

ALAMEDA COUNTY  
HEALTH CARE SERVICES

AGENCY  
DAVID J. KEARS, Agency Director



no 276

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

February 17, 2006

Shahram Shahnazi  
Delta Gas  
300 West S Street  
Woodland, CA 95695

Tejindar and Rajinder Singh  
6400 Dublin Boulevard  
Dublin, CA 94568

Alameda County  
MAR 01 2006  
Environmental Health

John Rutherford  
Desert Petroleum  
P.O. Box 1601  
Oakland, CA 93030

Mohammed Mushhoon  
9 Commodore, #217  
Emeryville, CA 94608

Subject: Fuel Leak Case No. RO0000276, Desert Petroleum #796, 2844 Mountain Blvd., Oakland, CA

Dear Mr. Shahnazi, Mr. Rutherford, Mr. Singh, and Mr. Mushhoon:

No reports have been submitted to our agency for this case since December 2000. This fuel leak case remains open and additional investigation and cleanup is required for this site. Fuel hydrocarbons including methyl tert-butyl ether (MTBE) and fuel oxygenates are present at elevated concentrations in soil and groundwater at the site and have migrated off-site to adjacent properties. MTBE has been detected at concentrations up to 410,000 micrograms per liter ( $\mu\text{g/L}$ ) in groundwater samples at the edge of your property. The lateral and vertical extent of contamination originating from your site has not been fully defined. In addition, free product is present in the subsurface within the central portion of the site.

The most recent report in our files is a document entitled, "Workplan for Soil and Groundwater Assessment," dated December 7, 2000 and prepared on your behalf by Aqua Science Engineers, Inc. This work plan proposed a scope of work to install five monitoring wells in both on-site and off-site areas where elevated concentrations of fuel hydrocarbons have been detected. The proposed scope of work was approved by ACEH in correspondence dated December 22, 2000. However, this proposed work was apparently not implemented. The December 22, 2000 ACEH correspondence also requested documentation of measures taken to address potential leakage from the existing tank system and requested a proposal for interim remedial action. There is no evidence in the files that any of these requests were acted upon.

ACEH requests that the potential for ongoing leakage from the existing UST system be addressed immediately as requested in technical comment 1 below. The information requested in technical comment 1 is to be provided **by March 3, 2006**.

Due to the extended period of time that has passed since soil and groundwater sampling was conducted at your site, we request that you submit a revised work plan **by April 17, 2006** to address additional data gaps as discussed in technical comment 2 below. We request that you address the following technical comments, perform the proposed work, and send us the reports described below.

### TECHNICAL COMMENTS

1. **Tank System Status.** Previous ACEH correspondence for this site has discussed the possibility that ongoing releases were occurring from the on-site tank system. Please provide documentation of tank system upgrades or removals that have taken place since 1999. If no tank system upgrades or removals have taken place since 1999, please propose an investigation to determine whether recent releases have occurred from the tank system.
2. **Site Characterization.** The lateral and vertical extent of soil and groundwater contamination at the site has not been fully defined. The extent of contaminant migration along preferential pathways such as the storm water line and the drain system for the retaining wall west of the site must also be considered. Please present plans to fully define the lateral and vertical extent of soil and groundwater contamination at the site in the revised Work Plan requested below.

### TECHNICAL REPORT REQUEST

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

- **March 3, 2006** – Documentation of Tank System Upgrades or Removal or Proposal to Investigate Recent Releases from Tank System
- **April 17, 2006** – Revised Work Plan
- **120 days after ACEH approval of Work Plan** – Corrective Action Plan

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

Shahram Shahnazi  
John Rutherford  
Tejindar and Rajinder Singh  
Mohammed Moshhoon  
February 17, 2006  
Page 3

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](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](mailto: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.

#### 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.

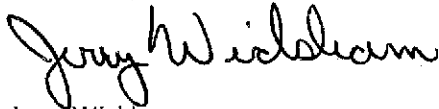
Shahram Shahnazi  
John Rutherford  
Tejindar and Rajinder Singh  
Mohammed Moshhoon  
February 17, 2006  
Page 4

**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: Leroy Griffin  
Oakland Fire Hazardous Materials Unit  
250 Frank Ogawa Plaza, Suite 3341  
Oakland, CA 94612

Robert Kitay  
Aqua Science Engineers, Inc.  
208 West El Pintado  
Danville, CA 94526

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

December 7, 2005

Shahram Shahnazi  
1005 Northgate Drive  
San Rafael, CA 94903

John Rutherford  
Desert Petroleum  
P.O. Box 1601  
Oxnard, CA 93030

Tejindar and Rajinder Singh  
2276 Camino San Ramon  
San Ramon, CA 94583-1353

Mohammed Mushhoon  
9 Commodore, #217  
Emeryville, CA 94608

Subject: Fuel Leak Case No. [REDACTED] Desert Petroleum #796, 2844 Mountain Blvd., Oakland, CA

