACEH previously requested that monitoring wells MW-8 in Alice Street and MW-9 in Seventh Street, be installed and sampled to delineate and monitor the extent of fuel hydrocarbons in groundwater. Wells MW-8 and MW-9 were apparently not installed within the City of Oakland right-of-way due to insurance and permitting limitations. Any insurance and permitting issues do not remove the requirement to install these wells. Therefore, we request that you complete arrangements to install the proposed wells or propose alternate monitoring well locations that are not in the City of Oakland right-of-way to achieve plume delineation and monitoring to the south and east.

TECHNICAL REPORT REQUEST

Please submit technical reports to Alameda County Environmental Health (Attention: Jerry Wickham), according to the following schedule:

- **November 21, 2006** – Quarterly Groundwater Monitoring Report for Third Quarter 2006 and DVE System Start-up Report
- **February 12, 2007** – Quarterly Groundwater Monitoring Report for Fourth Quarter 2006 with VOC Analytical Results
- **40 days following end of each quarter** – Quarterly Groundwater and Soil Vapor Monitoring Reports

These reports are being requested pursuant to California Health and Safety Code Section 25296.10. 23 CCR Sections 2652 through 2654, and 2721 through 2728 outline the responsibilities of a responsible party in response to an unauthorized release from a petroleum UST system, and require your compliance with this request.

ELECTRONIC SUBMITTAL OF REPORTS

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, responsible parties for cleanup of leaks from underground storage tanks (USTs) have been required to submit groundwater analytical data, surveyed locations of monitor 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).

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.

UNDERGROUND STORAGE TANK CLEANUP FUND

Please note that delays in investigation, later reports, or enforcement actions may result in your becoming ineligible to receive grant money from the state's Underground Storage Tank Cleanup Fund (Senate Bill 2004) to reimburse you for the cost of cleanup.

AGENCY OVERSIGHT

If it appears as though significant delays are occurring or reports are not submitted as requested, we will consider referring your case to the Regional Board or other appropriate agency, including the County District Attorney, for possible enforcement actions. California Health and Safety Code, Section 25299.76 authorizes enforcement including administrative action or monetary penalties of up to \$10,000 per day for each day of violation.

Richard and Linda Lum
Victor Lum
October 13, 2006
Page 4

If you have any questions, please call me at (510) 567-6791.

Sincerely,



Jerry Wickham
Hazardous Materials Specialist

Enclosure: ACEH Electronic Report Upload (ftp) Instructions

cc: Richard Bradford
AEI Consultants
2500 Camino Diablo, Suite 200
Walnut Creek, CA 94597

Peter McIntyre
AEI Consultants
2500 Camino Diablo, Suite 200
Walnut Creek, CA 94597

Donna Drogos, ACEH
Jerry Wickham, ACEH
File

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



7

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

May 26, 2006

Mr. Richard Lum and Ms. Linda Lum
2188 Hillside Drive
San Leandro, CA 94577-6369

Mr. Victor Lum
Vic's Automotive
245 8th Street
Oakland, CA 94607

Subject: Fuel Leak Case No. ~~RC 0000002~~, Vic's Automotive, 245 8th Street, Oakland, CA

Dear Mr. and Ms. Lum and Victor Lum:

Alameda County Environmental Health (ACEH) staff has reviewed the case file for the above-referenced site and the documents entitled, "Soil Gas Investigation Work Plan," dated May 12, 2006 and "High Vacuum Dual Phase Extraction System Design, Operations, and Maintenance Plan," dated May 24, 2006. The "Soil Gas Investigation Work Plan," present plans to install and sample four soil vapor monitoring probes. We concur with the proposed scope of work for the soil gas investigation provided that additional probes are installed and sampled as requested in technical comment 1 below. We request that you address the following technical comments during the field investigation, perform the proposed work, and send us the reports described below.

The "High Vacuum Dual Phase Extraction System Design, Operations, and Maintenance Plan," presents plans to conduct interim remediation using high vacuum dual phase extraction (HVDPE). ACEH concurs with the proposed scope of work. We request that you address the following technical comments, perform the proposed work, and send us the reports described below.

TECHNICAL COMMENTS

1. **Soil Vapor Sampling.** We concur with the proposed locations for soil vapor probe installation. However, we request that soil vapor probes be installed at two depths at each of the four proposed soil vapor probe locations in order to help assess vertical attenuation of volatile compounds in soil vapor. Soil gas samples are to be installed in two separate boreholes at each location at depths of approximately 5 and 10 feet below ground surface (bgs). We concur with the proposal in the Work Plan to install the soil gas probes within more permeable and more-impacted intervals; therefore, the depths may be adjusted based on encountered conditions. Please present the results of the probe installation and initial sampling of the soil vapor probes in the Soil Vapor Probe Installation and Sampling Report requested below. In addition, please refer to the December 15, 2004 DTSC *Guidance for the Evaluation and Mitigation of Subsurface Vapor Intrusion to Indoor Air* to help evaluate the

results of the soil vapor sampling and present recommendations regarding additional sampling requirements in the Soil Vapor Probe Installation and Sampling Report requested below.

2. **Adjacent Residential Properties.** Please obtain information regarding building construction, basements, and foundation types for all residential properties that may potentially be affected by contamination from your site. In order to obtain this information, a door-to-door survey may be required. Please present this information in the Soil Vapor Probe Installation and Sampling Report requested below.
3. **Proposed Wells MW-8 and MW-9.** Proposed monitoring wells MW-8 in Alice Street and MW-9 in Seventh Street are needed to delineate and monitor the extent of fuel hydrocarbons in groundwater. The HVDPE Plan indicates that wells MW-8 and MW-9 have not been installed and likely will not be installed within the City of Oakland right-of-way due to insurance and permitting limitations. We request that you complete arrangements to install the proposed wells or propose alternate monitoring well locations that are not in the City of Oakland right-of-way to achieve plume delineation and monitoring to the south and east.

TECHNICAL REPORT REQUEST

Please submit technical reports to Alameda County Environmental Health (Attention: Jerry Wickham), according to the following schedule:

- **August 15, 2006** – Quarterly Groundwater Monitoring Report for Second Quarter 2006
- **September 25, 2006** – Soil Vapor Probe Installation and Sampling Report
- **November 21, 2006** – Quarterly Groundwater Monitoring Report for Third Quarter 2006 and DVE System Start-up Report

These reports are being requested pursuant to California Health and Safety Code Section 25296.10. 23 CCR Sections 2652 through 2654, and 2721 through 2728 outline the responsibilities of a responsible party in response to an unauthorized release from a petroleum UST system, and require your compliance with this request.

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, responsible parties for cleanup of leaks from underground storage tanks (USTs) have been required to submit groundwater analytical data, surveyed locations of monitor 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).

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.

UNDERGROUND STORAGE TANK CLEANUP FUND

Please note that delays in investigation, later reports, or enforcement actions may result in your becoming ineligible to receive grant money from the state's Underground Storage Tank Cleanup Fund (Senate Bill 2004) to reimburse you for the cost of cleanup.

AGENCY OVERSIGHT

If it appears as though significant delays are occurring or reports are not submitted as requested, we will consider referring your case to the Regional Board or other appropriate agency, including the County District Attorney, for possible enforcement actions. California Health and Safety Code, Section 25299.76 authorizes enforcement including administrative action or monetary penalties of up to \$10,000 per day for each day of violation.

Richard and Linda Lum
Victor Lum
May 26, 2006
Page 4

If you have any questions, please call me at (510) 567-6791.

Sincerely,



Jerry Wickham
Hazardous Materials Specialist

Enclosure: ACEH Electronic Report Upload (ftp) Instructions

cc: Richard Bradford
AEI Consultants
2500 Camino Diablo, Suite 200
Walnut Creek, CA 94597

Peter McIntyre
AEI Consultants
2500 Camino Diablo, Suite 200
Walnut Creek, CA 94597

Donna Drogos, ACEH
Jerry Wickham, ACEH
File

Wickham, Jerry, Env. Health

To: Ricky Bradford (rbradford@aeiconsultants.com)

Subject: Soil gas purge volumes

Ricky,

As we discussed by telephone today, the use of a standard three purge volumes in lieu of a purge volume test is acceptable for the proposed soil gas sampling at 245 8th Street, Oakland.

Regards,

Jerry Wickham

Hazardous Materials Specialist
Alameda County Environmental Health
1131 Harbor Bay Parkway
Suite 250
Alameda, CA 94502-6577
510-567-6791 phone
510-337-9335 Fax
jerry.wickham@acgov.org

7/25/2006

Wickham, Jerry, Env. Health

Subject: Schedule extension case RO0202

Ricky,

Based upon your request, the schedule for submittal of a soil vapor sampling work plan for case RO0202 is extended to May 25, 2006.

Regards,

Jerry Wickham

Hazardous Materials Specialist
Alameda County Environmental Health
1131 Harbor Bay Parkway
Suite 250
Alameda, CA 94502-6577
510-567-6791 phone
510-337-9335 Fax
jerry.wickham@acgov.org

5/9/2006

RO202

May 9, 2006

EBMUD
Environmental Services Division
P.O. Box 24055, MS#702
Oakland, California 94623-1055

Alameda County
MAY 11 2006
Environmental Health

MAY 10 PM 1:44


Subject: Groundwater Discharge Permit Application
Vic's Automotive
245 8th Street
Oakland, California
AEI Project No. 116907

To whom it may concern:

AEI Consultants (AEI) is currently working on a soil and groundwater remediation/restoration project at the subject property. As part of this project, AEI will soon be installing a multi-phase extraction (MPE) soil and groundwater remediation system. This project will involve obtaining a Groundwater Discharge Permit from the East Bay Municipal District and the City of Oakland for the discharge of treated groundwater to the sanitary sewer through an onsite lateral. Enclosed you will find the application information, completed data forms, and other pertinent information for the Groundwater Discharge Permit.

If you have questions or comments, you may reach me at (925) 283-6000, ext. 148.

Sincerely,
AEI Consultants



Richard J. Bradford
Senior Staff Engineer
rbradford@aeiconsultants.com

(Enclosures)

cc: Mr. Victor Lum, Vic's Automotive, 245 8th Street, Oakland, California 94607
(w/o enclosure)

~~Mr. Jerry Wickham~~, ACEH, 1131 Harbor Bay Parkway, Suite 250, Alameda, CA 94502
(w/o enclosure)

R0202

May 2, 2006

BAAQMD
Engineering Division
939 Ellis Street
San Francisco, California 94109

Alameda County
MAY 09 2006
Environmental Health

**Subject: Authority to Construct / Permit to Operate
Multi-phase Extraction Remediation System**
Vic's Automotive
245 8th Street
Oakland, California
AEI Project No. 116907


2006 MAY -8 PM 2:26

To whom it may concern:

AEI Consultants (AEI) is currently working on a soil and groundwater remediation/restoration project at the subject property. As part of this project, AEI will soon be installing a multi-phase extraction (MPE) remediation system with a natural gas-fired thermal oxidizer as an air pollution abatement device. This project will involve obtaining an Authority to Construct / Permit to Operate from the Bay Area Air Quality Management District (BAAQMD). Enclosed you will find the application information, completed data forms, and other pertinent information for the Authority to Construct / Permit to Operate.

If you have questions or comments, you may reach me at (925) 283-6000, ext. 148.

Sincerely,
AEI Consultants


Richard J. Bradford
Senior Staff Engineer
rbradford@aeiconsultants.com

(Enclosures)

cc: Mr. Victor Lum, Vic's Automotive, 245 8th Street, Oakland, California 94607
(w/o enclosure)

~~Mr. James [unclear]~~ ACEH, 1131 Harbor Bay Parkway, Suite 250, Alameda, CA 94502
(w/o enclosure)

FIGURES

- FIGURE 1 SITE LOCATION MAP
FIGURE 2 SITE LAYOUT PLAN

TABLES

- TABLE 1 GROUNDWATER SAMPLE ANALYTICAL DATA
TABLE 2 SOIL SAMPLE ANALYTICAL DATA
TABLE 3 SOIL VAPOR SAMPLE ANALYTICAL DATA

APPENDICES

- APPENDIX A PROCESS FLOW DIAGRAM(S)
APPENDIX B EQUIPMENT SPECIFICATIONS
APPENDIX C STANDARD MICRO-THERM P&ID
APPENDIX D SCAQMD CONTINUOUS EMISSIONS MONITORING DATA
APPENDIX E EMISSIONS CALCULATIONS
APPENDIX F CALCLEAN PILOT TEST DATA
APPENDIX G LOCATIONS OF FIVE CLOSEST SCHOOLS

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



7

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

March 20, 2006

Mr. Richard Lum and Ms. Linda Lum
2188 Hillside Drive
San Leandro, CA 94577-6369

Mr. Victor Lum
Vic's Automotive
245 8th Street
Oakland, CA 94607

Subject: Fuel Leak Case No. [REDACTED], Vic's Automotive, 245 8th Street, Oakland, CA

Dear Mr. and Ms. Lum and Victor Lum:

Alameda County Environmental Health (ACEH) staff has reviewed the case file for the above-referenced site and the document entitled, "High Vacuum Dual Phase Extraction Event Report," dated December 14, 2005 and received by ACEH on February 28, 2006. The report presents the results of a high vacuum dual phase extraction (HVDPE) event conducted from July 11 to July 27, 2005. During the HVDPE event, influent hydrocarbon recovery rates were relatively high and were sustained during the event, indicating that a significant mass of fuel hydrocarbons remains in the subsurface at your site.

The "High Vacuum Dual Phase Extraction Event Report," concludes that DPE would be effective at removing the mass of fuel hydrocarbons in the subsurface and recommends that HVDPE be implemented as an interim corrective action using fixed equipment. Based on the vapor flow rates and vapor concentrations during the July 2005 HVDPE event and the significant mass of fuel hydrocarbons remaining at the site, ACEH concurs with the recommendation to implement HVDPE. Please submit a DPE System Design and Operation and Sampling Plan for Interim HVDPE by **May 25, 2006** as requested below.

Elevated concentrations of fuel hydrocarbons have been detected in soil and groundwater on-site and off-site in a vacant lot at 708 Alice Street that is approximately 60 feet to the south. Free phase product has been detected on site and may potentially extend beneath two apartment buildings south southwest of the site. Up to 39,000 micrograms per liter ($\mu\text{g/L}$) of dissolved benzene have been detected in groundwater samples collected from three monitoring wells located on the vacant lot at 708 Alice Street, that is south southwest (downgradient) of the two apartment buildings.

Due to the elevated concentrations of volatile fuel hydrocarbons on the site and extending off-site, soil vapor sampling is required to evaluate the potential for indoor air vapor intrusion. Please submit a Work Plan by **May 5, 2006** to install soil vapor probes and evaluate potential indoor air vapor intrusion as discussed in technical comment 1 below.

ACEH requests that you address the following technical comments, perform the proposed work, and send us the reports described below.

TECHNICAL COMMENTS

1. **Soil Vapor Sampling.** ACEH requests that you collect soil vapor samples on site and off-site in order to evaluate the potential for indoor air vapor intrusion. ACEH requests that fixed soil vapor probes be installed and sampled periodically in order to assess temporal trends. Soil vapor sampling and quality control protocol are to be in conformance with guidelines contained in the January 28, 2003 *Advisory for Active Soil Gas Investigations* prepared jointly by the California Department of Toxic Substances Control and Los Angeles Regional Water Quality Control Board. Please describe the proposed scope of work and methods for soil vapor sampling and analyses in the Work Plan for Soil Vapor Probe Installation and Sampling requested below.
2. **Adjacent Residential Properties.** Please obtain information regarding building construction, basements, and foundation types for all residential properties that may potentially be affected by contamination from your site. In order to obtain this information, a door-to-door survey may be required. Please present this information in the Work Plan for Soil Vapor Probe Installation and Sampling requested below.
3. **Proposed Wells MW-8 and MW-9.** Please complete arrangements to install extraction/monitoring well MW-8 in Alice Street and monitoring well MW-9 in Seventh Street.

TECHNICAL REPORT REQUEST

Please submit technical reports to Alameda County Environmental Health (Attention: Jerry Wickham), according to the following schedule:

- **May 5, 2006** – Work Plan for Soil Vapor Probe Installation and Sampling
- **May 15, 2006** – Quarterly Groundwater Monitoring Report for First Quarter 2006
- **May 25, 2006** – DPE System Design and Operation and Sampling Plan
- **August 15, 2006** – Quarterly Groundwater Monitoring Report for Second Quarter 2006
- **November 15, 2006** – Quarterly Groundwater Monitoring Report for Third Quarter 2006 and DVE System Start-up Report

These reports are being requested pursuant to California Health and Safety Code Section 25296.10. 23 CCR Sections 2652 through 2654, and 2721 through 2728 outline the responsibilities of a responsible party in response to an unauthorized release from a petroleum UST system, and require your compliance with this request.

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, responsible parties for cleanup of leaks from underground storage tanks (USTs) have been required to submit groundwater analytical data, surveyed locations of monitor 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).

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 jerry.wickham@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.

Richard and Linda Lum
Victor Lum
March 20, 2006
Page 4

UNDERGROUND STORAGE TANK CLEANUP FUND

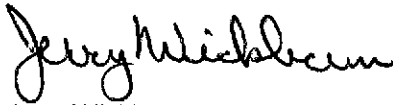
Please note that delays in investigation, later reports, or enforcement actions may result in your becoming ineligible to receive grant money from the state's Underground Storage Tank Cleanup Fund (Senate Bill 2004) to reimburse you for the cost of cleanup.

AGENCY OVERSIGHT

If it appears as though significant delays are occurring or reports are not submitted as requested, we will consider referring your case to the Regional Board or other appropriate agency, including the County District Attorney, for possible enforcement actions. California Health and Safety Code, Section 25299.76 authorizes enforcement including administrative action or monetary penalties of up to \$10,000 per day for each day of violation.

If you have any questions, please call me at (510) 567-6791.

Sincerely,



Jerry Wickham
Hazardous Materials Specialist

Enclosure: ACEH Electronic Report Upload (ftp) Instructions

cc: Peter McIntyre
AEI Consultants
2500 Camino Diablo, Suite 200
Walnut Creek, CA 94597

Donna Drogos, ACEH
Jerry Wickham, ACEH
File

RO 202

Wickham, Jerry, Env. Health

From: Wickham, Jerry, Env. Health
Sent: Thursday, July 14, 2005 10:18 AM
To: 'Peter McIntyre'
Cc: 'Noel Shenoi'
Subject: RE: LUST Case at 245 8th Street, Oakland

Peter,
Thank you for keeping me informed of the results of the remediation activities. I concur with your recommendation to extend the dual phase extraction event from 5 to 15 days. Please call me if you have any questions.

Regards,
Jerry Wickham
Hazardous Materials Specialist
Alameda County Environmental Health
1131 Harbor Bay Parkway
Suite 250
Alameda, CA 94502-6577
510-567-6791 phone
510-337-9335 Fax
jerry.wickham@acgov.org

From: Peter McIntyre [<mailto:pmcintyre@aeiconsultants.com>]
Sent: Thursday, July 14, 2005 10:03 AM
To: Wickham, Jerry, Env. Health
Cc: 'Noel Shenoi'
Subject: LUST Case at 245 8th Street, Oakland
Importance: High

Good Morning Mr. Wickham:

As I mentioned yesterday in my voice mail, we are currently running a mobile high vacuum dual phase extraction unit at the property. While I understand that you have just received this case from Mr. Barney Chan, here is a quick update on the site.

A significant amount of LNAPL gasoline has been present along the western portion of the property, much of which has migrated offsite, beneath several residential buildings. (See attached site plan from recent quarterly report).

When we had originally proposed this approach, a 5 day extraction event was proposed, as we were not sure of how successful it would be. Currently, we are achieving a significant drawdown across the site and down-gradient (water levels in MW-11 have dropped nearly 2 feet in 48 hrs) with approximately 5 to 6 gpm water recovery. Under a vacuum of 21 to 24 in Hg, we have hydrocarbon concentrations ranging from 13,400 ppm to 16,500 ppm from five onsite extraction wells, with a flow of 170 to 180 scfm.

This corresponds to a hydrocarbon removal rate of 700 to 970 pounds per day (112 to 155 gallons of gasoline per day) !!!!

In light of this, we are requesting your consideration of extending this from 5 days to a total of 15 days. Our experience shows that maintaining the drawdown and applied vacuum increases the cost effectiveness of the removal of free phase and sorbed contaminants previous below the water table, in addition to removal of

7/26/2005

dissolved phase contaminants. In light of the sustained high mass removal rates and presence of volatile contaminants migrating beneath adjacent residences, continuation is justified to reduce human health risk.

We are currently scheduled to de-mob on Sat (7/16) but our vendor is available to continue. If this extension is reasonable to you, please let me know ASAP, as I have water discharge arrangements to make.

I am available at 925/285-8286 to discuss this anytime or I can refer you to the project engineer.

Peter McIntyre, P.G.
AEI Consultants
2500 Camino Diablo, Suite 200
Walnut Creek, CA 94597
ph 925/283-6000, ext 104
fx 925/283-6121
cell 925/285-8286

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director

April 5, 2004



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

Mr. Victor Lum
245 8th Street
Oakland, CA 94607

Dear Mr. Lum:

Subject: Fuel Leak Case RO0000202, Vic's Automotive, 245 8th St., Oakland, CA 94607

Alameda County Environmental Health (ACEH) staff has reviewed the case file for the referenced site including the January 14, 2004 AEI Interim Source Removal Work Plan and the March 24, 2004 AEI addendum to this work plan. The addendum modifies the original work plan, in that wells will be installed for the purpose of performing dual phase extraction (DVE) as opposed to soil vapor extraction (SVE) originally suggested. It is anticipated that this remediation may be more successful in removing free product and dissolved product as well as soil vapor contamination from the unsaturated areas. The interim work plan is proposed in three phases. In general, our office approves the work plan and work should be initiated immediately on Phase I. Please observe the following technical comments when performing this work.

TECHNICAL COMMENTS

1. In each of the sampling/extraction wells proposed, the estimated depth of these borings is stated as 30' bgs. The depths of the wells should be that necessary to define the vertical extent of contamination. This information will help determine the proper screen interval in the well. During the drilling of these wells, soil samples should be collected and screened for contamination. Those indicating contamination should be analyzed in the laboratory. Should more than one water bearing zone be present, depth discrete groundwater samples should be collected. Samples should be run for TPHg, BTEX, MTBE, the ether oxygenates TAME, ETBE, DIPE, TBA, ethanol and the lead scavengers, EDB and EDC. EPA Method 8260 should be used for this analysis. The samples from Phase I should be run for all the referenced compounds. Recommendations for modifying analysis can be made once these results are reviewed.

Selected groundwater samples are also proposed for general water chemistry analysis for parameters including chloride, calcium, magnesium, sodium, potassium, phosphate, nitrate, nitrite, sulfite, sulfate, total iron, BOD, COD and TOC. These results may be used to evaluate the potential for enhanced bio-remediation at the site once free product and elevated dissolved concentrations are remediated. Please also include dissolved oxygen and oxidation-reduction potential in your analysis. An evaluation of your results should be included in your future report.

Phase I consists of installing and testing wells in the known area of highest soil and groundwater, within the former tank pits and immediately down-gradient of them. Phase II consists of installing wells in Alice Street and 7th Street, which will be used to confirm the extent of the contamination in groundwater. Phase III consists of installing wells and extending the remediation system to the vacant property located at 708 Alice Street. Because permits and access agreements are required for the latter two phases, these phases may be subject to delays.

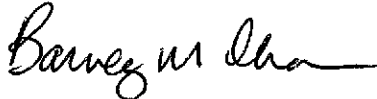
April 5, 2004
Mr. Victor Lum
RO0000202
Vic's Automotive, 245 8th St., Oakland, CA 94607
Page 2 of 2

TECHNICAL REPORT REQUEST

Please update your progress in performing Phase I of the approved interim work plan in your future monitoring reports. Please note that delays in investigation or late reports may result in your becoming ineligible to receive grant money from the Underground Storage Tank Cleanup Fund to reimburse your costs for site cleanup.

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

Sincerely,



Barney M. Chan
Hazardous Materials Specialist

C: B. Chan, D. Drogos
Mr. Robert Flory, AEI Consultants, 3210 Old Tunnel Road, Suite B, Lafayette,
CA 94549-4157



Winston H. Hickox
Secretary for
Environmental
Protection

State Water Resources Control Board

Division of Financial Assistance

1001 I Street • Sacramento, California 95814
P.O. Box 944212 • Sacramento, California • 94244-2120
(916) 341-5714 • FAX (916) 341-5806 • www.swrcb.ca.gov/cwphome/ustcf



Gray Davis
Governor

The energy challenge facing California is real. Every Californian needs to take immediate action to reduce energy consumption. For a list of simple ways you can reduce demand and cut your energy costs, see our website at www.swrcb.ca.gov.

FEB 18 2003

Victor Lum
245 8th St
Oakland, CA 94607

Alameda County

FEB 24 2003

Environmental Health

UNDERGROUND STORAGE TANK CLEANUP FUND (FUND), CLAIM NO. 017238, FOR
SITE ADDRESS: 245 8TH ST, OAKLAND

The State Water Resources Control Board (State Board) is able to issue, pursuant to applicable regulations, the enclosed Letter of Commitment (LOC) in an amount not to exceed \$50,000. This LOC is based upon our review of the corrective action costs you reported to have incurred to date. The LOC may be modified by the State Board.

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

You are reminded that you must comply with all regulatory agency time schedules and requirements and you must obtain three bids for any required corrective action. Only corrective action costs *required* by the regulatory agency to protect human health, safety and the environment can be claimed for reimbursement. **You are encouraged to obtain preapproval of costs for all future corrective action work (form enclosed).** If you have any questions on obtaining preapproval of your costs or the three bid requirement, please call Sunil Ramdass, our Technical Reviewer assigned to claims in your Region, at (916) 341-5757. Failure to obtain preapproval of your future costs may result in the costs not being reimbursed.

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

Reimbursement Request Instructions and Information packages. **Retain these packages for future reimbursement requests.** These instructions must be followed when seeking reimbursement for corrective action costs incurred after January 1, 1988.

"Reimbursement Request" forms which you **must use to request reimbursement of costs incurred.**

"Spreadsheet" forms which you **must use in conjunction with your reimbursement request.**

➤ **THIS IS IMPORTANT TO YOU, PLEASE NOTE:**

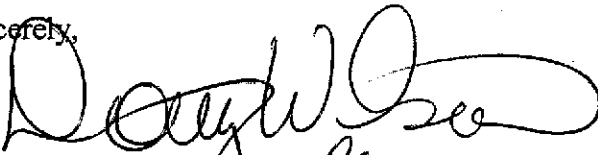
California Environmental Protection Agency



You have 90 calendar days from the date of this letter to submit your first reimbursement request for incurred corrective action costs. **NO EXTENSIONS CAN BE GRANTED.** If you fail to do so, your LOC funds will automatically be reduced to zero (deobligated). Once this occurs, any future funds for this site are subject to availability when you submit your first reimbursement request. We continuously review the status of all active claims. You must continue to remain in compliance and submit a reimbursement request every 6 months. Failure to do so will result in the Fund taking steps to withdraw your LOC.

If you have any questions regarding the enclosed documents, please contact Toru Okamoto at (916) 341-5649.

Sincerely,



Allan V. Patton, Manager
Underground Storage Tank Cleanup Fund

Enclosures

cc: Mr. Steve Morse
RWQCB, Region 2
1515 Clay Street, Ste. 1400
Oakland, CA 94612

Ms. Donna Drogos
Alameda County EHD
1131 Harbor Bay Pkway, 2nd Fl.
Alameda, CA 94502-6577

January 24, 2003

Woo Wai and Quan Yiu
718 Alice Street
Oakland, CA 94607

Alameda County
JAN 29 2003
Environmental Health

**Subject: Groundwater Investigation –
Request to sample in front of 718 Alice Street
Oakland, California
AEI Project No. 5404**

Dear Woo Wai and Quan Yiu:

AEI Consultants is requesting your permission to collect soil and groundwater samples from a small diameter boring in the front portion of your property located at 718 Alice Street in the City of Oakland (Assessor's Parcel # 1-179-27). AEI has been retained by Mr. Vic Lum, owner of the property 245 8th Street, to investigate a release of petroleum hydrocarbons from his property.

The investigation of this issue is required by the Alameda County Health Care Services Agency (ACHCSA) under the jurisdiction of the San Francisco Bay Regional Water Quality Control Board (RWQCB) pursuant to California Water Code Section 13267.

The portion of the investigation on your property will consist of the drilling of one (1) temporary boring adjacent to the sidewalk approximately 10 feet from the boundary with Mr. Lum's property. The boring will be advanced with 2" diameter drill rods to depths of approximately 20 feet for the collection of the required samples. Upon completion, the boring will be backfilled, the concrete patched, and all wastes will be removed from your property. The time required should be approximately 2 hours. AEI can provide you with our state licensing and insurance information upon request.

AEI and Mr. Lum will greatly appreciate your cooperation in this matter and I look forward to discussing this with you. I can be reached at 925/283-6000, extension 104. Mr. Barney Chan is the case manager with the ACHCSA; he can be reached at 510/567-6765.

Thank you for your time and consideration in this matter.

Sincerely,



Peter McIntyre
Project Manager, Geologist

cc: Mr. Vic Lum
245 8th Street
Oakland, CA 94607

Mr. Barney Chan, ACHCSA
1131 Harbor Bay Parkway, Suite 250
Alameda, CA 94502

Corporate Headquarters

Los Angeles
(310) 798-4255

Phoenix
(602) 240-5990

San Francisco
(800) 801-3224

Seattle
(425) 401-8500

New York
(212) 279-7770

October 1, 2002

Mr. Michael Lou
2625 Otis Drive
Alameda, CA 94501

Alameda County
OCT 03 2002
Environmental Health

Second Request: Via registered / return receipt US mail

Subject: Groundwater Investigation -Request for Access to 708 Alice Street
Oakland, California
AEI Project No. 5404

94607

Dear Mr. Lou:

AEI Consultants is requesting your permission to perform a groundwater investigation on your property located at 708 Alice Street in the City of Oakland (Assessor's Parcel # 1-179-25). AEI has been retained by Mr. Vic Lum, owner of the property 245 8th Street, to investigate the release of petroleum hydrocarbons from his property.

The investigation of this issue is required by the Alameda County Health Care Services Agency (ACHCSA) under the jurisdiction of the San Francisco Bay Regional Water Quality Control Board (RWQCB) pursuant to California Water Code Section 13267.

The portion of the investigation on your property will consist of the drilling of temporary borings in three locations. They will be advanced with 2" diameter drill rods to depths of approximately 20 feet for the collection of the required samples. Upon completion, the borings will be backfilled and all wastes will be removed from your property. The time required should be approximately 4 hours. AEI can provide you with our state licensing and insurance information upon request.

AEI and Mr. Lum will greatly appreciate your cooperation in this matter and I look forward to discussing this with you. I can be reached at 925/283-6000, extension 104. Mr. Barney Chan is the case manager with the ACHCSA; he can be reached at 510/567-6765.

Thank you for your time and consideration in this matter.

Sincerely,



Peter McIntyre
Project Manager, Geologist

cc: Mr. Vic Lum
245 8th Street
Oakland, CA 94607

Mr. Barney Chan, ACHCSA
1131 Harbor Bay Parkway, Suite 250
Alameda, CA 94502

No 2002
202

SEP 12 2002

Environmental Health

September 9, 2002

Mr. Michael Lou
2625 Otis Drive
Alameda, CA 94501

**Subject: Groundwater Investigation –Request for Access to 708 Alice Street
Oakland, California
AEI Project No. 5404**

Dear Mr. Lou:

AEI Consultants is requesting your permission to perform a groundwater investigation on your property located at 708 Alice Street in the City of Oakland (Assessor's Parcel # 1-179-25). AEI has been retained by Mr. Vic Lum, owner of the property 245 8th Street, to investigate the release of petroleum hydrocarbons from his property.

The investigation of this issue is required by the Alameda County Health Care Services Agency (ACHCSA) under the jurisdiction of the San Francisco Bay Regional Water Quality Control Board (RWQCB) pursuant to California Water Code Section 13267.

The portion of the investigation on your property will consist of the drilling of temporary borings in three locations. They will be advanced with 2" diameter drill rods to depths of approximately 20 feet for the collection of the required samples. Upon completion, the borings will be backfilled and all wastes will be removed from your property. The time required should be approximately 4 hours. AEI can provide you with our state licensing and insurance information upon request.

AEI and Mr. Lum will greatly appreciate your cooperation in this matter and I look forward to discussing this with you. I can be reached at 925/283-6000, extension 104. Mr. Barney Chan is the case manager with the ACHCSA; he can be reached at 510/567-6765.

Thank you for your time and consideration in this matter.

Sincerely,



Peter McIntyre
Project Manager, Geologist

cc: Mr. Vic Lum
245 8th Street
Oakland, CA 94607

Mr. Barney Chan, ACHCSA
1131 Harbor Bay Parkway, Suite 250
Alameda, CA 94502



AEI CONSULTANTS
3210 Old Tunnel Road, Suite B
Lafayette, CA 94549
PHONE: (800) 801-3224
(925) 283-6000
FAX: (925) 283-6121

RO202

Date: 7/13/02

Hard Copy Sent? Y N

To: Mr. Barney Chan
ACHCSA
Phone: 510 567-6765
Fax: 510 337-9335

From: Peter McIntyre

Pages: 2, including this cover page

Subject: 245 8th Street, Oakland – Lum Property
Case No. RO 0000202

Mr. Chan:

Following is the DWR well survey request form that requires an agency signature. Please have this completed and faxed back to me for submission to DWR.

This information will be useful in conjunction with our door-to-door survey.

Thank you and please contact me if you have any questions.

A handwritten signature in black ink, appearing to read 'Peter McIntyre', is written over a horizontal line.

STATE OF CALIFORNIA - THE RESOURCES AGENCY

GRAY DAVIS, Governor

DEPARTMENT OF WATER RESOURCES

CENTRAL DISTRICT

3251 S Street
Sacramento, CA 95816
(916) 227-7632
(916) 227-7800 (Fax)

NORTHERN DISTRICT

2440 Main Street
Red Bluff, CA 96080
(530) 529-7300
(530) 529-7322 (Fax)

SAN JOAQUIN DISTRICT

3374 East Shields Avenue
Fresno, CA 93726
(559) 230-3300
(559) 230-3301 (Fax)

SOUTHERN DISTRICT

770 Fairmont Avenue
Glendale, CA 91203
(818) 543-4800
(818) 543-4604 (Fax)

WELL COMPLETION REPORT RELEASE AGREEMENT-AGENCY
(Government and Regulatory Agencies and their Authorized Agents)

Project/Contract No. AEI Project # 5485 County Alameda

Township, Range, and Section _____ Radius 1,500 Feet
(Must include entire study area and a map that shows the area of interest.)

Under California Water Code Section 13752, the agency named below requests permission from Department of Water Resources to inspect or copy, or for our authorized agent named below to inspect or copy, Well Completion Reports filed pursuant to Section 13751 to (check one):

Make a study, or,

Perform an environmental cleanup study associated with an unauthorized release of a contaminant within a distance of 2 miles.

In accordance with Section 13752, information obtained from these reports shall be kept confidential and shall not be disseminated, published, or made available for inspection by the public without written authorization from the owner(s) of the well(s). The information shall be used only for the purpose of conducting the study. Copies obtained shall be stamped CONFIDENTIAL and shall be kept in a restricted file accessible only to agency staff or the authorized agent.

AEI - Peter McIntyre
Authorized Agent

3210 Old Tunnel Rd, Ste B
Address

Lafayette, CA 94549
City, State, and Zip Code

Signature [Signature]

Title Project Mgr. Geologist

Telephone (925) 944-2899

Fax (925) 944-2895

Date 7/13/02

E-mail p.mcintyre@aeiconsultants.com

Alameda County Environmental Health
Government or Regulatory Agency

1131 Harbor Bay Parkway
Address

Alameda, CA 94502
City, State, and Zip Code

Signature Barney Chan

Title Hazardous Materials Specialist

Telephone (510) 567-6765

Fax (510) 337-9335

Date 7/16/02

E-mail bchan@co.alameda.ca.us

Re: 245 8th St, Oakland CA 94607
6 June 2001

COM No.	REMOTE STATION	START TIME	DURATION	PAGES	RESULT	USER ID	REMARKS
066	9252836121	07-16 13:02	00' 33	01/01	OK		

7499402046

07/13/2002 10:17 9252836121

AEI CONSULTANTS (SF)

PAGE 02

STATE OF CALIFORNIA - THE RESOURCES AGENCY

GRAY DAVIS, Governor

DEPARTMENT OF WATER RESOURCES

CENTRAL DISTRICT
 3251 S Street
 Sacramento, CA 95816
 (916) 227-7632
 (916) 227-7800 (Fax)

NORTHERN DISTRICT
 2440 Main Street
 Red Bluff, CA 96080
 (530) 529-7300
 (530) 529-7322 (Fax)

SAN JOAQUIN DISTRICT
 3374 East Shields Avenue
 Fresno, CA 93726
 (558) 230-3800
 (558) 230-3301 (Fax)

SOUTHERN DISTRICT
 770 Fairmont Avenue
 Glendale, CA 91203
 (818) 948-4900
 (818) 543-4604 (Fax)

WELL COMPLETION REPORT RELEASE AGREEMENT—AGENCY
 (Government and Regulatory Agencies and their Authorized Agents)

Project/Contract No. AEI Project # 5485 County Alameda

Township, Range, and Section _____ Radius 1,500 Feet
 (Must include entire study area and a map that shows the area of interest.)

Under California Water Code Section 13752, the agency named below requests permission from Department of Water Resources to inspect or copy, or for our authorized agent named below to inspect or copy, Well Completion Reports filed pursuant to Section 13751 to (check one):

Make a study, or,

Perform an environmental cleanup study associated with an unauthorized release of a contaminant within a distance of 2 miles.

In accordance with Section 13752, information obtained from these reports shall be kept confidential and shall not be disseminated, published, or made available for inspection by the public without written authorization from the owner(s) of the well(s). The information shall be used only for the purpose of conducting the study. Copies obtained shall be stamped **CONFIDENTIAL** and shall be kept in a restricted file accessible only to agency staff or the authorized agent.

AEI - Peter McIntyre
 Authorized Agent

Alameda County Environmental Health
 Government or Regulatory Agency

3210 Old Tunnel Rd, Ste B
 Address

131 Harbor Bay Parkway
 Address

Lafayette, CA 94549
 City, State, and Zip Code

Alameda CA 94502
 City, State, and Zip Code

July 11, 2002

RO 202

Mr. Barney Chan
ACHCSA
1131 Harbor Bay Parkway, Suite 250
Alameda, CA 94502

AUG 02 2002

Subject: 245 8th Street
Oakland, California
AEI Project No. 5404

Dear Mr. Chan:

On July 10, 2002 AEI was retained by Mr. Vic Lum, owner of the above referenced property to begin the requested groundwater investigation, remedial investigation / pilot test workplan, and related receptor study.

The investigation will be performed as outlined in the October 29, 2001 *Site Characterization Workplan*. Mr. Lum has required that we submit the appropriate pre-approval request documentation to the UST Cleanup Fund (USTCF) prior to beginning the project. Generally, a response from the USTCF is expected within 30 to 60 of submittal, after which AEI expects completion of the project within an additional 45 to 60 days, assuming no access issue delays. All written requests for access will be copied to your office.

The remedial investigation / pilot test workplan will begin immediately. AEI will require approximately 20 to 30 days to submit the plan to the ACHCSA. The plan will include research of potential water wells and the presence of basements within the north half of the block bounded by 7th and 8th Streets and Alice Street. Although only speculative, it is likely that the plan will outline a dual-phase extraction pilot test, however other methods will be considered.

Please call me at (925) 283-6000 if you have any questions or would like to discuss details of our proposed work.

Sincerely,



Peter McIntyre
Project Manager, Geologist

Corporate Headquarters

Los Angeles
(310) 798-4255

Phoenix
(602) 240-5990

San Francisco
(800) 801-3224

Seattle
(425) 401-8500

New York
(212) 279-7770



AEI CONSULTANTS
 3210 Old Tunnel Road, Suite B
 Lafayette, CA 94549
 PHONE: (800) 801-3224
 (925) 283-6000
 FAX: (925) 283-6121

Date: 7/11/02

Hard Copy Sent? Y N

To: Mr. Barney Chan
 ACHCSA
Phone: 510 567-6765
Fax: 510 337-9335

From: Peter McIntyre

Pages: 2, including this cover page

Subject: 245 8th Street, Oakland

263 /



3210 Old Tunnel Road, Suite B, Lafayette, CA 94549-4157

Phone: (925) 283-6000 Fax: (925) 283-6121

July 11, 2002

Mr. Barney Chan
ACHCSA
1131 Harbor Bay Parkway, Suite 250
Alameda, CA 94502

Subject: 245 8th Street
Oakland, California
AEI Project No. 5404

Dear Mr. Chan:

On July 10, 2002 AEI was retained by Mr. Vic Lum, owner of the above referenced property to begin the requested groundwater investigation, remedial investigation / pilot test workplan, and related receptor study.

The investigation will be performed as outlined in the October 29, 2001 *Site Characterization Workplan*. Mr. Lum has required that we submit the appropriate pre-approval request documentation to the UST Cleanup Fund (USTCF) prior to beginning the project. Generally, a response from the USTCF is expected within 30 to 60 of submittal, after which AEI expects completion of the project within an additional 45 to 60 days, assuming no access issue delays. All written requests for access will be copied to your office.

The remedial investigation / pilot test workplan will begin immediately. AEI will require approximately 20 to 30 days to submit the plan to the ACHCSA. The plan will include research of potential water wells and the presence of basements within the north half of the block bounded by 7th and 8th Streets and Alice Street. Although only speculative, it is likely that the plan will outline a dual-phase extraction pilot test, however other methods will be considered.

Please call me at (925) 283-6000 if you have any questions or would like to discuss details of our proposed work.

Sincerely,

A handwritten signature in black ink, appearing to read 'Peter McIntyre', written over a white background.

Peter McIntyre
Project Manager, Geologist

RD 202
BARNEY



State Water Resources Control Board



Winston H. Hickox
Secretary for
Environmental

Division of Clean Water Programs

1001 I Street • Sacramento, California 95814
P.O. Box 944212 • Sacramento, California • 94244-2120
(916) 341-5714 • FAX (916) 341-5806 • www.swrcb.ca.gov/cwphome/ustcf

Gray Davis
Governor

Protection The energy challenge facing California is real. Every Californian needs to take immediate action to reduce energy consumption. For a list of simple ways you can reduce demand and cut your energy costs, see our website at www.swrcb.ca.gov.

JUL 10 2002

Victor Lum
245 8th St
Oakland, CA 94607

UNDERGROUND STORAGE TANK CLEANUP FUND (FUND), REQUEST FOR FURTHER DOCUMENTATION DURING INITIAL REVIEW: CLAIM NUMBER 017238; FOR SITE ADDRESS: 245 8TH ST, OAKLAND

PRE 1990 PERMITS

A copy of the permit to own or operate the UST from the local implementing agency dated between January 1, 1984 and January 1, 1990 (pursuant to Chapter 6.7 of the Health and Safety Code). **THE AIR QUALITY PERMITS ARE NOT ACCEPTABLE.**

If you were not subject to the permit requirement, submit documentation to confirm this claim. Situations where the permit was not required by January 1, 1990, can include: a) you removed all USTs prior to January 1, 1990; and not replaced; b) you decommissioned all USTs pursuant to the direction of the regulatory agency prior to January 1, 1984; c) you sold the property and tanks by January 1, 1990.

If you were subject to the permit requirement but failed to comply by January 1, 1990, you can request the State Board to waive the requirement as a condition for eligibility. To request a waiver, complete the enclosed "Permit Waiver Request" form and return with any additional information requested below.

UPGRADE CERTIFICATE

Copy that claimant provided does not have a site address nor date when the certificate was issued. Please submit a copy of the Underground Storage Tank Upgrade Certificate for the subject facility identifying the site is in compliance with December 22, 1998 upgrade requirement.

REMOVAL PERMIT FOR ALL THE UST

Submit a removal permit for all underground storage tanks listed in claim application. Also please provide a copy of the Tank Removal Report for the subject USTs removed in 1993 and 1994.

TAX RETURN

Provide the 1998 Federal Tax Returns.

Victor Lum

-2-

NOTE: Failure to respond to this request within thirty (30) calendar days from the date of this letter may result in an ineligibility determination of your claim.

If you have any questions, please contact me at (916) 341-5714.

Sincerely,
Shari Knieriem

ORIGINAL SIGNED BY

Claims Review Unit
Underground Storage Tank Cleanup Fund

cc: Mr. Steve Morse
RWQCB, Region 2
1515 Clay Street, Ste. 1400
Oakland, CA 94612

Ms. Donna Drogos
Alameda County EHD
1131 Harbor Bay Pkway, 2nd Fl.
Alameda, CA 94502-6577





Winston H. Hickox
Secretary for
Environmental
Protection

State Water Resources Control Board

Division of Clean Water Programs

1001 I Street • Sacramento, California 95814
P.O. Box 944212 • Sacramento, California • 94244-2120
(916) 341-5714 • FAX (916) 341-5806 • www.swrcb.ca.gov/cwphome/ustcf



Gray Davis
Governor

The energy challenge facing California is real. Every Californian needs to take immediate action to reduce energy consumption. For a list of simple ways you can reduce demand and cut your energy costs, see our website at www.swrcb.ca.gov.

SEP - 4 2002

RO202

Victor Lum
245 8th St
Oakland, CA 94607

Alameda County
SEP 10 2002
Environmental Health

UNDERGROUND STORAGE TANK CLEANUP FUND (FUND), NOTICE OF ELIGIBILITY DETERMINATION: CLAIM NUMBER 017238; FOR SITE ADDRESS: 245 8TH ST, OAKLAND

Your claim has been accepted for placement on the Priority List in Priority Class "B" with a deductible of \$5,000.

We have completed our initial review. The next step in the claim review process is to conduct a compliance review.

Compliance Review: Staff reviews, verifies, and processes claims based on the priority and rank within a priority class. After the Board adopts the Priority List, your claim will remain on the Priority List until your Priority Class and rank are reached. At that time, staff will conduct an extensive Compliance Review at the local regulatory agency or Regional Water Quality Control Board. During this Compliance Review, staff may request additional information needed to verify eligibility. Once the Compliance Review is completed, staff will determine if the claim is valid or must be rejected. If the claim is valid, a Letter of Commitment will be issued obligating funds toward the cleanup. If staff determine that you have not complied with regulations governing site cleanup, you have not supplied necessary information or documentation, or your claim application contains a material error, the claim will be rejected. In such event, you will be issued a Notice of Intended Removal from the Priority List, informed of the basis for the proposed removal of your claim, and provided an opportunity to correct the condition that is the basis for the proposed removal. Your claim will be barred from further participation in the Fund, if the claim application contains a material error resulting from fraud or intentional or negligent misrepresentation.

Record keeping: During your cleanup project you should keep complete and well organized records of all corrective action activity and payment transactions. If you are eventually issued a Letter of Commitment, you will be required to submit: (1) copies of detailed invoices for all corrective action activity performed (including subcontractor invoices), (2) copies of canceled checks used to pay for work shown on the invoices, (3) copies of technical documents (bids, narrative work description, reports), and (4) evidence that the claimant paid for the work performed (not paid by another party). These documents are necessary for reimbursement and failure to submit them could impact the amount of reimbursement made by the Fund. *It is not necessary to submit these documents at this time; however, they will definitely be required prior to reimbursement.*

Compliance with Corrective Action Requirements: In order to be reimbursed for your eligible costs of cleanup incurred after December 2, 1991, you must have complied with corrective action requirements of Article 11, Chapter 16, Division 3, Title 23, California Code of Regulations. Article 11 categorized the corrective action process into *phases*. In addition, Article 11 requires the responsible party to submit an *investigative workplan/Corrective Action Plan* (CAP) before performing any work. This phasing process and the workplan/CAP requirements were intended to:

California Environmental Protection Agency

1. help the responsible party undertake the necessary corrective action in a cost-effective, efficient and timely manner;
2. enable the regulatory agency to review and approve the proposed cost-effective corrective action alternative before any corrective action work was performed; and
3. ensure the Fund will only reimburse the most cost-effective corrective action alternative required by the regulatory agency to achieve the minimum cleanup necessary to protect human health, safety and the environment.

In some limited situations *interim cleanup* will be necessary to mitigate a demonstrated immediate hazard to public health, or the environment. Program regulations allow the responsible party to undertake interim remedial action after: (1) notifying the regulatory agency of the proposed action, and; (2) complying with any requirements that the regulatory agency may set. Interim remedial action should only be proposed when necessary to mitigate an immediate demonstrated hazard. ***Implementing interim remedial action does not eliminate the requirement for a CAP and an evaluation of the most cost-effective corrective action alternative.***

Three bids and Cost Preapproval: Only corrective action costs required by the regulatory agency to protect human health, safety and the environment can be claimed for reimbursement. You must comply with all regulatory agency time schedules and requirements and you must obtain three bids for any required corrective action. Unless waived in writing, you are required to obtain preapproval of costs for all future corrective action work. ***If you do not obtain three bids or a waiver of the three bid requirement, reimbursement is not assured and costs may be rejected as ineligible.***

If you have any questions, please contact me at (916) 341-5714.

Sincerely,

ORIGINAL SIGNED BY

Shari Knieriem
Claims Review Unit
Underground Storage Tank Cleanup Fund

cc: Mr. Steve Morse
RWQCB, Region 2
1515 Clay Street, Ste. 1400
Oakland, CA 94612

Ms. Donna Drogos
Alameda County EHD
1131 Harbor Bay Pkway, 2nd Fl.
Alameda, CA 94502-6577

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 24, 2002

Mr. Victor Lum
Vic's Automotive
245 8th St.
Oakland, CA 94607

Dear Mr. Lum:

Subject: Fuel Leak Case No. RO0000202, 245 8th St., Oakland, CA 94607

Alameda County Environmental Health, Local Oversight Program (LOP), has reviewed the case file for the subject site up to the February 7, 2002 Quarterly Monitoring Report prepared by AEI, your consultant. We have determined that additional work is necessary to progress your site to case closure. We request that you address the technical comments below.

Technical Comments

1. Please analyze groundwater samples for TPHg and by EPA Method 8260, BTEX, MTBE, TAME, ETBE, DIPE, TBA, EDB and EDC.
2. As previously requested, please provide the results of your basement survey. You should also inquire if any of the homes have a domestic well.
3. Please proceed with the approved Geoprobe borings and soil vapor sampling approved in 11/01.
4. Although the extent of the free product and TPHg, BTEX and MTBE plume has not been determined, these plumes have migrated beyond the property boundaries and beneath residential properties. These contaminants pose an unacceptable risk to human health and therefore active remediation beyond free product removal from MW-2 is required. Our office cannot wait for you to complete the off-site investigation. Immediate interim remediation is necessary. Please provide a proposal to evaluate several remediation options, ie vapor extraction and groundwater extraction tests, et al.

Technical Report Request

- June 24, 2002- Provide results of basement/ domestic well survey and provide work plan for performing remediation extraction tests or other feasibility tests
- July 24, 2002- Provide results of off-site investigation. If this is not possible due to access issues, please advise our office immediately and proceed with remediation extraction tests.

It appears that there have been significant delays in performing your off-site investigation. Please inform our office of the nature of the problem. Further delay may subject your site to enforcement and ineligible for the UST Cleanup Fund. 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. P. McIntyre, AEI Consultants, 3210 Old Tunnel Rd., Suite B, Lafayette, CA 94549-4157

245 8th St

Ro 202
CHAN



State Water Resources Control Board



Gray Davis
Governor

Winston H. Hickox
Secretary for
Environmental

Division of Clean Water Programs

1001 I Street • Sacramento, California 95814
P.O. Box 944212 • Sacramento, California • 94244-2120
(916) 341-5714 • FAX (916) 341-5806 • www.swrcb.ca.gov/cwphome/ustcf

*Protection The energy challenge facing California is real. Every Californian needs to take immediate action to reduce energy consumption.
For a list of simple ways you can reduce demand and cut your energy costs, see our website at www.swrcb.ca.gov.*

MAY - 9 - 2002

Victor Lum
245 8th St
Oakland, CA 94607

MAY 16 2002

UNDERGROUND STORAGE TANK CLEANUP FUND (FUND), REQUEST FOR FURTHER DOCUMENTATION DURING INITIAL REVIEW: CLAIM NUMBER 017238; FOR SITE ADDRESS: 245 8TH ST, OAKLAND

After reviewing your claim application to the Cleanup Fund, we find that the following additional information is needed to determine your eligibility for placement on the Priority List:

A copy of the permit to own or operate the UST from the local implementing agency dated between January 1, 1984 and January 1, 1990 (pursuant to Chapter 6.7 of the Health and Safety Code).

If you were not subject to the permit requirement, submit documentation to confirm this claim. Situations where the permit was not required by January 1, 1990, can include: a) you removed all USTs prior to January 1, 1990; and not replaced; b) you decommissioned all USTs pursuant to the direction of the regulatory agency prior to January 1, 1984; c) you sold the property and tanks by January 1, 1990.

If you were subject to the permit requirement but failed to comply by January 1, 1990, you can request the State Board to waive the requirement as a condition for eligibility. To request a waiver, complete the enclosed "Permit Waiver Request" form and return with any additional information requested below.

Claimant is required to provide documentation that all current and prior UST fees due on or after January 1, 1991 imposed by Section 25299.41 of the Health and Safety Code have been paid. If any of the USTs owned or operated had product placed in them on or after January 1, 1991, attach the most recent copy of the UST Fee Return Form filed with the State Board of Equalization (BOE) with proof of payment (copy of canceled check).

Claimant's tax identification number must correspond with the claimant name (e.g. individual-social security number; corporation, partnership, estate, trust-federal tax identification number). Since claimant is a sole proprietor, the correct tax identification number should be claimant's social security number. Therefore, the Fund will make the change.

Submit a copy of the Underground Storage Tank Upgrade Certificate for the subject facility identifying the site is in compliance with December 22, 1998 upgrade requirement.

Submit a copy of the current permit to own or operate the UST from the local regulatory agency (Air Pollution permits are not acceptable).

Submit a removal permit for all underground storage tanks listed in claim application. Also please provide a copy of the Tank Removal Report for the subject USTs removed in 1993 and 1994.

Victor Lum

-2-

Claimant must provide the Federal Tax Return for the year 2001 and complete the enclosed Priority Addendum in order to qualify for Priority Class B.

NOTE: Failure to respond to this request within thirty (30) calendar days from the date of this letter may result in an ineligibility determination of your claim.

If you have any questions, please contact me at (916) 341-5714.

Sincerely,

ORIGINAL SIGNED BY

Shari Knieriem
Claims Review Unit
Underground Storage Tank Cleanup Fund

cc: Mr. Steve Morse
RWQCB, Region 2
1515 Clay Street, Ste. 1400
Oakland, CA 94612

Ms. Donna Drogos
Alameda County EHD
1131 Harbor Bay Pkway, 2nd Fl.
Alameda, CA 94502-6577



ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



November 7, 2001
StID 263/RO0000202

Mr. Victor Lum
Vic's Automotive
245 8th St.
Oakland CA 94607

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

Re: Site Characterization Work Plan for 245 8th St., Oakland CA 94607

Dear Mr. Lum:

Our office has received and reviewed the October 29, 2001 Site Characterization Workplan prepared by AEI Consultants. I have also spoken with Mr. Ed Wallick of AEI. As you are aware, the work plan proposed investigation and remediation of this site in several phases. One phase was the installation of wells MW-3 and MW-4 and the reinstatement of free product removal from MW-1. The next phase involves the delineation of the free product and dissolved hydrocarbon plume. Twelve borings have been proposed (on and off-site) for the collection of groundwater. One soil sample will be analyzed from each boring. In addition, twelve adjacent boring will be advanced and soil vapor samples collected. After this phase and interpretation of the results, three monitoring wells will be installed for either remediation or monitoring.

The work plan is approved with the following comments and requirements:

- Please confirm positive MTBE results using the more definitive method, EPA 8260.
- Please collect a shallow soil vapor sample in addition to the vapor sample just above groundwater. This can provide information for the potential of hydrocarbon vapors collected beneath and into adjacent residential homes.
- Please survey all new wells to the same benchmark used on the other wells at the site.
- Please confirm whether any of the neighboring homes have basements.

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

Sincerely,

Handwritten signature of Barney M. Chan in black ink.

Barney M. Chan
Hazardous Materials Specialist

✓ C: B. Chan, files

Mr. E. Wallick, AEI Consultants, 2309 Pacific Coast Highway, Suite 206,
Hermosa Beach, CA 90254

Wpap245 8th St

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

September 27, 2001
StID 263/RO0000202

Mr. Victor Lum
Vic's Automotive
245 8th St.
Oakland CA 94607

Re: 245 8th St., Oakland CA 94607

Dear Mr. Lum:

Our office has received the September 17, 2001 work plan extension request from AEI Consultants. Your request for a thirty (30) day extension is approved. **Please submit your work plan by October 22, 2001** for the determination of the extent of free and dissolved petroleum and performing a feasibility study to determine the most appropriate remediation method(s).

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

Sincerely,

Barney M. Chan
Hazardous Materials Specialist

C: B. Chan, files

P. McIntyre, AEI Consultants, 3210 Old Tunnel Road, Suite B, Lafayette, CA 94549-4157

Wpext245 8thSt



STID
263 / RO 202

September 17, 2001

SEP 27 2001

1131

Mr. Barney Chan
Alameda County Health Care Services
~~1311 Harbor Bay Parkway, Suite 250~~
Alameda, CA ~~94607~~ 94502

Subject: Workplan Request
245 8th Street
Oakland, California
AEI Project No. 4603
StID: 263/RO0000202

okay deadline to Oct 22, 2001.

Dear Mr. Chan:

This letter has been prepared by AEI on behalf of Mr. Vic Lum, owner of the above referenced property. AEI is requesting a 30 day extension of the your office's deadline for submission of the requested workplan. AEI was recently retained to prepare the plan, and is requesting the time extension to allow for adequate design of an appropriate scope of work and to investigate possible off-site access issues.

Thank you for your consideration in this matter. Please contact either Ed Wallick or myself at (925) 283-6000 if you have any questions regarding this site.

Sincerely,

Peter McIntyre
Project Geologist

cc: Mr. Victor Lum
245 8th Street
Oakland, CA 94607

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



August 8, 2001
StID 263/RO0000202

Mr. Victor Lum
Vic's Automotive
245 8th St.
Oakland CA 94607

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

Re: Monitoring Well Installation Report for 245 8th St., Oakland CA 94607

Dear Mr. Lum:

Our office has received and reviewed the July 31, 2001 Monitoring Well and Pump Installation Report prepared by AEI Consultants. This work is the first part of the site characterization plan proposed by your consultant. Two on-site wells were installed to determine the groundwater gradient and a pump was installed in MW-1 to automate the free product removal. The second part of plan includes off-site characterization and additional monitoring well installation.

The results from this report indicate the following:

- The gasoline release appears to be defined in the northerly and easterly directions. No up-gradient source is likely to be impacting this site.
- The area near and down-gradient of MW-1 appears to be the source of the groundwater contamination. Future remediation efforts should concentrate in removing petroleum from this area once the extent of free product has been determined.
- Quarterly groundwater monitoring should continue.
- It is likely that the MTBE plume has migrated significantly beyond that of the gasoline plume.

As mentioned in the AEI 2/27/01 Workplan, the next step should include a soil, groundwater and soil vapor survey. Given the likely southeast to southwest gradient, our office requests the submittal of a work plan to start the next investigation stage, the determination of the extent of free product and dissolved product and the preparation of a feasibility study to examine the most reasonable remediation approach. **Please submit the investigative work plan to our office within 45 days or no later than September 21, 2001.** Given that the dissolved or free product plume has migrated beneath the adjacent residences, active remediation approaches should be examined in your feasibility study.

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. P. McIntyre, AEI Consultants, 3210 Old Tunnel Rd., Suite B, Lafayette, CA 94549-4157

Addssi245 8th St

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

March 6, 2001
StID # 263

Mr. Victor Lum
Vic's Automotive Services
245 8th St.
Oakland CA 94607

Re: Work Plan for 245 8th St., Oakland CA 94607, Vic's Automotive Services

Dear Mr. Lum:

Our office has received and reviewed the February 27, 2001 work plan prepared by AEI Consultants. As you are aware, this is the first phase of the investigation, the purpose of which is to verify the site-specific gradient and determine the extent of the gasoline plume. The following phase will include off-site characterization including soil, groundwater and soil vapor sampling and proposal for off-site well(s). This work plan and subsequent work plans take the place of the formerly approved August 1, 1997 work plan by AEI.

The first phase proposes the installation of 2- four inch wells, one immediately adjacent to one of the former 6000 gallon gasoline tanks and the existing fuel tanks, and the other in the southeast corner of the site. These two wells will help determine the extent of the gasoline plume and free product plume. The work plan states erroneously that 3 wells will be installed in the **Purpose** section. Two soil samples from each boring and one groundwater sample will be collected for analysis of TPHg, BTEX and MTBE. This work plan is approved with the condition that MTBE be run by EPA Method 8020 and any detected MTBE be confirmed using EPA Method 8260. In addition, this work plan calls for restarting free product removal from MW-1 and the commencing of quarterly groundwater monitoring of the 4 wells that will exist after completing this work plan.

As previously stated, your report must also include recommendations for additional off-site characterization. Please also include the location of SB-3 on figures referencing this boring.

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. Ed Wallick, AEI, 3210 Old Tunnel Road, Suite B, Lafayette, CA 94549-4157

Wpap245 8thSt

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



January 4, 2001
StID # 263

Mr. Victor Lum
Vic's Automotive Services
245 8th St.
Oakland CA 94607

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

**Re: Request for Technical Reports and Subsurface Investigation at 245 8th St.,
Oakland CA 94607**

Dear Mr. Lum:

Due to changes within our office, I have taken over the oversight of the above referenced site. All future correspondences should be made to my attention. Upon review of the site history, it is apparent that the site has experienced a significant release of gasoline from former underground tanks, which has impacted groundwater beneath and likely beyond the property boundaries. It also appears that the site has not been adequately characterized or remediated and there has been a lack of monitoring and reporting to our office.

I have reached a number of conclusions and have a number of requests that need to be addressed to maintain regulatory compliance. It appears that you may have believed that the contamination at this site is from the Lim property at 250 8th St. This does not appear to be the case. That release appears to have migrated westerly not southerly toward your site. There was evidence of free gasoline product beneath both former 6,000 gallon tanks removed from your site. A significant amount of free product has been removed from monitoring well MW-1 at this site. Nearly 170 gallons was removed from 7/95-7/96 and an additional 380 gallons was removed from 4/97-8/97. How much free product has been removed since this time? It is clear that the removal of free product is addressing only a small part of the overall problem. There is likely other areas of free product and a large dissolved gasoline plume that needs to be characterized and remediated. No soil samples from beneath pipelines or dispensers were reported from either of the underground tank removals (4-1000 gallon and 2-6000 gallon USTs). Where were the former dispenser islands for these underground tanks and why weren't any samples taken? Ms. Jennifer Eberle of our office approved the All Environmental 8/1/97 "Groundwater Monitoring Well Installation Workplan" in her August 19, 1997 letter. Four monitoring wells were proposed, two onsite and two off-site. Why haven't these wells been installed?

In summary please address these items:

- What is the status of free product removal from the existing well? Particularly since August 1997? Please restart the removal if it has been turned off.
- What is the extent of soil, groundwater and free product contamination? Please provide a work plan to determine that which is unknown.
- Please clarify why no piping or dispenser samples were taken during the tank removals. Please provide a work plan for sampling if necessary.
- Please install the previously approved monitoring wells. Should you experience difficulty in obtaining access, please inform our office and offer an alternative, if possible.

Mr. Victor Lum
245 8th St., Oakland 94607
StID # 263
January 4, 2001
Page 2

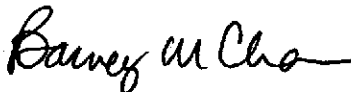
Please be aware that quarterly reports (every three months) should be sent to our office informing us of the status of the site, what has been done the past quarter, what is expected to be done the next quarter, and recommendations for additional work. Any interpretation or recommendation requiring a technical judgment should also include the signature of a registered professional.

Please respond to the above items within 30 days or no later than February 5, 2001.

The failure to submit the requested items as is required by the Health and Safety Code and the Water Board may subject you to civil liability. In addition, you may be deemed not eligible for the State Water Resources Control Board Underground Storage Tank Cleanup Fund (the Fund) based upon non-compliance. The City of Oakland Fire Services may also choose to revoke your underground tank operating permit and prevent further dispensing of fuel at this site.

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

Sincerely,



Barney M. Chan
Hazardous Materials Specialist

✓ C: B. Chan, files

Mr. P. McIntyre, AEI Consultants, 3210 Old Tunnel Road, Suite B, Lafayette, CA 94549-4157

reps245 8thSt

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

April 21, 2000

Mr. Victor Lum
Vic's Automotive Service
245-8th Street
Oakland, CA 94607
STID 263

RE: Vic's Automotive Service, 245-8th Street, Oakland, CA 94607

Dear Mr. Lum:

I would like to introduce myself as the new caseworker for this site. I have reviewed the site file, and the last correspondence from you and your consultant was in August 1997. Up to 4.39 feet of free-floating product was detected in MW-1 in March 1996. A groundwater sample collected from SB-3 on August 8, 1996 contained 27,000 ppb of MTBE and 19,000 ppb of benzene. Please inform this office within 30 days of the receipt of this letter the current status of the subsurface investigation and remediation at this site.

If you have any questions, please contact me at (510) 567-6774.

Sincerely,


Larry Seto
Sr. Hazardous Materials Specialist

Cc: Peter McIntyre, AEI Consulting, 3210 Old Tunnel Road, Suite B, Lafayette,
CA 94549

Files

ALAMEDA COUNTY
HEALTH CARE SERVICES



AGENCY
DAVID J. KEARS, Agency Director

August 19, 1997
STID 263

Victor Lum
Vic's Automotive Service
245-8th St.
Oakland CA 94607

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

RE: Vic's Automotive Service, 245-8th St., Oakland CA 94607

Dear Mr. Lum,

Since my last letter, dated 4/30/97, the following documents have been received in this office:

- 1) "Groundwater Monitoring Well Installation Workplan," prepared by All Environmental, Inc. (AEI), dated 8/1/97; and
- 2) letter from AEI regarding free product recovery update, dated 8/15/97.

The workplan involves the installation of four 4" diameter monitoring/extraction wells. **This workplan is acceptable for implementation on the condition that downgradient well MW6 be moved to a location no more than 30' to the south of MW1, in order to a) remove free product and/or dissolved product which may be present, and b) assess the risk to the residential community.** This well will therefore be located on the adjacent residential property, instead of the sidewalk (as proposed). [Be advised that the City of Oakland, Public Works Agency, Construction and Maintenance Services Division (telephone 238-3651) will not allow the installation of wells on city sidewalks.] **Please understand that you will need to get permission from the downgradient property owner(s).** Section 25289 of the California Health and Safety Code allows the local agency (Alameda County) to investigate releases within 2000 feet of an underground storage tank.

If you have any questions, feel free to contact me directly at 510-567-6761.

Sincerely,

Jennifer Eberle
Hazardous Materials Specialist

cc: Jennifer Pucci, All Environmental, 3364 Mt. Diablo Blvd., Lafayette CA 94549
J. Eberle/file

je.263-H

ALL ENVIRONMENTAL, INC.

Environmental Engineering & Construction

ENVIRONMENTAL
PROTECTION
97 AUG 19 PM 2:55

August 15, 1997
Job No. 1255

Ms. Jennifer Eberle
Alameda County Health Services Department
1131 Harbor Bay Parkway, Suite 250
Alameda, CA 94502

Subject: 245 8th Street, Oakland

Dear Jennifer:

The following information details the free product recovery activities currently underway at the above referenced site. The attached table lists product level measurements collected from MW-1 between April 3, 1997 and August 12, 1997.

Approximately 380 gallons of free product and water were removed from the well during this time period. Product in MW-1 was measured at an average thickness of 0.70 feet while MW-2 continues to be free from any product.

If you have any questions regarding the findings, please contact me at (510) 283-6000.

Sincerely,


Jennifer Pucci
Project Manager

cc: Victor Lum

Table 1: Product Recovery Data, MW-1

Date	Depth to Product (ft)	Depth to Water (ft)	Product Thickness (ft)	Approx. Volume Removed (gal)
4/3/97	15.45	15.66	0.21	
4/29/97	16.65	16.01	0.64	
5/13/97	16.05	17.13	1.08	120
5/23/97	16.25	17.35	1.10	
6/11/97	16.33	17.15	0.82	
7/2/97	16.45	17.41	0.96	
7/8/97	16.62	17.08	0.46	120
7/14/97	16.65	17.47	0.82	
7/29/97	16.77	17.45	0.68	
8/6/97	16.81	17.15	0.34	
8/12/97	16.82	17.44	0.62	140
TOTAL				380

ALL ENVIRONMENTAL, INC.

Environmental Engineering & Construction

ENVIRONMENTAL
PROTECTION

97 AUG -7 PM 3:58

August 5, 1997

Ms. Jennifer Eberle
Alameda County Health Services Agency
Department of Environmental Health
1131 Harbor Bay Parkway, Suite 250
Alameda, CA 94502

Re: 245 8th Street, Oakland, California

Dear Ms. Eberle:

Enclosed is the Groundwater Monitoring Well Installation Workplan for the above referenced property. Please review the report and if you have any questions, don't hesitate to contact me at (510) 283-6000.

925

Sincerely,

All Environmental, Inc.



Jennifer Pucci
Project Manager

cc: Mr. Victor Lum

Corporate Headquarters:

3964 Mt. Diablo Blvd.
Lafayette, CA 94549
Phone: (510) 283-6000
Fax: (510) 283-6121

Sacramento Office::

5524 Assembly Ct., Suite 19
Sacramento, CA 95823
Phone: (916) 429-0776
Fax: (916) 429-0685

Los Angeles Office:

111 N. Sepulveda Blvd., #250
Manhattan Beach, CA 90266
Phone: (310) 328-8878
Fax: (310) 798-2841

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



April 30, 1997
STID 263
page 1 of 2

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

Victor Lum
Vic's Automotive Service
245-8th St.
Oakland CA 94607

RE: Vic's Automotive Service, 245-8th St., Oakland CA 94607

Dear Mr. Lum,

Since my last letter, dated 9/24/96, the following documents have been received in this office:

- 1) results of the subsurface investigation letter report, prepared by All Environmental Inc (AEI), dated 9/19/96; and
- 2) letter from AEI dated 3/17/97 (update on free product recovery).

The 3/17/97 AEI letter documents that a pumping system was installed in MW1 on 11/6/96, and that approximately 630 gallons of product had been removed from the well between 11/6/96 and 3/13/97. **Please continue to submit free product recovery updates every two months. The next update is due by 5/17/97.**

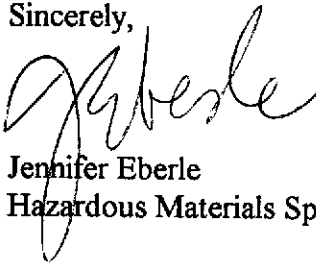
The 9/19/96 AEI report documents the existence of petroleum hydrocarbons in soil and groundwater in the offsite and downgradient direction. Grab groundwater samples contained concentrations as high as 19,000 parts per billion (ppb) benzene, 27,000 ppb MTBE, and 140,000 ppb TPH-gasoline. The extent of the groundwater/soil hydrocarbon plume is unknown. **Therefore, you are requested to perform a Soil and Water Investigation (SWI), as per Sect. 2724 of Chapter 16, Division 3, Title 23, California Code of Regulations. Please submit a workplan for a SWI within 45 days, or by June 15, 1997. Please submit your own cover letter with your consultant's reports. Permanent groundwater monitoring/extraction wells will be required in order to assess the groundwater contaminant plume. An extraction well should be installed within 30' to the south of MW1, in order to remove free product and/or dissolved product. Soil samples should be collected in the capillary fringe, as well as 5' above the capillary fringe, in order to determine if groundwater contamination is due to the former USTs at 245-8th St. The groundwater plume must be assessed in all directions (upgradient, crossgradient, and downgradient).**

April 30, 1997
STID 263
page 2 of 2
Victor Lum

The downgradient residential properties must be included in this investigation. Please understand that you will need to get permission from these downgradient property owners. Section 25289 of the California Health and Safety Code allows the local agency (Alameda County) to investigate releases within 2000 feet of an underground storage tank.

If you have any questions, feel free to contact me directly at 510-567-6761.

Sincerely,



Jennifer Eberle
Hazardous Materials Specialist

cc: Jennifer Andersen, All Environmental, 3364 mt. Diablo Blvd., Lafayette CA 94549
J. Eberle/file

je.263-G

March 17, 1997
Job No. 1255

97 MAR 21 PM 2: 28

Ms. Jennifer Eberle
Alameda County Health Services Department
1131 Harbor Bay Parkway, Suite 250
Alameda, CA 94502

Subject: 245 8th Street, Oakland

Dear Jennifer:

The following letter report details the **free product recovery activities** performed at the above referenced address. Free floating product was manually purged from the on-site well, MW-1, on three additional occasions prior to the installation of the pumping system. The results of all manual purging events are attached.

On November 6, 1996, AEI installed a pumping system to remove free product from MW-1. Three 55 gallon drums are present on the site to collect the product. The drums were pumped out on four separate occasions between January 6, 1997 and February 13, 1997. Currently, approximately 70 gallons of product is present on-site. Since the installation, approximately 630 gallons of product were removed from the well.

Product thickness was measured periodically to track the effectiveness of the pumping system. The most recent product level measurement indicates only 0.1 feet of free floating product present.

If you have any questions regarding the findings, please contact me at (510) 283-6000.

Sincerely,



Jennifer Anderson
Project Manager

cc: Victor Lum

Corporate Headquarters:

3364 Mt. Diablo Blvd.
Lafayette, CA 94549
Phone: (510) 283-6000
Fax: (510) 283-6121

Sacramento Office:

5524 Assembly Ct., Suite 10
Sacramento, CA 95823
Phone: (916) 429-0776
Fax: (916) 424-0182

Los Angeles Office:

111 N. Sepulveda Blvd., #250
Manhattan Beach, CA 90266
Phone: (310) 328-8878
Fax: (310) 798-2841

Table 1: Product Recovery Data, MW-1

Date	Initial Depth to Product (ft)	Initial Depth to Water (ft)	Product Thickness (ft)	Volume Removed (gal)	Total Volume Removed (gal)
7/28/95	15.80	18.02	2.22	9	9
8/11/95	16.01	18.03	2.02	8	17
8/28/95	16.25	18.09	1.84	5	22
9/12/95	16.41	18.13	1.72	5	27
10/03/95	16.57	18.25	1.68	5	32
11/28/95	17.25	18.47	1.22	5	37
12/06/95	17.33	18.53	1.20	4	41
1/05/96	16.74	18.15	1.41	3	44
1/12/96	16.80	18.15	1.35	4	48
1/29/96	15.94	17.70	1.76	6	54
2/13/96	14.59	17.61	3.02	12	66
3/5/96	13.91	17.85	3.94	15	81
3/13/96	13.35	17.32	3.97	14	95
3/19/96	14.49	18.88	4.39	14	109
4/15/96	14.28	17.55	3.27	12	121
4/19/96	14.69	17.46	2.77	10	131
4/30/96	14.67	17.41	2.74	12	143
5/14/96	14.90	17.75	2.85	10	153
5/23/96	14.50	17.68	3.18	11	164
7/25/96	15.72	18.08	2.36	0	----
10/1/96	16.65	18.02	1.37	0	----
10/8/96	16.67	18.11	1.44	5	169
10/17/96	16.80	17.70	0.90	3	172
11/6/96	16.98	17.86	0.88	NA	---
11/14/96	16.83	17.90	1.07	NA	----
12/18/96	16.10	17.53	1.43	NA	---
12/30/96	17.08	14.79	2.29	NA	---
2/13/97	16.46	13.68	2.78	560	732
2/18/97	14.70	14.30	0.4	NA	---
2/20/97	14.82	14.68	0.14	NA	---
3/13/97	15.33	15.44	0.10	70	802

product

installed →
pump

gan? →

= 630 gal product

$$.1' \times \frac{12''}{1'} = 1.2''$$

Table 2: Groundwater Level Measurements, MW-2

Date	Initial Depth to Product (ft)	Initial Depth to Water (ft)	Product Thickness (ft)	Volume Removed (gal)	Final Product Thickness (ft)
11/28/95	18.30	18.42	0.12	0	0.12
12/06/95	18.37	18.47	0.10	3	0.00
1/05/96	18.84	18.86	0.02	0	0.02
1/12/96	17.88	17.89	0.01	0	0.01
1/29/96	-----	17.08	0.00	0	0.00
2/13/96	15.95	15.99	0.04	0	0.04
3/5/96	-----	15.53	0.00	0	0.00
3/13/96	-----	15.56	0.00	0	0.00
3/19/96	-----	15.63	0.00	0	0.00
4/15/96	-----	15.58	0.00	0	0.00
4/19/96	-----	15.76	0.00	0	0.00
4/30/96	-----	15.62	0.00	0	0.00
5/14/96	-----	15.53	0.00	0	0.00
5/23/96	-----	15.87	0.00	0	0.00
7/25/96	-----	16.94	0.00	0	0.00
10/1/96	17.95	18.19	0.24	0	0.00
10/8/96	18.01	18.15	0.14	0	0.00
11/6/96	18.01	18.03	0.02	0	0.00
11/14/96	18.86	18.94	0.08	0	0.00
12/18/96	----	17.12	0.00	0	0.00

ALAMEDA COUNTY
HEALTH CARE SERVICES



AGENCY

DAVID J. KEARS, Agency Director

Alameda County
Environmental Protection Services
1131 Harbor Bay Parkway, Room 250
Alameda CA 94502-6577

CC4580

September 24, 1996
STID 263
page 1 of 2

Victor Lum
Vic's Automotive Service
245-8th St.
Oakland CA 94607

RE: Vic's Automotive Service, 245-8th St., Oakland CA 94607

Dear Mr. Lum,

I have received a letter from All Environmental Inc. (AEI), dated 9/9/96. This letter documents free product manual bailing activities performed between 3/19/96 and 7/25/96. It has been one year since manual bailing activities began in MW1. The data indicates that, although free product thicknesses decreased in the late summer and fall of 1995 (to 1.20 feet), they increased again in the spring of 1996 (to 4.39 feet). The last measurement was conducted on 7/25/96, when free product was 2.36 feet thick in MW1. This represents a slight increase from a year ago, when free product was 2.22 feet thick on 7/28/95.

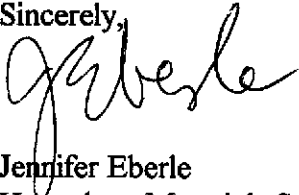
The manual bailing was intended as an interim remedial measure, and hopefully enough of a remedial measure to completely ameliorate the free product problem. However, the data show that the free product problem has not lessened over one entire year. **Therefore, you are requested to install a free product recovery system which will operate continuously and automatically (based on thickness present in the well). Please install this system within 30 days, or by October 24, 1996. You are also requested to IMMEDIATELY continue WEEKLY manual bailing until the system is installed. Please continue the weekly manual bailing within 7 days from the date of this letter, or October 1, 1996.**

I am awaiting the final report for the Geoprobe investigation. AEI faxed over the laboratory report on 8/16/96. The data indicate that there is a significant groundwater plume extending offsite. Control of the free product in MW1 is imperative, because it should help to slow the spread of the groundwater contamination.

Please notify me by telephone at least 2 business days in advance of field activities. If you have any questions, please contact me at 510-567-6761; our fax number is 510-337-9335.

September 24, 1996
STID 263
page 2 of 2
Victor Lum

Sincerely,

A handwritten signature in cursive script, appearing to read "Jennifer Eberle".

Jennifer Eberle
Hazardous Materials Specialist

cc: Jennifer Anderson, All Environmental Inc., 2641 Crow Canyon Rd., Suite 5, San Ramon
CA 94583
Jennifer Eberle/file

je.263-F

ALL ENVIRONMENTAL, INC.

Environmental Engineering & Construction

September 9, 1996
Job No. 1255

Ms. Jennifer Eberle
Alameda County Health Services Department
1131 Harbor Bay Parkway, Suite 250
Alameda, CA 94502

Subject: 245 8th Street, Oakland

Dear Jennifer:

The following letter report details the groundwater and free product level measurements collected during the purging activities performed between March 19, 1996 and ~~May 23~~, 1996 at the above referenced address. Free floating product was purged from the on-site well, MW-1, on six separate occasions during this time frame. Thickness of the product was measured using an oil water interface probe. Floating product was removed from the well using a bailer and is currently being stored within 55 gallon drums on-site.

ENVIRONMENTAL
PROTECTION
96 SEP 13 PM 4: 32

July 25

The thickness of free-floating product measured within MW-1 during the manual purging episodes is listed in Table 1. The most recent purging episodes are bolded for easier reference.

The product thickness consistently declined from July, 1995 to December, 1995, however the measurements from January, 1996 to March, 1996 indicate an increase of approximately 2 feet in the free product thickness. The thickness of product reached a high of 4.39 feet in March, 1996 and then dropped off to approximately 3 feet for the remaining purging episodes.

No floating product was measured within MW-2 between March, 1996 and July, 1996.

Groundwater elevation (GWE) measurements were collected on July 25, 1996 from MW-2 and the off-site Aqua Science Engineers (ASE) wells, ASE-1 and ASE-2. The GWE measurements for July, 1996 indicate a continued southern groundwater flow direction. Refer to Table 3 for historic and current GWE measurements.

The manual removal has not significantly decreased the level of product from July, 1995, rather the product thickness has increased within the well. Therefore, AEI is proposing to install a peristaltic pump system to remove the free floating product in a more timely manner.

Ms. Jennifer Eberle
Alameda County Health Services Department
September 9, 1996
Job No. 1255

If you have any questions regarding the findings presented in this report, please contact me at (510) 283-6000.

Sincerely,

A handwritten signature in cursive script, appearing to read "Jennifer Anderson".

Jennifer Anderson
Project Manager

cc: Victor Lum

Table 1: Product Recovery Data, MW-1

Date	Initial Depth to Product (ft)	Initial Depth to Water (ft)	Product Thickness (ft)	Volume Removed (gal)	Final Product Thickness (ft)
7/28/95	15.80	18.02	2.22	9	0.03
8/11/95	16.01	18.03	2.02	8	0.02
8/28/95	16.25	18.09	1.84	5	0.15
9/12/95	16.41	18.13	1.72	5	0.10
10/03/95	16.57	18.25	1.68	5	0.08
11/28/95	17.25	18.47	1.22	5	0.01
12/06/95	17.33	18.53	1.20	4	0.01
1/05/96	16.74	18.15	1.41	3	0.03
1/12/96	16.80	18.15	1.35	4	0.02
1/29/96	15.94	17.70	1.76	6	0.05
2/13/96	14.59	17.61	3.02	12	0.41
3/5/96	13.91	17.85	3.94	15	0.10
3/13/96	13.35	17.32	3.97	14	0.10
3/19/96	14.49	18.88	4.39	14	0.24
4/15/96	14.28	17.55	3.27	12	0.10
4/19/96	14.69	17.46	2.77	10	0.07
4/30/96	14.67	17.41	2.74	12	0.13
5/14/96	14.90	17.75	2.85	10	0.03
5/23/96	14.50	17.68	3.18	11	0.35
7/25/96	15.72	18.08	2.36	0	----

Table 2: Product Recovery Data, MW-2

Date	Initial Depth to Product (ft)	Initial Depth to Water (ft)	Product Thickness (ft)	Volume Removed (gal)	Final Product Thickness (ft)
11/28/95	18.30	18.42	0.12	0	0.12
12/06/95	18.37	18.47	0.10	3	0.00
1/05/96	18.84	18.86	0.02	0	0.02
1/12/96	17.88	17.89	0.01	0	0.01
1/29/96	----	17.08	0.00	0	0.00
2/13/96	15.95	15.99	0.04	0	0.04
3/5/96	----	15.53	0.00	0	0.00
3/13/96	----	15.56	0.00	0	0.00
3/19/96	----	15.63	0.00	0	0.00
4/15/96	----	15.58	0.00	0	0.00
4/19/96	----	15.76	0.00	0	0.00
4/30/96	----	15.62	0.00	0	0.00
5/14/96	----	15.53	0.00	0	0.00
5/23/96	----	15.87	0.00	0	0.00
7/25/96	----	16.94	0.00	0	0.00

Table 3: Groundwater Level Measurements

Date Well Number	Water Depth (feet)	Casing Elevation (feet)	Groundwater Elevation (feet)
7/21/95			
MW-2	17.21	23.980	6.770
ASE-1	16.02	23.985	7.965
ASE-2	16.71	25.510	8.800
10/17/95			
MW-2	17.67	23.980	6.310
ASE-1	16.94	23.985	7.045
ASE-2	17.72	25.510	7.790
1/12/95			
MW-2	17.89	23.980	6.090
ASE-1	17.05	23.985	6.935
ASE-2	18.03	25.510	7.480
7/25/96			
MW-2	16.94	23.980	7.040
ASE-1	16.02	23.985	7.965
ASE-2	16.82	25.510	8.690

ALL ENVIRONMENTAL, INC.

Environmental Engineering & Construction

RECEIVED
FEB 23 1996

February 20, 1996
Job No. 1255

Ms. Jennifer Eberle
Alameda County Health Services Department
1131 Harbor Bay Parkway, Suite 250
Alameda, CA 94502

Subject: 245 8th Street, Oakland

Dear Jennifer:

The following letter report describes purging activities performed at the above referenced address. Free floating product was purged from the on-site well, MW-1, on six separate occasions between November 28, 1995 and February 13, 1996.

Table 1 outlines the manual purging episodes of monitoring well MW-1. I forwarded the previous data to your office on October 6, 1995. To date we have removed the floating product approximately every two weeks for a total of eleven episodes. The product thickness consistently declined from July, 1995 to December, 1995, however the measurements from January, 1996 and February, 1996 indicate an increase in the free product thickness. The significant increase from January 29, 1996 to February 13, 1996 is most likely due to an increase in the groundwater elevation during the winter months. Thickness of the product was measured using an oil water interface probe. Floating product was removed from the well using a bailer and is currently being stored within 55 gallon drums on-site.

Free floating product was first discovered in MW-2 during the November, 1995 purging episode. Table 2 outlines the thickness of product discovered in MW-2 from November, 1995 to present.

Groundwater elevation (GWE) measurements were collected on October 17, 1995 from MW-2 and the off-site Aqua Science Engineers (ASE) wells, ASE-1 and ASE-2. These measurements were collected during our second quarterly monitoring episode and were presented in the Second Quarterly Groundwater Monitoring and Sampling Report dated November 15, 1996. Please let me know if you need a copy of this report for your records. In January, 1996, quarterly GWE measurements were again collected for MW-2, ASE-1 and ASE-2. Groundwater samples were not analyzed during this episode due to the high concentrations of contaminants found during the second quarterly groundwater monitoring episode. The GWE measurements for October, 1995 and January, 1996

Ms. ?
MWs ?

Corporate Headquarters:

2641 Crow Canyon Rd., #5
San Ramon, CA 94583
(510) 820-3224

Los Angeles Office:

5031 Pacific Coast Hwy., #178
Torrance, CA 90505
(310) 328-8878

Table 1: Product Recovery Data, MW-1

Date	Initial Depth to Product (ft)	Initial Depth to Water (ft)	Product Thickness (ft)	Volume Removed (gal)	Final Product Thickness (ft)
7/28/95	15.80	18.02	2.22	9	0.03
8/11/95	16.01	18.03	2.02	8	0.02
8/28/95	16.25	18.09	1.84	5	0.15
9/12/95	16.41	18.13	1.72	5	0.10
10/03/95	16.57	18.25	1.68	5	0.08
11/28/95	17.25	18.47	1.22	5	0.01
12/06/95	17.33	18.53	1.20	4	0.01
1/05/96	16.74	18.15	1.41	3	0.03
1/12/96	16.80	18.15	1.35	4	0.02
1/29/96	15.94	17.70	1.76	6	0.05
2/13/96	14.59	17.61	2.02 ↑	12	0.41

big increase

Table 2: Product Recovery Data, MW-2

Date	Initial Depth to Product (ft)	Initial Depth to Water (ft)	Product Thickness (ft)	Volume Removed (gal)	Final Product Thickness (ft)
11/28/95	18.30	118.42	0.12	0	0.12
12/06/95	18.37	18.47	0.10	3	0.00
1/05/96	18.84	18.86	0.02	0	0.02
1/12/96	17.88	17.89	0.01	0	0.01
1/29/96	-----	17.08	0.00	0	0.00
2/13/96	15.95	15.99	0.04	0	0.04

Table 3: Groundwater Level Measurements

Date Well Number	Water Depth (feet)	Casing Elevation (feet)	Groundwater Elevation (feet)
7/21/95			
MW-2	17.21	23.980	6.770
ASE-1	16.02	23.985	7.965
ASE-2	16.71	25.510	8.800
10/17/95			
MW-2	17.67	23.980	6.310
ASE-1	16.94	23.985	7.045
ASE-2	17.72	25.510	7.790
1/12/95			
MW-2	17.89	23.980	6.090
ASE-1	17.05	23.985	6.935
ASE-2	18.03	25.510	7.480

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



RAFAT A. SHAHID, DIRECTOR

Alameda County Environmental Health Div.
Mail Code: 430-4580
Environmental Protection Services
1131 Harbor Bay Parkway, Room 250
Alameda CA 94502-6577

March 12, 1996
STID 263

Victor Lum
Vic's Automotive Service
245-8th St.
Oakland CA 94607

RE: Vic's Automotive Service, 245-8th St., Oakland CA 94607

Dear Mr. Lum,

I have received (via fascimile) the "Phase II Groundwater Investigation Workplan," prepared by All Environmental Inc., dated 3/12/96. This workplan involves the installation of 4 borings via Geoprobe, and the collection of soil and grab groundwater samples. **This workplan is acceptable on the condition that soil samples are collected and analyzed from the capillary fringe of each boring.** (Depth to first water [or in this case fluid] in MW1 during drilling was 17' bgs). This will enable us to determine the lateral extent of soil contamination from the tank excavations. It appears that proposed boring SB2 is between the two tank excavations. Please include tank excavations and a scale in future site maps.

Please notify me by telephone at least 2 business days in advance of field activities. If you have any questions, please contact me at 510-567-6761; our fax number is 510-337-9335.

Sincerely,

Jennifer Eberle
Hazardous Materials Specialist

cc: Jennifer Anderson, All Environmental Inc., 2641 Crow Canyon Rd., Suite 5, San Ramon
CA 94583
Acting Chief/file

je.263-E

ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY



DAVID J. KEARS, Agency Director

RAFAT A. SHAHID, DIRECTOR

December 5, 1995
STID 263

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

Victor Lum
Vic's Automotive Service
245-8th St.
Oakland CA 94607

RE: Vic's Automotive Service, 245-8th St., Oakland CA 94607

Dear Mr. Lum,

Since my last letter to you, dated 11/29/95, I have reviewed the file in depth for this case. As you know, there is a significant amount of free product in MW-1. The extent of the free product plume is unknown. Further investigation is warranted to assess the extent.

Therefore, you are requested to perform a **Soil and Water Investigation (SWI)**, as per Sect. 2724 of Chapter 16, Division 3, Title 23, California Code of Regulations. Rapid site assessment methods (i.e. cone penetrometer testing, geoprobe, hydropunch, etc.) are suggested to qualitatively assess impacts and to define the extent of the free product plume, as a first step of the SWI. The borings should be located to the north, south, and west of MW-1. The south borings should be located starting at approximately 20 to 35 feet from MW-1. The borings should move outward from MW-1 to define the limits of free product and dissolved contaminants. This determination is usually made while in the field. This means the south borings will be located in the adjacent residential property(ies). You will obviously need to get permission from your neighbors to do this work. Again, if rapid site assessment tools are used, there should be minimal disturbance to your neighbors.

The need for additional "permanent" monitoring wells will be assessed after the results of the first step of the SWI are evaluated. The SWI will be used to later implement corrective action, as per a Corrective Action Plan, as defined in Sect. 2726 of Chapter 16, Division 3, Title 23, California Code of Regulations. Please understand that the free product hand-bailing is an interim remediation step. **Please submit a workplan for the SWI within 60 days, or by February 5, 1996.**

In an effort to perform the SWI in a cost-effective manner, you are encouraged to work cooperatively with your neighbor, Russ Lim, who is also being requested to perform a SWI.


In addition, quarterly groundwater elevation (GWE) measurements must be taken. Since you were allowed to install 2 wells instead of 3, you must work with Russ Lim in order to take GWE measurements from his wells at the same time. The last GWE measurements were conducted on 7/21/95; it is my understanding that this was a cooperative effort. October was apparently missed. **Therefore, the next GWE measurements are due.**

December 5, 1995
STID 263
Victor Lum
page 2 of 2

Lastly, you are once again encouraged to apply for the State Water Resource Control Board's (SWRCB's) UST Cleanup Fund. You have indicated in the past that you had financial constraints and concerns. Again, I urge you to apply asap. Contact Cheryl Gordon at SWRCB at 916-227-4539 for further information.

If you have any questions, please contact me at 510-567-6700, ext 6761; our fax number is 510-337-9335.

Sincerely,



Jennifer Eberle
Hazardous Materials Specialist

cc: All Environmental Inc., 2641 Crow Canyon Rd., Suite 5, San Ramon CA 94583
Acting Chief/file

je.263-D

95 OCT 13 PM 2: 35

October 6, 1995
Job No. 1255

263

Ms. Jennifer Eberle
Alameda County Health Services Department
1131 Harbor Bay Parkway, Suite 250
Alameda, CA 94502

Subject: 245 8th Street, Oakland

Dear Jennifer:

The following table outlines the manual purging episodes of monitoring well MW-1 located at the above referenced site. To date we have removed the floating product approximately every two weeks for a total of five episodes. The product thickness has consistently declined throughout that time. Thickness of the product was measured using an oil water interface probe. Floating product was removed from the well using a bailer and is currently being stored within 55 gallon drums on-site.

Table 1: Product Recovery Data

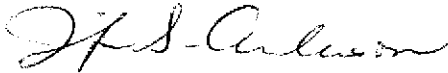
Date	Initial Depth to Product (ft)	Initial Depth to Water (ft)	Product Thickness (ft)	Volume Removed (gal)	Final Product Thickness (ft)
7/28/95	15.80	18.02	2.22	9	0.03
8/11/95	16.01	18.03	2.02	8	0.02
8/28/95	16.25	18.09	1.84	5	0.15
9/12/95	16.41	18.13	1.72	5	0.10
10/03/95	16.57	18.25	1.68	5	0.08

Ms. Jennifer Eberle
October 6, 1995
Job No. 1255
Page 2

As of October 15, 1995 the thickness of floating product has decreased approximately 0.54 feet as a direct result of the purging episodes. We will continue to proceed with the bi-weekly purging until the measured product levels decrease more significantly.

If you have any questions regarding the findings presented in this report, please call me at (510) 820-3224.

Sincerely,



Jennifer S. Anderson
Project Manager

cc: Victor Lum

white -env.health
yellow -facility
pink -files

ALAMEDA COUNTY, DEPARTMENT OF
ENVIRONMENTAL HEALTH

1131 Harbor Bay Pkwy
Alameda CA 94502
510/567-6700

Hazardous Materials Inspection Form

II, III

Site ID # _____ Site Name Vic Lum / Rino Today's Date 7, 14, 95
Site Address 245-8th St.
City Oakland Zip 94607 Phone _____

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

Inspection Categories:

- ____ I. Haz. Mat/Waste GENERATOR/TRANSPORTER
____ II. Hazardous Materials Business Plan, Acutely Hazardous Materials
____ III. Under ground Storage Tanks

drilling wells

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

Comments:

11:30 arrived onsite. MW1 (4" RW) is already drilled, but not yet grouted. Genefer said MW1 soil appeared very contaminated; 1st water was at ~15' bgs. MW2 (near waste oil UST) had an odor at ~10' bgs, + 1st water was at ~15' bgs.
11:45 grouted MW1
Wells are properly placed.

12:00 left site

Contact Jennifer Anderson
Title Project Manager
Signature J. Anderson

Inspector J. Eberle
Signature J. Eberle

II, III

ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY

DAVID J. KEARS, Agency Director



RAFAT A. SHAHID, DIRECTOR

June 15, 1995
STID 263

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

Victor Lum
Vic's Automotive Service
245-8th St.
Oakland CA 94607

Dear Mr. Lum,

My last letter to you was dated 2/7/95, in which the 1/27/95 workplan by All Environmental Inc. (AEI) for one four-inch diameter monitoring/extraction well installation was accepted.

A previous workplan was submitted by AEI, entitled "Soil Boring and Groundwater Monitoring Well Installation Workplan," dated 10/8/93. This workplan involved the installation of one monitoring well in the vicinity of the former waste oil UST. This workplan was accepted in my letter dated 12/22/93, on the condition that lead be added to the sampling matrix, for soil and water. This makes a total of two wells to be installed.

I contacted your consultant, AEI, on 5/26/95 for an update as to the status of the monitoring well installation. AEI indicated that the wells had not yet been installed. This was confirmed during a telephone conversation on June 1, 1995 between you and I. You indicated that you were having financial difficulties, but had not yet applied to the UST CleanUp Fund. I urged you again to get your application in; their fiscal year begins anew 7/1/95.

You are requested to install the wells within 45 days, or by July 30, 1995. These wells should either be surveyed to the same benchmark as that used for Russ Lim's wells, or to mean sea level (msl). [Aqua Science Engineers is the consultant for Russ Lim.] These wells should be measured for groundwater elevations at the same time as Russ Lim's wells, in order to determine groundwater flow direction from the network of all four wells. This information in the form of potentiometric maps should be presented in future reports. This need for groundwater flow direction data was conveyed to Craig Hertz of AEI on 5/26/95.

Please note that routine reports and documents no longer need to be copied to the Regional Water Quality Control Board. Kindly submit a cover letter with your consultant's reports. Feel free to submit reports on double-sided paper.

If you have any questions, please contact me at 510-567-6700, ext 6761; our fax number is 510-337-9335. Please notify me by telephone at least 48 hours or 2 business days in advance of field activities.

June 15, 1995
STID 263
Victor Lum
page 2 of 2

Sincerely,



Jennifer Eberle
Hazardous Materials Specialist

cc: All Environmental Inc., 2641 Crow Canyon Rd., Suite 5, San
Ramon CA 94583
Mee Ling Tung/file

je.263-B

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 DIVISION
1131 HARBOR BAY PKWY., #250
ALAMEDA CA 94502-6577

February 7, 1995
STID 263

Victor Lum
Vic's Automotive Service
245-8th St.
Oakland CA 94607

Dear Mr. Lum,

I am in receipt of the "Groundwater Remediation Investigation Workplan" by All Environmental Inc. (AEI), dated 1/27/95. As you know, this workplan involves the installation of one four inch monitoring well, which may also be used as an extraction well. **This workplan is acceptable on the condition that a minimum period of 24 hours will ensue between well installation and development, and between development and sampling.**

A previous workplan was submitted by AEI, entitled "Soil Boring and Groundwater Monitoring Well Installation Workplan," dated 10/8/93. This workplan involved the installation of one monitoring well in the vicinity of the former waste oil UST. This workplan was accepted in my letter dated 12/22/93, on the condition that lead be added to the sampling matrix, for soil and water. This makes a total of two wells to be installed.

Please note that routine reports and documents no longer need to be copied to the Regional Water Quality Control Board. Kindly submit a cover letter with your consultant's reports. Feel free to submit reports on double-sided paper.

If you have any questions, please contact me at 510-567-6700, ext 6761; our fax number is 510-337-9335. Please notify me at least 48 hours or 2 business days in advance of field activities.

Sincerely,

A handwritten signature in cursive script, appearing to read "Jennifer Eberle".

Jennifer Eberle
Hazardous Materials Specialist

cc: All Environmental Inc., 2641 Crow Canyon Rd., Suite 5, San
Ramon CA 94583
Ed Howell/file

je.263-A

W'S AUTOMOTIVE SERVICE
245 EIGHTH STREET
OAKLAND, CA. 94607

HAZMAT

94 DEC 19 PM 12:19

December 13, 1994

Jennifer Eberle
ALAMEDA COUNTY-DEPT. OF ENVIRONMENTAL PROTECTION
1131 Harbor Bay Parkway Room 250
Alameda, California, 94502

RE: SITE CLEAN UP REMEDIATION PLAN

Dear Jennifer Eberle,

In response to your request for a site clean up workplan as per our phone conversation on 12/12,94, I will have the plan to you by Feb. 1, 1995. It will be necessary for me to work with my consultant, All Environmental, who will be the persons preparing the soil remediation workplan proposal for your submission.

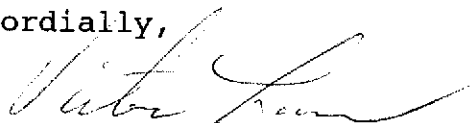
I have made every effort in good faith for my facility to be in full compliance with all rules and regulations mandated by County, state, and Federal regulations for underground storage tanks by 1996 standards. It is in this spirit that I choose to proceed with the tank storage system update on my own initiative ahead of the mandated requirement schedule.

This is a costly project for a small business to endure, but a necessary one if it's to survive as a productive and profitable entity. I am fully aware of all the ramifications involved and am willing to accept the responsibility associated with it. It is my sincere hope this project will serve in the best interest for my business to survive into the 21st century while I do my fair share protecting the environment we live in. Unfortunately, as a small self employed business, it has not been possible for me to secure any outside capital to help fund this project. I will need more time to raise additional dollars required to fund the unforeseen cost to remediate the soil. I have assets which can be used to obtain additional capital, but will require an unknown timetable to be made available. I have not been lax nor caused undue delay to complete this work.

I wish to continue our good working relationship in achieving this common goal. Therefore, I ask you for understanding and lenientcy to allow me a workable time schedule so my business cna function effectively while we work together on the soil remediation.

It is with great appreciation for your assistance and cooperation helping me thru this difficult time. Please do not hessitate to contact me for any further information or clarification you may need. I can be reached at 510-832-9014 after 1 PM Mon-Fri.

Cordially,



Victor Lum

ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY

DAVID J. KEARS, Agency Director



RAFAT A. SHAHID, ASST. AGENCY DIRECTOR

September 13, 1994
STID 263

Victor Lum
Vic's Automotive Service
245-8th St.
Oakland CA 94607

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

Dear Mr. Lum,

As you know, two 6,000-gallon gasoline USTs were removed from your site on 8/23/94. Up to 160 ppm TPH-gasoline and up to 0.820 ppm benzene were detected in the soils in the excavations. These excavations were further excavated on 8/26/94, at which point a liquid substance was discovered at a depth of approximately 18'. A plastic cup was lowered into the excavation, and a sample of the liquid was collected only for observation purposes. It appeared to be dark brown or black in color, and had a gasoline odor. It appeared to be free floating gasoline product. The groundwater surface below the product could not be ascertained; therefore, the thickness of the product is unknown. The product appears to also exist below the Tank B excavation, as was evidenced by the dark liquid appearing at approximately 19' in that location.

You are required to remove free product to the maximum extent practicable, and in a manner that minimizes the spread of contamination, as per 23 CCR, Div. 3, Ch 16, Sect. 2655. Therefore, you are requested to submit a workplan for the remediation of free product, within 20 days, or by October 3, 1994.

All work should adhere to a) the Tri-Regional Board Staff Recommendations for Preliminary Evaluation and Investigation of Underground Tank Sites, dated 8/10/90; and b) Article 11 of Title 23, California Code of Regulations. Reports and proposals must be submitted **under seal** of a California-Registered Geologist, -Certified Engineering Geologist, or -Registered Civil Engineer.

Please note that with the exception of closure reports, routine reports and documents no longer need to be copied to the Regional Water Quality Control Board. Kindly submit a cover letter with your consultant's reports.

If you have any questions, please contact me at 510-567-6700, ext 6761. This is our new permanent phone number; our new fax number is 510-337-9335.

September 13, 1994
STID 263
Victor Lum
page 2 of 2

Please also bear in mind that, in order to maintain SB2004 fund eligibility, specific bidding requirements and contracting criteria must be met. You are encouraged to contact your SWRCB fund representative (916-227-4529) for more case-specific information.

Sincerely,



Jennifer Eberle
Hazardous Materials Specialist

cc: All Environmental Inc., 2641 Crow Canyon Rd., Suite 5, San
Ramon CA 94583
Ed Howell/file

je

white -env.health
 yellow -facility
 pink -files

ALAMEDA COUNTY, DEPARTMENT OF ENVIRONMENTAL HEALTH

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

Hazardous Materials Inspection Form

p.1 of 2

II, III

837-4032
 ACRC San Ramon

Site ID # _____ Site Name Vic's Automotive Today Date 8, 26, 94

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 245-8th ST

City Oakland Zip 94607 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 overex + resample

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

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

III. UNDERGROUND TANKS (Title 23)

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

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

- ___ 7. Precls 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 2711
Date: _____
 - ___ 14. As Built 2635
Date: _____

8:05 arrived onsite.
 Comments:
 Dusty plans to put the dirty stockpile ("A") behind the bldg, + to reuse SP "B." We're waiting for a loader to arrive to move the SP. 8:30 loader arrived. Not ready to sample.
 8:52 left site
 11:40 arrived onsite. Tank A is excavated to ~18'. A small amt of liquid is seeping into the bottom at ~18'. This liquid is black in color, but the soil at 18' smells like gasoline. 11:55 sampled soil fm bottom center at ~18.5' (strong gasoline odor). We collected a sample of the liquid in a plastic cup. Even though it's dark brown/black in color, it smells like gasoline product. Since the excavation is U-shaped, we can only get 1 bottom sample from tank A. Dusty showed me lead results (all < X10 STC) & dispenser results (ND).

Rev 6/88

Contact: _____
 Title: AEL
 Signature: Dusty Roy

Inspector: Jennifer Eberle
 Signature: J Eberle

II, III

white -env.health
 yellow -facility
 pink -files

ALAMEDA COUNTY, DEPARTMENT OF ENVIRONMENTAL HEALTH

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

Hazardous Materials Inspection Form

p. 2 of 2

II, III

Site ID # _____ Site Name Vic's Automotive Today's Date 8/26/94

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 245-8th St.
 City Oakland Zip 94607 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

Send Jennifer revised copy of 1st report

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. OnSite Conseq. Assess. 25524(c)
- ___ 15. Probable Risk Assessment 25534(d)
- ___ 16. Persons Responsible 25534(g)
- ___ 17. Certification 25534(f)
- ___ 18. Exemption Request? (Y/N) 25536(b)
- ___ 19. Trade Secret Requested? 25538

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

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/gndwater mon.
 - 6) Daily Inventory
 - Annual tank testing
 - Cont pipe leak det
 - 7) Weekly Tank Gauge
 - Annual tank testing
 - 8) Annual Tank Testing
 - Daily Inventory
 - 9) Other _____

- ___ 7. Precis Tank Test 2643
- Date: _____
- ___ 8. Inventory Rec. 2644
- ___ 9. Soil Testing 2646
- ___ 10. Ground Water. 2647

- New Tanks
- ___ 11. Monitor Plan 2632
 - ___ 12. Access. Secure 2634
 - ___ 13. Plans Submit 2711
 - Date: _____
 - ___ 14. As Built 2635
 - Date: _____

Comments:

(OEB)
 11:30 Sampled soil from Tank B at ~16.5' from North end. Soil is sandy + has HC odor. 11:33 Guy Roy + Jennifer Anderson arrived. Excavated Tank B further. 11:45 Vic Lum arrived - 12:05 observed some black/brown liquid entering Tank B pit N end at ~19' bgs. It looks like the same gasoline product that was in tank A pit. Dusty + Joe M. said tank A had no overspill protection. Tank installation will be delayed until next week. AEI will cover the FP in Tank A w/the SP. Took photo of tank A pit.
 12:30 left site
 This site obviously needs remediation. We're backfilling pits for now, + then will do some insitu remediation.

Rev 6/88

Contact: _____

Title: _____

Signature: Dusty Roy

Inspector: Jennifer Eberle

Signature: J Eberle

II, III



ALAMEDA COUNTY, DEPARTMENT OF ENVIRONMENTAL HEALTH
Hazardous Materials Inspection Form

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

II, III

white -env.health
 yellow -facility
 pink -files

Site ID # _____ Site Name Vic's Auto Repair Today's Date 8/23/94

Site Address 245-8th St.

City Oakland Zip 94607 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 *removal of 6K gasoline USTs.*

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

II.A BUSINESS PLAN (Title 19)

- 1. Immediate Reporting 25503(b)
- 2. Bus. Plan 25503.7
- 3. RR Co. > 30 days 25504(a)
- 4. Inventory Information 2730
- 5. Inventory Complete 25504(b)
- 6. Emergency Response 25504(c)
- 7. Labeling 25505(a)
- 8. Efficiency 25505(b)
- 9. Modification

II.B ACUTE HAZ MATS

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

III. UNDERGROUND TANKS (Title 23)

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

- Monitoring for Existing Tanks**
- 6. Method
 - 1) Monthly Test *tank A*
 - 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/gndwater mon.
 - 6) Daily Inventory *1:50*
 - Annual tank testing
 - Cont pipe leak det
 - 7) Weekly Tank Gauge
 - Annual tank testing
 - 8) Annual Tank Testing
 - Daily Inventory
 - 9) Other

- 7. Precs Tank Test 2643
- Date: _____
- 8. Inventory Rec. 2644
- 9. Soil Testing 2646
- 10. Ground Water. 2647

- New Tanks**
- 11. Monitor Plan 2632
 - 12. Access. Secure 2634
 - 13. Plans Submit 2711
 - Date: _____
 - 14. As Built 2635
 - Date: _____

Comments:
 Arrived onsite. Larry James OFD onsite.
 Dusty of AEL said the soil surrounding Tank A appears contaminated. Tank A removed 1/88 by Subcontractor Joe Madison. Tank A ~~is~~ has tar-wrap partially on, is sqf-wall steel; tar-wrap is absent on the half of the tank w/the fill end. No obvious holes in UST. Bottom of tank at 12' bgs. 1:30 Took 2 soil samples fm below tank A at ~14' bgs. Both samples were stained green; ^{strong} HC odor. Dusty said no apparent contam. at Tank B. Removal of tank B: sqf-wall, fiberglass w/no obvious holes (or tar wrap). USTs ^{piping} hauled by Erickson (manifest # 93235912). Vic Luhn said Arco installed the USTs in ~1972 (tank A in ~1962). He wants to install a new UST in the pit for tank B. 2:20 took 2 soil samples fm below UST at ~14' bgs. Samples had a blight odor (HC?), + were stained. Analyze Tank A for total Pb. The soil stockpile is divided

by tank pit (~75 yd³ each). We'll take 4 samples fm each portion; the tank A portion will be composited, + the tank B portion will be analyzed individually (4 samples). II, III

Contact: 3:05 left site

Title: _____

Signature: Dusty Roy

Inspector: Jennifer Eberle

Signature: J Eberle

ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY

DAVID J. KEARS, Agency Director



RAFAT A. SHAHID, ASST. AGENCY DIRECTOR

December 22, 1993
STID 263

Victor Lum
Vic's Automotive Service
245-8th St.
Oakland CA 94607

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

Dear Mr. Lum,

We have received the "Soil Boring and Groundwater Monitoring Well Installation Workplan," prepared by All Environmental, Inc., dated 10/8/93. As you know, this workplan involves the installation of one groundwater monitoring well in the vicinity of the former waste oil tank.

This workplan is acceptable on the condition that lead be added to the sampling matrix. Note that up to 91 ppm total lead was detected in the waste oil excavation. Concentrations as high as 70 ppm total lead remain in the excavation.

Please notify me at least 48 hours (2 business days) in advance of field activities. If you have any questions, please contact me at 510-271-4530.

Sincerely,

Jennifer Eberle
Hazardous Materials Specialist

cc: Craig Hertz, All Environmental, Inc., 2641 Crow Canyon Rd.,
Suite 5, San Ramon CA 94583
Ed Howell/file

je

1-7-94 Craig: will analyze Pb in soil (2 or 3)
+ in gw.

ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY

DAVID J. KEARS, Agency Director



RAFAT A. SHAHID, ASST. AGENCY DIRECTOR

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

August 20, 1993
STID 263

Victor Lum
Vic's Automotive Service
245-8th St.
Oakland CA 94607

Dear Mr. Lum,

Thank you for the "Underground Storage Tank Removal Final Report," prepared by All Environmental, Inc., dated 7/29/93. As you know, this report documents the removal of 5 USTs (4 gasoline and 1 waste oil) on 6/18/93. Concentrations detected in the fuel tank excavation were relatively low and therefore do not warrant a groundwater investigation or further soil investigation. However, concentrations detected in the waste oil tank excavation were relatively high (up to 2,100 ppm Oil & Grease and up to 91 ppm total lead). Therefore, a subsurface investigation is needed to determine if this release has impacted groundwater. If site conditions allow it, further removal of soil contaminated with Oil & Grease is recommended. Please submit a workplan for a subsurface investigation which includes the above mentioned items **within 45 days or by October 5, 1993.**

All work should adhere to a) the Tri-Regional Board Staff Recommendations for Preliminary Evaluation and Investigation of Underground Tank Sites, dated 8/10/90; and b) Article 11 of Title 23, California Code of Regulations. Reports and proposals must be submitted **under seal** of a California-Registered Geologist, -Certified Engineering Geologist, or -Registered Civil Engineer.

Please note that reports and documents no longer need to be copied to the Regional Water Quality Control Board. Kindly submit a cover letter with your consultant's reports. If you have any questions, please contact me at 510-271-4530.

Sincerely,

A handwritten signature in cursive script, appearing to read "Jennifer Eberle".

Jennifer Eberle
Hazardous Materials Specialist

cc: Greg Gouvea, All Environmental, Inc., 2641 Crow Canyon Rd.,
Suite 5, San Ramon CA 94583
Ed Howell/file

je

ALL ENVIRONMENTAL, INC.

Environmental Engineering & Construction

2641 Crow Canyon Rd., Ste. 5 • San Ramon, CA 94583 • (510) 820-3224

93 AUG 13 PM 2:36

August 10, 1993

Mr. Vic Lum
245 8th St.
Oakland, Ca. 94607

RE: Addendum to All Environmental, Inc., July 29, 1993 Underground Storage Tank Removal Final Report

Dear Mr. Lum,

The above referenced Final Report was found to require some correction and clarification after submittal to yourself and the overseeing agencies. Changes regarding the location of soil sample points are as follows:

1. Soil sample EB-11' was taken from the gasoline tank pit excavation, not from the waste oil tank pit. The location of EB-11' was between the southern ends of tank A, at 11 feet depth below grade. EB-11' was not analyzed for total oil and grease as originally reported in the report text. Table 3, depicting EB-11' sample analysis, is correct.
2. The waste oil tank pit sample locations depicted on Figure 3: Sample Location Map, are mislocated by 90 degrees, or one quadrant. That is, each sample was actually taken from the adjacent wall, counter clockwise from their locations shown on Figure 3. A revised Figure 3 is attached.

We hope that you have not been inconvenienced by these errors. This addendum has been forwarded to the overseeing agencies on your behalf.

Sincerely,
ALL ENVIRONMENTAL, INC.



Greg Gouvea
Project Geologist

cc. Ms. Jennifer Eberle, Alameda County Health Care Services
Mr. Richard Hiett, RWQCB, S.F. Region
Project File 1020

8TH STREET

PARKING

PARKING

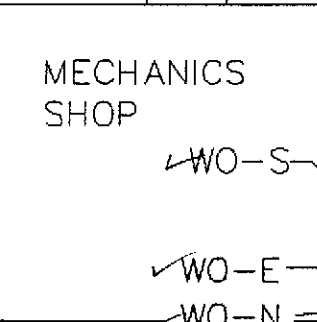
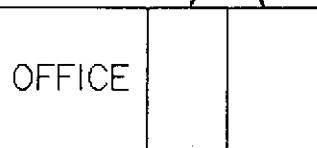
FENCE

STKP 1A

DISPENSER ISLAND

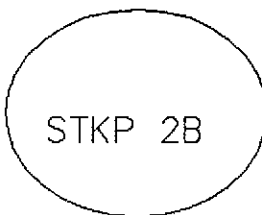


BATHROOMS



250 GALLON UNDERGROUND STORAGE TANK EXCAVATION (WASTE OIL)

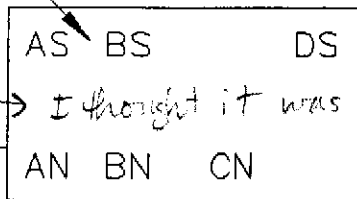
WO-W



6,000 GALLON UNDERGROUND STORAGE TANK (TYP. OF 2)



EB-11



(4) 1,000 GALLON UNDERGROUND STORAGE TANK EXCAVATION

ALICE STREET



ALL ENVIRONMENTAL, INC.		
2641 CROW CANYON RD, SAN RAMON		
SCALE: 1 INCH = 15 FEET	APPROVED BY:	DRAWN BY: C.J.L.
DATE: 7/30/93		REVISED: C.J.L.
REVISED SAMPLE LOCATION MAP		
VIC'S AUTOMOTIVE		DRAWING NUMBER: FIGURE 3

white -env.health
 yellow -facility
 pink -files

ALAMEDA COUNTY, DEPARTMENT OF ENVIRONMENTAL HEALTH

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

Hazardous Materials Inspection Form

II, III

Site ID # _____ Site Name Vic's Automotive Today's Date 7/2/93

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 245-8th St.

City Oakland Zip 94607 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

II.B ACUTELY HAZ. MATLS

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

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

III. UNDERGROUND TANKS (Title 23)

- | | |
|--|---|
| General | <input type="checkbox"/> 1. Permit Application 25284 (H&S) |
| | <input type="checkbox"/> 2. Pipeline Leak Detection 25292 (H&S) |
| | <input type="checkbox"/> 3. Records Maintenance 2712 |
| | <input type="checkbox"/> 4. Release Report 2651 |
| | <input type="checkbox"/> 5. Closure Plans 2670 |
| Monitoring for Existing Tanks | <input type="checkbox"/> 6. Method |
| | 1) Monthly Test |
| | 2) Daily Vadose
Semi-annual groundwater
One time soils |
| | 3) Daily Vadose
One time soils
Annual tank test |
| | 4) Monthly Gndwater
One time soils |
| | 5) Daily Inventory
Annual tank testing
Cont pipe leak det
Vadose/gndwater mon. |
| | 6) Daily Inventory
Annual tank testing
Cont pipe leak det |
| | 7) Weekly Tank Gauge
Annual tank testing |
| | 8) Annual Tank Testing
Daily Inventory |
| | 9) Other _____ |
| | <input type="checkbox"/> 7. Precs Tank Test 2643
Date: _____ |
| | <input type="checkbox"/> 8. Inventory Rec. 2644 |
| | <input type="checkbox"/> 9. Soil Testing 2646 |
| <input type="checkbox"/> 10. Ground Water 2647 | |
| New Tanks | <input type="checkbox"/> 11. Monitor Plan 2632 |
| | <input type="checkbox"/> 12. Access. Secure 2634 |
| | <input type="checkbox"/> 13. Plans Submit 2711
Date: _____ |
| | <input type="checkbox"/> 14. As Built 2635
Date: _____ |

Comments:
 SP IIB was removed from fuel tank pit. We dug to 11' bgs on side of pit closest to 8th St. & took a soil sample just to see ~~if~~ what the concentrations are at that depth. Soil was silty sand w/some clay.

Waste oil pit overexcavated. E wall sampled at 2'3" directly below fill pipe. W, S, + N walls sampled at ~2' bgs. Samples to be analyzed for TOG + total Pb.

Fuel pit being backfilled w/clean, imported fill.

Rev 6/88

Contact: STEVE DeBope
 Title: Supervisor
 Signature: [Signature]

Inspector: Jennifer Eberle
 Signature: [Signature]

II, III

white -env.health
 yellow -facility
 pink -files

ALAMEDA COUNTY, DEPARTMENT OF ENVIRONMENTAL HEALTH

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

Hazardous Materials Inspection Form

II, III

Site ID # _____ Site Name Vic's Automotive Today's Date 7/2/93

Site Address 245-8th St.

City Caldwell Zip 94607 Phone _____

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

Inspection Categories:

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

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

Comments:

SP IIB was removed from fuel tank pit. We dug to 11' bgs on side of pit closest to 8th St. & took a soil sample just to see ~~if~~ what the concentrations are at that depth. Soil was silty sand w/some clay.

Waste oil pit overexcavated. E wall sampled at 2'3" directly below hill pipe. W, S, + N walls sampled at ~2' bgs. Samples to be analyzed for TOG + total Pb.

Fuel pit being backfilled w/clean imported fill!

II.A BUSINESS PLANS (Title 19)

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

II.B ACUTELY HAZ. MATLS

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

III. UNDERGROUND TANKS (Title 23)

- | | |
|---|---|
| General | <input type="checkbox"/> 1. Permit Application 25284 (H&S) |
| | <input type="checkbox"/> 2. Pipeline Leak Detection 25292 (H&S) |
| | <input type="checkbox"/> 3. Records Maintenance 2712 |
| | <input type="checkbox"/> 4. Release Report 2651 |
| | <input type="checkbox"/> 5. Closure Plans 2670 |
| Monitoring for Existing Tanks | <input type="checkbox"/> 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/gndwater 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 _____ |
| New Tanks | <input type="checkbox"/> 7. Precl. Tank Test 2643
Date: _____ |
| | <input type="checkbox"/> 8. Inventory Rec. 2644 |
| | <input type="checkbox"/> 9. Soil Testing 2646 |
| | <input type="checkbox"/> 10. Ground Water. 2647 |
| | <input type="checkbox"/> 11. Monitor Plan 2632 |
| <input type="checkbox"/> 12. Access. Secure 2634 | |
| <input type="checkbox"/> 13. Plans Submit 2711
Date: _____ | |
| <input type="checkbox"/> 14. As Built 2635
Date: _____ | |

Rev 6/88

Contact: STEVE DeLope
 Title: Superintendent
 Signature: [Signature]

Inspector: Jennifer Eberle
 Signature: [Signature]

II, III

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 checked="" 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 06/28/93		CASE # STID 263		SIGNED: <i>J. Eberley</i> DATE: 6-28-93		
REPORTED BY	NAME OF INDIVIDUAL FILING REPORT Craig Hertz		PHONE (510) 820-3224		SIGNATURE <i>Craig Hertz</i>	
	REPRESENTING <input checked="" type="checkbox"/> OWNER/OPERATOR <input type="checkbox"/> REGIONAL BOARD <input type="checkbox"/> LOCAL AGENCY <input type="checkbox"/> OTHER		COMPANY OR AGENCY NAME All Environmental Inc.			
	ADDRESS 2641 Crow Canyon Rd, Suite 5, San Ramon, CA 94583					
RESPONSIBLE PARTY	NAME Victor Lum <input type="checkbox"/> UNKNOWN		CONTACT PERSON Vic Lum		PHONE (510) 832-9014	
	ADDRESS 245 8th Street, Oakland, CA 94607					
SITE LOCATION	FACILITY NAME (IF APPLICABLE) Vic's Automotive		OPERATOR Vic Lum		PHONE (510) 832-9014	
	ADDRESS 245 8th St. STREET Oakland CITY CA COUNTY Alameda ZIP 94607					
	CROSS STREET Alice Street					
IMPLEMENTING AGENCIES	LOCAL AGENCY Alameda County Health Services		CONTACT PERSON Jennifer Eberley		PHONE (510) 271-4530	
	REGIONAL BOARD Regional Water Quality (SF-Bay)		CONTACT PERSON Rich Hiette		PHONE (510)	
SUBSTANCES INVOLVED	(1) NAME Gasoline				QUANTITY LOST (GALLONS) <input checked="" type="checkbox"/> UNKNOWN	
	(2) NAME Waste Oil				QUANTITY LOST (GALLONS) <input checked="" type="checkbox"/> UNKNOWN	
DISCOVERY/ABATEMENT	DATE DISCOVERED 06/18/93		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 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 06/18/93					
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			
	CHECK ONE ONLY <input checked="" type="checkbox"/> UNDETERMINED <input type="checkbox"/> SOIL ONLY <input type="checkbox"/> GROUNDWATER <input type="checkbox"/> DRINKING WATER - (CHECK ONLY IF WATER WELLS HAVE ACTUALLY BEEN AFFECTED)					
CURRENT STATUS	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"/> LEAK BEING CONFIRMED <input type="checkbox"/> PRELIMINARY SITE ASSESSMENT UNDERWAY <input type="checkbox"/> POST CLEANUP MONITORING IN PROGRESS <input type="checkbox"/> REMEDIATION PLAN <input type="checkbox"/> CASE CLOSED (CLEANUP COMPLETED OR UNNECESSARY) <input type="checkbox"/> CLEANUP UNDERWAY					
	CHECK APPROPRIATE ACTION(S) (SEE BACK FOR DETAILS) <input checked="" type="checkbox"/> EXCAVATE & DISPOSE (ED) <input type="checkbox"/> REMOVE FREE PRODUCT (FP) <input type="checkbox"/> ENHANCED BIO DEGRADATION (IT) <input type="checkbox"/> CAP SITE (CD) <input type="checkbox"/> EXCAVATE & TREAT (ET) <input type="checkbox"/> PUMP & TREAT GROUNDWATER (GT) <input type="checkbox"/> REPLACE SUPPLY (RS) <input type="checkbox"/> CONTAINMENT BARRIER (CB) <input type="checkbox"/> NO ACTION REQUIRED (NA) <input type="checkbox"/> TREATMENT AT HOOKUP (HU) <input type="checkbox"/> VENT SOIL (VS) <input type="checkbox"/> VACUUM EXTRACT (VE) <input type="checkbox"/> OTHER (OT)					
COMMENTS	COMMENTS					

ALAMEDA COUNTY, DEPARTMENT OF ENVIRONMENTAL HEALTH

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

Hazardous Materials Division Inspection Form **P.1**

Site ID# _____ Site Name Vic's Automotive Today's Date 6/18/93
 Site Address 245-8th St. EPA ID# _____
 City Oakland Zip 94607 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 Removal

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

I.A GENERATOR (Title 22)

- | | | |
|-------------------|-----------------------------|---------|
| Manifest | 1. Waste ID | 66471 |
| | 2. EPA ID | 66472 |
| | 3. > 90 days | 66508 |
| | 4. Label dates | 66508 |
| | 5. Biennial | 66493 |
| Manifest | 6. Records | 66492 |
| | 7. Correct | 66484 |
| | 8. Copy sent | 66492 |
| | 9. Exception | 66484 |
| | 10. Copies Rec'd | 66492 |
| Misc. | 11. Treatment | 66371 |
| | 12. On-site Disp. (H.S.&C.) | 26189.5 |
| | 13. Ex Haz. Waste | 66570 |
| Prevention | 14. Communications | 67121 |
| | 15. Aisle Space | 67124 |
| | 16. Local Authority | 67126 |
| | 17. Maintenance | 67120 |
| | 18. Training | 67105 |
| Cont'n. | 19. Prepared | 67140 |
| Agency | 20. Name List | 67141 |
| | 21. Copies | 67141 |
| | 22. Emg. Coord. Trng. | 67144 |
| 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:

Gordon Bulletin of OFD onsite. All LELs + O₂ are okay.
 A Tank A - 1,000 gal, single wall steel; has some rust but no apparent holes. Tank insert sat at 8' base. Erickson onsite to transport USTs under manifest # #92203793 (all 5 USTs)
 B Tank B - 1,000 gal, single wall steel; has some rust but no apparent holes.
 * Some SP soil was put back in pit to support electric box/lines next to street.
 C Tank C - 1,000 gal, gal wall steel; some rust, minor pitting (also on A + B); no obvious holes.
 D Tank D - 1,000 gal, gal wall steel; some rust, no obvious holes.
 Tanks A-D were gasoline USTs.
 E Tank E - 200 gal waste oil, gal wall steel; ~~some~~ rusted + pitted w/ 2 holes (1 on the top edge + 1 on bottom/side edge). Photos taken.
 Fuel line for all UST + an electric line are in pit above USTs. The fuel line will be retrofitted by Steve DeHoop.

I.B TRANSPORTER (Title 22)

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

Rev 6/88

Contact: STEVE DeHoop
 Title: _____
 Signature: [Signature]

Inspector: Jennifer Eberle
 Signature: [Signature]

white -env.health
 yellow -facility
 pink -files

ALAMEDA COUNTY, DEPARTMENT OF ENVIRONMENTAL HEALTH

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

Hazardous Materials Inspection Form

II, III

AS + BN

Site ID # _____ Site Name Vic's Automotive Today's Date 6/15/93

Site Address 245-8th St.

City Oakland Zip 94607 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 Sampling:

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

Comments:

Tank A: sample 1 at 8 1/2' bgs (A North) -> analyze
 sample 2 at 9 1/2' bgs (A South) -> hold
 Tank B: sample 3 at 9' bgs (B-N) -> analyze
 sample 4 at 10 1/2' bgs (B-S) -> hold
 Tank C: sample 5 at 9' bgs analyze
 Tank D: sample 6 at at 9 1/2' bgs
 & allowed them to ~~do~~ sample the fuel
 tank pit in a grid/staggered fashion,
 bec. it's one tank pit, all the USTs
 contained gasoline, & all samples were
 greenish & had gasoline odor
 South side near bldg, N side near St.
 Tank E - sample 7 at 7 1/2' bgs
 (looks clean; no odor; soil is brown
 & black, but not oily)
 2 SPs from fuel pit (1A behind bldg
 ~70 yd³ & 2B next to pit ~45 yd³
 which is being backfilled to keep side-
 wall by sidewalk's integrity). Also ~5 yd³
 SP from w.o. pit (3C).

USTK 1A, STK 2B, STK 3C

II, III

Contact: STEVE DeHoge

Title: _____

Signature: [Signature]

Inspector: Jennifer Eberle

Signature: [Signature]

II.A BUSINESS PLANS (Title 19)

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

II.B ACUTELY HAZ. MATLS

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

III. UNDERGROUND TANKS (Title 23)

- | | |
|--|--|
| General | <input type="checkbox"/> 1. Permit Application 25284 (H&S) |
| | <input type="checkbox"/> 2. Pipeline Leak Detection 25292 (H&S) |
| | <input type="checkbox"/> 3. Records Maintenance 2712 |
| | <input type="checkbox"/> 4. Release Report 2651 |
| | <input type="checkbox"/> 5. Closure Plans 2670 |
| Monitoring for Existing Tanks | <input type="checkbox"/> 6. Method |
| | 1) Monthly Test |
| | 2) Daily Vadose
Semi-annual groundwater
One time soils |
| | 3) Daily Vadose
One time soils
Annual tank test |
| | 4) Monthly Groundwater
One time soils |
| | 5) Daily Inventory
Annual tank testing
Cont pipe leak det
Vadose/groundwater mon. |
| | 6) Daily Inventory
Annual tank testing
Cont pipe leak det |
| | 7) Weekly Tank Gauge
Annual tank testing |
| | 8) Annual Tank Testing
Daily Inventory |
| | 9) Other _____ |
| New Tanks | <input type="checkbox"/> 7. Precs Tank Test Date: 2643 |
| | <input type="checkbox"/> 8. Inventory Rec. 2644 |
| | <input type="checkbox"/> 9. Soil Testing. 2646 |
| | <input type="checkbox"/> 10. Ground Water. 2647 |
| <input type="checkbox"/> 11. Monitor Plan 2632 | |
| <input type="checkbox"/> 12. Access. Secure 2634 | |
| <input type="checkbox"/> 13. Plans Submit Date: 2711 | |
| <input type="checkbox"/> 14. As Built Date: 2635 | |



6-18-93 Vic's Automotive
92 245-8th St., Oakland
hole on bottom of w.o. UST



6-18-93 Vic's Automotive
92 245-8th St., Oakland
hole on top of w.o. UST

JF

Project Specialist (print) Terri Eberle

see changes in red

Eberle
5-18-93

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

ACCEPTED

Underground Storage Tank Closure Permit Application

Alameda County Division of Hazardous Materials
80 Swan Way, Suite 200,
Oakland, CA 94621
Telephone (415) 271-4320

These closure/removal plans have been reviewed and found to be acceptable and comply with the requirements of Title 25 and Title 40 of the California Code of Regulations. The applicant is responsible for ensuring that the plans indicated by this permit are followed and that the tank is properly closed and removed. The applicant is responsible for obtaining all necessary permits from other agencies and for obtaining all necessary approvals from the local authority having jurisdiction.

One copy of the closure/removal plans must be submitted to the local authority having jurisdiction for their review and approval. The applicant is responsible for obtaining all necessary permits from other agencies and for obtaining all necessary approvals from the local authority having jurisdiction.

Notify this Department of the status of the tank closure/removal project. The Department will conduct the following inspections:

_____ Permit of Tank(s) and Piping
_____ Start-Up
_____ Final Inspection

Issuance of a) permit to operate, b) permanent site closure, is dependent on compliance with accepted plans and all applicable laws and regulations.

THERE IS A FINANCIAL PENALTY FOR NOT OBTAINING THESE INSPECTIONS

Contact Specialist:

UNDERGROUND TANK CLOSURE PLAN

*** Complete according to attached instructions ***

- Business Name VIC's Automotive Service
Business Owner Vic Lum
 - Site Address 245 8th Street
City Oakland Zip 94607 Phone 832-9014
 - Mailing Address 245 8th Street
City Oakland Zip 94607 Phone 832-9014
 - Land Owner Vic Lum
Address 245 8th Street City, State Oakland, CA Zip 94607
 - Generator name under which tank will be manifested Vic Lum
- EPA I.D. No. under which tank will be manifested CAC000866928

6. Contractor All Environmental, Inc.
Address 2641 Crow Canyon Road
City San Ramon, CA 94583 Phone (510) 820-3224
License Type* A w/ HAZ ID# 654919

*Effective January 1, 1992, Business and Professional Code Section 7058.7 requires prime contractors to also hold Hazardous Waste Certification issued by the State Contractors License Board. Indicate that the certificate has been received, in addition, to holding the appropriate contractors license type.

7. Consultant All Environmental, Inc.
Address 2641 Crow Canyon Road
City San Ramon, CA Phone (510) 820-3224

8. Contact Person for Investigation
Name Craig Hertz Title Vice President
Phone (510) 820-3224

9. Number of tanks being closed under this plan 5
Length of piping being removed under this plan 20'
Total number of tanks at facility 7

*most of piping
to be removed in
2nd phase of work*

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 Waste Oil Recovery EPA I.D. No. CAD000626515
Hauler License No. 309033 License Exp. Date 10/93
Address 6401 Leona Street
City Oakland State CA Zip 94605

b) Product/Residual Sludge/Rinsate Disposal Site

Name Demeeno Kerdoon EPA I.D. No. CAT080013352
Address 2000 N. Alameda
City Compton State CA Zip _____

c) Tank and Piping Transporter

Name Erickson, Inc. EPA I.D. No. CAD009466392
Hauler License No. 0019 License Exp. Date 5/31/94
Address 255 Parr Blvd.
City Richmond State CA Zip 94801

d) Tank and Piping Disposal Site

Name Erickson EPA I.D. No. CAD009466392
Address 255 Parr Blvd.
City Richmond State CA Zip 94801

11. Experienced Sample Collector

Name Craig Hertz
Company All Environmental, Inc.
Address 2641 Crow Canyon Road
City San Ramon State CA Zip 94583 Phone (510) 820-3224

12. Laboratory

Name Priority Environmental Labs
Address 1764 Houret Ct.
City Milpitas State CA Zip 95035
State Certification No. 1708 ✓

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

If yes, describe. _____

14. Describe methods to be used for rendering tank inert

Add dry ice at the rate of at least 1.5 lbs per every 100
gallons of tank volume. ✓

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)		
(4) 1,000	Automobile Fuel gasoline	Soil	2 Samples taken at a depth of 2' below the invert of the tank. One sample from each end of each tank. One sample taken 2' below the center of the invert of tank.
(1) 500	Waste Oil	Soil	

~~gnw ← + gnw if present~~

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

Excavated/Stockpiled Soil	
Stockpiled Soil Volume (Estimated)	Sampling Plan
50 yards	Four composited samples taken by driving a brass tube into the soil using a wooden mallet. Samples will be secured using aluminum foil, teflon caps & Duct Tape. Samples will be transported under Chain of custody to a state certified Laboratory.

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
<u>Gasoline Tanks</u>			
TPH-gasoline	5030	8015	1 ppm
BTEX		8020	5 ppb
Total Lead		AA	0.5 ppm
<u>Waste Oil Tanks</u>			
TPH-gasoline	5030	8015	1 ppm
TPH-diesel	3510 3550	8015	1 ppm
cc Volatile Organics	524 5030	8240	
Oil & Grease		5520 E&F	
5 metals		AH	
semi VOCs		8270	

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

18. Submit Worker's Compensation Certificate

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) All Environmental, Inc. Craig Hertz

Signature *Craig Hertz*

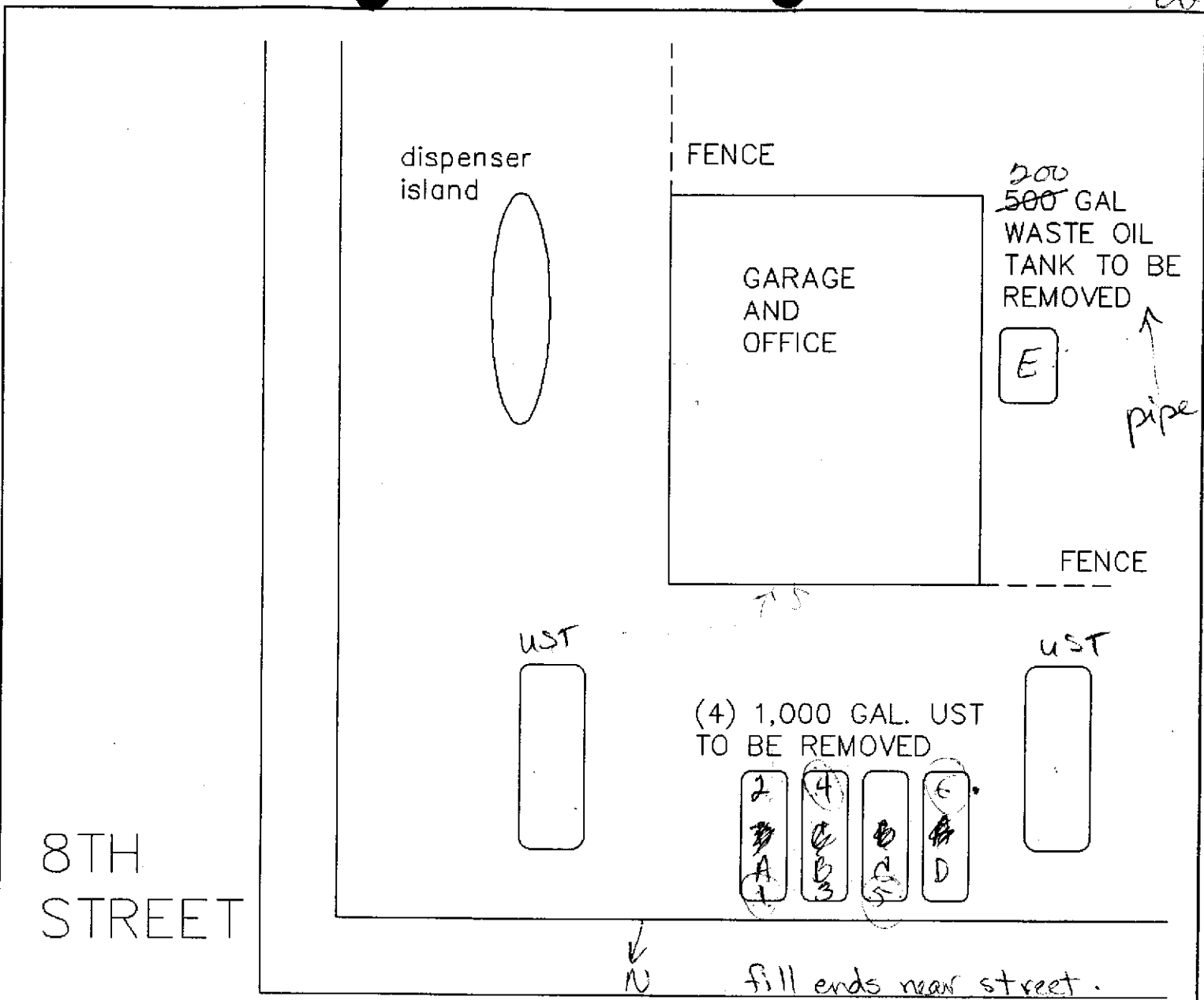
Date 4/30/93

Signature of Site Owner or Operator

Name (please type) Victor Lum

Signature *Victor Lum*

Date 4/30/93



8TH STREET

ALICE STREET

tanks removed 6-18-93.

Tank A: sample 1 at 8 1/2 - 9' bgs (greenish soil w/odor)
sample 2 at 9 1/2' bgs (" " ")

Tank B: sample 3 at 9' bgs (greenish soil w/odor)
sample 4 at 10 1/2' bgs (" " ")

ALL ENVIRONMENTAL, INC. 2641 CROW CANYON RD, SAN RAMON		
SCALE: NTS	APPROVED BY:	DRAWN BY: C.H.
DATE: 4/26/93		REVISED: C.H.
SITE MAP		
VIC'S AUTOMOTIVE		DRAWING NUMBER: FIGURE 1

ALL ENVIRONMENTAL, INC.

Environmental Engineering & Construction

596 Indian Home Road • Darville, CA 94526 • (510) 820-3224

HEALTH AND SAFETY PLAN

Prepared for:

LUM JOBSITE
245 8TH STREET
OAKLAND, CA 94607

Prepared by:

ALL ENVIRONMENTAL, INC.
2641 Crow Canyon Road
San Ramon, CA 94583

FAX: (510) 838-2687

A. INTRODUCTION

This Site Specific Health and Safety Plan is written for the remediation project located at the commercial property, owned by Victor Lum. All job site personnel will follow CAL OSHA safe operating practices as outlined in 29 CFR 1910 and 1926, as well as established guidelines set forth by All Environmental, Inc. or their respective companies.

B. WORK DESCRIPTION

Prepared by: Craig Hertz (Vice President)

Site Manager: Craig Hertz

Start Date: November 16, 1992 7

Address: 245 8th Street
Oakland, CA 94607

Scope of Work: All Environmental, Inc. (AEI) will remove five underground storage tanks from the commercial property located at the above address.

C. SITE/WASTE CHARACTERISTICS

Hazard Level: Serious: Low: XXX
 Moderate: XXX Unknown:

Waste Type: Solid: Contaminated Soil
 Sludge: None
 Liquid: Possible Ground Water
 Gas: None

Hazard Characteristics: Combustible, Toxic

There will be a three feet boundary surrounding the excavation pit and the stockpiled material. The area within this boundary is considered an exclusion zone and only qualified personnel will be allowed to enter. All personnel arriving or departing the site should log in before entering the exclusion zone. All activities on site must be cleared through the Project Manager.

D. HAZARD EVALUATION

Potential chemical hazards include skin and eye contact or inhalation exposure to potentially toxic concentrations of hydrocarbon vapors. The potential toxic compounds that may exist at the site are listed below with descriptions of specific health effects of each. The list includes the primary potential toxic constituents that may be found in gasoline or diesel fuel.

1. Benzene

- a. Colorless to light yellow, flammable liquid with an aromatic odor.
- b. Exposure may irritate eyes, nose and respiratory system and may cause acute restlessness, convulsions, nausea, or depression
- c. Permissible exposure level (PEL) for a time weighted average (TWA) over an eight hour period is 1.0 ppm.

2. Toluene

- a. Colorless liquid with a sweet pungent, benzene like odor.
- b. Exposure may cause fatigue, weakness, confusion, euphoria, dizziness, headaches, dilated pupils, lacrimation, nervousness, insomnia, paresthesia, and dermatitis.
- c. Permissible exposure level for a time weighted average over an ten hour period is 100 ppm.

3. Xylene

- a. Colorless liquid with an aromatic odor.
- b. Exposure may irritate eyes nose and throat and may cause dizziness, excitement, drowsiness, incoordination, corneal vacuolization, anorexia, nausea, vomiting, and dermatitis.
- c. Permissible exposure level for a time weighted average over an ten hour period is 100 ppm.

4. Ethylbenzene

- a. Colorless liquid with an aromatic odor.
- b. Exposure may irritate eyes and mucous membrane and may cause headaches, dermatitis, narcosis and loss of consciousness.
- c. Permissible exposure level for a time weighted average over an ten hour period is 100 ppm.

5. Lead

- a. A heavy ductile soft grey metal.
- b. Exposure may cause weakness, nausea, lassitude, diarrhea, insomnia, anorexia, inflamed mucous membranes and abdominal pains. Lead is carcinogenic.
- c. Permissible exposure level for a time weighted average over an eight hour period is .05 ppb.

Craig Hertz has been designated to coordinate access control and security on site. All work will strictly follow OSHA guidelines. A safe perimeter has been established at a three feet radius surrounding the site. These boundaries are identified by a fence, yellow caution tape and orange safety cones. Personnel shall maintain the maximum distance from the pit while performing their duties. No one shall enter an excavation pit that is greater than five feet in depth and no one shall climb on the stockpiled material. Additional hazards on site include heavy equipment and

overhead lifting equipment. Heavy equipment used for performing the excavation project may include a backhoe, an excavator, or a crane for lifting the heavy objects out of the excavation. Only 40 hour trained personnel will operate equipment or perform any duty associated with this project. A hard hat and steel toed boots are mandatory for all personnel associated with the tank removal. The excavation will be properly sloped for stability, safety, and personnel entry in needed. The site will inspected on a daily basis for safety and potential cave-ins.

A FIRST AID KIT AND AT A 40 POUND BC FIRE EXTINGUISHER WILL BE AVAILABLE ON SITE.

EMERGENCY SERVICES ARE AVAILABLE BY DIALING 911 ON THE TELEPHONE LOCATED IN THE PROJECT MANAGER'S VEHICLE. THIS VEHICLE WILL BE ON SITE AT ALL TIMES.

E. PERSONAL PROTECTIVE CLOTHING

Based on evaluation of potential hazards, level 'D' protective clothing has been designated as the appropriate protection for this project. The level of protective clothing will be upgraded if the organic vapor levels in the operator's breathing zone exceeds 5 ppm above background levels continuously for more than five minutes. If this occurs then level C protection will be used. If the organic concentration in the operator's breathing zone exceed's 200 ppm for 5 minutes and/or the organic vapor concentration two feet above the excavation exceeds 2,000 ppm or 25% of the lower explosive limit, then the equipment will be shut down and the site evacuated. If organic vapor concentrations exceed 200 ppm and work continues then level A or B protection will be required.

"EPA Standard Operating Safety Guidelines" defines the levels of protective clothing as follows:

LEVEL A:

Fully encapsulating suit / SCRA / Hard hat / Steel toe boots / Safety gloves.

LEVEL B:

Splash resistant suit / SCBA / Hard Hat / Steel toe boots / Safety gloves.

LEVEL C:

Half face respirator / Hard hat / Safety glasses / Steel toe boots
Coveralls / Gloves.

LEVEL D:

Coveralls / Hard hat / Safety Glasses / Steel toe boots / Gloves.

If air purifying respirators are authorized, Organic vapor/ w-filter is the appropriate canister for use with the involved substances and concentrations. A competent individual has determined that all criteria for using this type of respiratory protection have been met.

NO CHANGES TO THE SPECIFIED LEVELS OF PROTECTION SHALL BE MADE WITHOUT THE APPROVAL OF THE SITE SAFETY OFFICER.

F. MONITORING INSTRUMENTS

The following environmental monitoring instruments shall be used on site at specified intervals.

Lower Explosive Limit (LEL) Meter that will also check the excavation atmosphere for toxic levels will be used to check if the work area is safe.

G. EMERGENCY HOSPITAL

The closest hospital with an emergency room is:

HIGHLAND HOSPITAL

(510) 437-4555

DIRECTIONS FROM THE JOB SITE:

EXIT JOBSITE AND GO:

SOUTH ON ALICE STREET

LEFT ON 7TH STREET

LEFT ON 14TH ~~STREET~~ Av.

LEFT ON EAST 31ST STREET

LEFT INTO HIGHLAND HOSPITAL

Jk

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) J Eberle

ACCEPTED

DEPARTMENT OF ENVIRONMENTAL HEALTH
470 - 28th Street, Third Floor
Oakland, CA 94612
Telephone: (415) 557-7257

These plans have been accepted and approved by the appropriate and essentially meet the requirements of State and local health laws. Changes to these plans must be approved by this Department after a written request with supporting local health laws. The project must be completed within the time frame of any regulatory or other applicable laws and regulations.

One copy of these accepted plans must be on file in an available to all contractors and consultants involved with the removal.

Any change or alteration to these plans and specifications must be submitted to the Department and approved by the Building Department. The Department will be notified of any changes made to these plans and specifications. Notify the Department at least 48 hours prior to the following activities:

Removal of tank and piping

Issuance of a permit to remove or demolish on construction with hazardous materials and all applicable laws and regulations.

These plans are not to be used for any other purpose.

Eberle 8-1-97

Must sample under dispenser + piping

UNDERGROUND TANK CLOSURE PLAN

* * * Complete according to attached instructions * * *

1. Business Name VIC'S Automotive Services

Business Owner Vic Lum

2. Site Address 245 8th Street

City Oakland Zip 94607 Phone (510) 832-9014

3. Mailing Address 245 8th Street

City Oakland Zip 94607 Phone (510) 832-9014

4. Land Owner Vic Lum

Address 245 8th Street City, State Oakland, CA Zip 94607

5. Generator name under which tank will be manifested _____

Vic Lum

EPA I.D. No. under which tank will be manifested CAC000886936

A + Bs ?

6. Contractor All Environmental, Inc.
Address 2641 Crow Canyon Rd., Ste. 5
City San Ramon, CA 94583 Phone (510) 820-3224
License Type A w/ HAZ ID# 654919

7. Consultant All Environmental, Inc.
Address 2641 Crow Canyon Rd., Ste. 5
City San Ramon, CA 94583 Phone (510) 820-3224

8. Contact Person for Investigation
Name Craig Hertz Title Vice President
Phone (510) 820-3224

9. Number of tanks being closed under this plan 2
Length of piping being removed under this plan 40'
Total number of tanks at facility 2

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 Waste Oil Recovery EPA I.D. No. CAD000626515
Hauler License No. 843 License Exp. Date 7/30/94
Address 6401 Leona Street
City Oakland State CA Zip 94605

b) Product/Residual Sludge/Rinsate Disposal Site

Name Demeeno Kerdoon EPA I.D. No. CAT080013352
Address 2000 N. Alameda
City Compton State CA Zip _____

c) Tank and Piping Transporter

Name Erickson, Inc. EPA I.D. No. CAD009466392
Hauler License No. 019 License Exp. Date 7/95
Address 255 Parr Blvd
City Richmond State CA Zip 94801

d) Tank and Piping Disposal Site

Name Erickson, Inc. EPA I.D. No. CAD009466392
Address 255 Parr Blvd.
City Richmond State CA Zip 94801

11. Experienced Sample Collector

Name Craig Hertz
Company All Environmental, Inc.
Address 2641 Crow Canyon Rd., Ste.5
City San Ramon State CA Zip 94583 Phone (510) 820-3224

12. Laboratory

Name Priority Environmental Labs
Address 1764 Houret Ct.
City Milpitas State CA Zip 95035
State Certification No. 1708

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

If yes, describe. _____

14. Describe methods to be used for rendering tank inert

Add dry ice at the rate of at least 1.5 lbs. per every
 100 gallons of tank volume.

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)		
(2) 6,000	Automobile Fuel gasoline <i>installed</i>	Soil	2 samples taken at a depth of 2' below the tank invert. One sample from each end of each tank. One sample taken 2' below the center of the invert of the tank. <i>also dispenser + piping</i>

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) 200 yards	Sampling Plan <i>not to be reused onsite?</i> Sixteen composited samples taken by driving a brass tube into the soil using a wooden mallet. Samples will be secured using aluminum foil, teflon caps and duct tape. Samples will be transported under Chain of Custody to a state certified laboratory.

how many pts?

*16 comp. samples =
 ÷ 200 yd³ =
 12.5 samples*

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-gas	5030 ✓	8015 (GC/ID)	1 ppm ✓
BTEX		8020 ✓	5 ppb
Total Lead		AA ✓	0.5 ppm

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) All Environmental, Inc. Craig Hertz

Signature Craig Hertz

Date 7/12/94

Signature of Site Owner or Operator

Name (please type) Victor Lum

Signature Craig Hertz agent for the owner-Victor Lum

Date 7/12/94

7/18/94

HEALTH AND SAFETY PLAN

Prepared for:

Victor Lum
245 8th Street
Oakland, CA 94607

A. INTRODUCTION

This Site Specific Health and Safety Plan is written for the tank removal project located at the residential property, owned by Victor Lum. All job site personnel will follow CAL OSHA safe operating practices as outlined in 29 CFR 1910 and 1926, as well as established guidelines set forth by All Environmental, Inc. or their respective companies.

B. WORK DESCRIPTION

Prepared by: Jennifer Anderson, Project Manager

Site Manager: Dusty Roy

Start Date: July 18, 1994

Address: 245 8th Street
Oakland, CA 94607

Scope of Work: All Environmental, Inc. (AEI) will remove two 6,000 gallon underground storage tank at the property located at the above address. The tank will be emptied, removed and disposed of according to federal, state and local regulations. Soil samples will be taken from the native material, two feet below the center of the tank, and from the stockpiled material. The excavation will be backfilled and resurfaced to match the surrounding conditions.

C. SITE/WASTE CHARACTERISTICS

Hazard Level: Serious: Low: XXX
 Moderate: XXX Unknown:

Waste Type: Solid: Underground Storage Tank
 Sludge: None
 Liquid: Remaining Product Inside Tank
 Gas: None

Hazard Characteristics: Combustible, Toxic

There will be a three feet boundary surrounding the excavation pit and the stockpiled material. The area within this boundary is considered an exclusion zone and only qualified personnel will be allowed to enter. All personnel arriving or departing the site should log in before entering the exclusion zone. All activities on site must be cleared through the Project Manager.

D. HAZARD EVALUATION

Potential chemical hazards include skin and eye contact or inhalation exposure to potentially toxic concentrations of hydrocarbon vapors. The potential toxic compounds that may exist at the site are listed below with descriptions of specific health effects of each. The list includes the primary potential toxic constituents that may be found in gasoline or diesel fuel.

1. Benzene

- a. Colorless to light yellow, flammable liquid with an aromatic odor.
- b. Exposure may irritate eyes, nose and respiratory system and may cause acute restlessness, convulsions, nausea, or depression
- c. Permissible exposure level (PEL) for a time weighted average (TWA) over an eight hour period is 1.0 ppm.

2. Toluene

- a. Colorless liquid with a sweet pungent, benzene like odor.
- b. Exposure may cause fatigue, weakness, confusion, euphoria, dizziness, headaches, dilated pupils, lacrimation, nervousness, insomnia, paresthesia, and dermatitis.
- c. Permissible exposure level for a time weighted average over an ten hour period is 100 ppm.

3. Xylene

- a. Colorless liquid with an aromatic odor.
- b. Exposure may irritate eyes nose and throat and may cause dizziness, excitement, drowsiness, incoordination, corneal vacuolization, anorexia, nausea, vomiting, and dermatitis.
- c. Permissible exposure level for a time weighted average over a ten hour period is 100 ppm.

4. Ethylbenzene

- a. Colorless liquid with an aromatic odor.
- b. Exposure may irritate eyes and mucous membrane and may cause headaches, dermatitis, narcosis and loss of consciousness.
- c. Permissible exposure level for a time weighted average over a ten hour period is 100 ppm.

5. Lead

- a. A heavy ductile soft grey metal.
- b. Exposure may cause weakness, nausea, lassitude, diarrhea, insomnia, anorexia, inflamed mucous membranes and abdominal pains. Lead is carcinogenic.
- c. Permissible exposure level for a time weighted average over an eight hour period is .05 ppb.

Dusty Roy has been designated to coordinate access control and security on site. All work will strictly follow OSHA guidelines. A safe perimeter has been established at a three feet radius surrounding the site. These boundaries are identified by yellow caution tape and orange safety cones. Personnel shall maintain the maximum distance from the pit while performing their duties. No one shall enter an excavation pit that is greater than five feet in depth and no one shall climb on the stockpiled material. Additional hazards on site include heavy equipment and overhead lifting equipment. Heavy equipment used for performing the tank removal project may include a backhoe, an excavator, or a crane for lifting the tank out of the excavation. Only 40 hour trained personnel will operate equipment or perform any duty associated with this project. A hard hat and steel toed boots are mandatory for all personnel associated with the tank removal.

A FIRST AID KIT AND A 40 POUND BC FIRE EXTINGUISHER WILL BE AVAILABLE ON SITE.

EMERGENCY SERVICES ARE AVAILABLE BY DIALING 911 ON THE TELEPHONE LOCATED IN THE SITE MANAGER'S VEHICLE. THIS VEHICLE WILL BE ON SITE AT ALL TIMES.

E. PERSONAL PROTECTIVE CLOTHING

Based on evaluation of potential hazards, level "D" protective clothing has been designated as the appropriate protection for this project. The level of protective clothing will be upgraded if the organic vapor levels in the operator's breathing zone exceeds 5 ppm above background levels continuously for more than five minutes, or if any single reading exceeds 25 ppm. If this occurs then level C protection will be used. If the organic concentration in the operator's breathing zone exceed's 200 ppm for 5 minutes and/or the organic vapor concentration two feet above the excavation exceeds 1,000 ppm or 10% of the lower explosive limit, then the equipment will be shut down and the site evacuated. If organic vapor concentrations exceed 200 ppm and work continues then level B protection will be required.

"EPA Standard Operating Safety Guidelines" defines the levels of protective clothing as follows:

LEVEL A:

Fully encapsulating suit / SCBA / Hard hat / Steel toe boots / Safety gloves.

LEVEL B:

Splash resistant suit / SCBA / Hard Hat / Steel toe boots / Safety gloves.

LEVEL C:

Half face respirator / Hard hat / Safety glasses / Steel toe boots / Coveralls / Gloves.

LEVEL D:

Coveralls / Hard hat / Safety Glasses / Steel toe boots / Gloves.

If air purifying respirators are authorized, organic vapor w-filter is the appropriate canister for use with the involved substances and concentrations. A competent individual has determined that all criteria for using this type of respiratory protection have been met.

NO CHANGES TO THE SPECIFIED LEVELS OF PROTECTION SHALL BE MADE WITHOUT THE APPROVAL OF THE SITE SAFETY OFFICER.

F. MONITORING INSTRUMENTS

The following environmental monitoring instruments shall be used on site at specified intervals.

Lower Explosive Limit (LEL) Meter that will also check the tank for Oxygen levels will be used to check the tank for transportation.

G. EMERGENCY HOSPITAL

The closest hospital with an emergency room is:

HIGHLAND HOSPITAL (510) 437-4555

DIRECTIONS FROM THE JOB SITE:

EXIT JOBSITE AND GO:

SOUTH ON ALICE STREET
LEFT ON 7TH STREET
LEFT ON 14TH STREET
LEFT ON EAST 31ST STREET
LEFT INTO HIGHLAND HOSPITAL

ACORD. CERTIFICATE OF INSURANCE

DATE: MM/DD/YY
11-15-93

PRODUCER
Bentwood Surplus Lines Agency
15851 Dallas Pky #865
Dallas, Tx 75248

A.H. Smith Co. (707)255-2111

THIS CERTIFICATE ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW.

COMPANIES AFFORDING COVERAGE

- COMPANY A Credit General Insurance Company
- COMPANY B
- COMPANY C
- COMPANY D

INSURED
All Environmental, Inc.
596 Indian Home Rd.
Danville, CA 94526

COVERAGES

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE 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. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

CO LTR	TYPE OF INSURANCE	POLICY NUMBER	POLICY EFFECTIVE DATE (MM/DD/YY)	POLICY EXPIRATION DATE (MM/DD/YY)	LIMITS
A	GENERAL LIABILITY	EOC800-353-00	11-02-93	11-02-94	GENERAL AGGREGATE \$ 1,000,000
	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY				PRODUCTS-COMP/OP AGG \$ 1,000,000
	<input checked="" type="checkbox"/> CLAIMS MADE <input type="checkbox"/> OCCUR				PERSONAL & ADV INJURY \$ 1,000,000
	<input type="checkbox"/> OWNERS & CONT PROT				EACH OCCURRENCE \$ 1,000,000
	<input checked="" type="checkbox"/> professional liability				FIRE DAMAGE (Any one fire) \$ 50,000
	<input checked="" type="checkbox"/> pollution liability				MED EXP (Any one person) \$ 5,000
	AUTOMOBILE LIABILITY				COMBINED SINGLE LIMIT \$
	<input type="checkbox"/> ANY AUTO				BODILY INJURY (Per person) \$
	<input type="checkbox"/> ALL OWNED AUTOS				BODILY INJURY (Per accident) \$
	<input type="checkbox"/> SCHEDULED AUTOS				PROPERTY DAMAGE \$
	<input type="checkbox"/> HIRED AUTOS				
	<input type="checkbox"/> NON-OWNED AUTOS				
	GARAGE LIABILITY				AUTO ONLY - EA ACCIDENT \$
	<input type="checkbox"/> ANY AUTO				OTHER THAN AUTO ONLY:
					EACH ACCIDENT \$
					AGGREGATE \$
	EXCESS LIABILITY				EACH OCCURRENCE \$
	<input type="checkbox"/> UMBRELLA FORM				AGGREGATE \$
	<input type="checkbox"/> OTHER THAN UMBRELLA FORM				\$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY				STATUTORY LIMITS
	THE PROPRIETOR/PARTNERS/EXECUTIVE OFFICERS ARE: <input type="checkbox"/> INCL <input type="checkbox"/> EXCL				EACH ACCIDENT \$
					DISEASE - POLICY LIMIT \$
					DISEASE - EACH EMPLOYEE \$
	OTHER				
	The certificate holder is added as additional insured, but only as respects to work performed by the insured. This endorsement does not include professional liability.				

DESCRIPTION OF OPERATIONS/LOCATIONS/VEHICLES/SPECIAL ITEMS

CERTIFICATE HOLDER

Stacy Ambersand Witbeck/Dillingham
P.O. Box 883063
San Francisco, CA 94188-3063

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, THE ISSUING COMPANY WILL ENDEAVOR TO MAIL 30 DAYS WRITTEN NOTICE TO THE CERTIFICATE HOLDER NAMED TO THE LEFT, BUT FAILURE TO MAIL SUCH NOTICE SHALL IMPOSE NO OBLIGATION OR LIABILITY OF ANY KIND UPON THE COMPANY, ITS AGENTS OR REPRESENTATIVES.

AUTHORIZED REPRESENTATIVE

Sam J. Ambersand