Dear Mr. Shahnazi, Mr. Rutherford, Mr. Singh, and Mr. Mushhoon:

I am the Alameda County Environmental Health (ACEH) caseworker recently assigned to this fuel leak case. No reports have been submitted to our agency for this case since December 2000. This fuel leak case remains open and additional investigation and cleanup is required for this site. Fuel hydrocarbons including methyl tert-butyl ether (MTBE) and fuel oxygenates are present at elevated concentrations in soil and groundwater at the site and have migrated off-site to adjacent properties. MTBE has been detected at concentrations up to 410,000 micrograms per liter ( $\mu\text{g/L}$ ) in groundwater samples at the edge of your property. The lateral and vertical extent of contamination originating from your site has not been fully defined. In addition, free product is present in the subsurface within the central portion of the site.

The most recent report in our files is a document entitled, "Workplan for Soil and Groundwater Assessment," dated December 7, 2000 and prepared on your behalf by Aqua Science Engineers, Inc. This work plan proposed a scope of work to install five monitoring wells in both on-site and off-site areas where elevated concentrations of fuel hydrocarbons have been detected. The proposed scope of work was approved by ACEH in correspondence dated December 22, 2000. However, this proposed work was apparently not implemented. The December 22, 2000 ACEH correspondence also requested documentation of measures taken to address potential leakage from the existing tank system and requested a proposal for interim remedial action. There is no evidence in the files that any of these requests were acted upon.

ACEH requests that you respond to this letter by **January 6, 2006** by indicating your intent to complete the site investigation and cleanup for the fuel leak at your site. Due to the extended period of time that has passed since soil and groundwater sampling was conducted at your site, we request that you submit a revised work plan by **February 27, 2006** to address additional data gaps.

Shahram Shahnazi  
John Rutherford  
Tejindar and Rajinder Singh  
Mohammed Moshhoon  
December 7, 2005  
Page 2

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

### TECHNICAL COMMENTS

1. **Site Characterization.** The lateral and vertical extent of soil and groundwater contamination at the site has not been fully defined. The extent of contaminant migration along preferential pathways such as the storm water line and the drain system for the retaining wall west of the site must also be considered. Please present plans to fully define the lateral and vertical extent of soil and groundwater contamination at the site in the revised Work Plan requested below.
2. **Tank System Status.** Previous ACEH correspondence for this site has discussed the possibility that ongoing releases were occurring from the on-site tank system. Please provide documentation of tank system upgrades or removals that have taken place since 1999. If no tank system upgrades or removals have taken place since 1999, please propose an investigation to determine whether recent releases have occurred from the tank system.

### TECHNICAL REPORT REQUEST

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

- **January 6, 2006** – Correspondence Indicating Intent to Conduct Soil and Groundwater Investigation and Site Cleanup
- **February 27, 2006** – Revised Work Plan and Documentation of Tank System Upgrades or Removal
- **120 days after ACEH approval of Work Plan** – Corrective Action Plan

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

ACEH's Environmental Cleanup Oversight Programs (LOP and SLIC) now request submission of reports in electronic form. The electronic copy is intended to replace the need for a paper copy and is expected to 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 Instructions." Submission of reports to the Alameda County

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

December 22, 2000

Shahram Shahnazi  
140 Geldert Dr.  
Tiburon, CA 94520

Dear Mr. Shahnazi:

Subject: Compare Prices, 2844 Mountain Blvd., Oakland, CA  
StId 851

"Workplan for Soil and Groundwater Assessment..." dated December 7, 2000 by Aqua Science Engineers was reviewed. The proposal for the installation of the five additional groundwater monitoring wells and associated work is acceptable.

- 1) Provide documentation of what's been done to determine that the onsite tank systems have not leaked. Indicate when you plan to have the tank systems replaced. The City of Oakland Fire Services Agency does not have an application to remove the tanks for this site.
- 2) Until the tanks are removed, other remedial measures need to be proposed in a Corrective Action Plan, which includes an assessment of impacts, a feasibility study, and applicable cleanup levels.

Documentation of what's been done to determine that the onsite tank systems have not leaked and when you plan to have the tank systems replaced is expected immediately. If you have any questions, call me at (510) 567-6746.

Sincerely,

Don Hwang  
Hazardous Materials Specialist

C: Leroy Griffin, City of Oakland Fire Services Agency, Office of Emergency Services,  
Hazardous Materials Management Program, 505-14<sup>th</sup> St., 5<sup>th</sup> Floor, Oakland, CA 94612

Robert Kitay, Aqua Science Engineers, Inc., 208 W. El Pintado, Danville, CA 94526

✓ file

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

July 5, 2000

Shahram Shahnazi  
140 Geldert Dr.  
Tiburon, CA 94520

Dear Mr. Shahnazi:

Subject: Compare Prices, 2844 Mountain Blvd., Oakland, CA  
StId 851

"Report for Soil and Groundwater Assessment..." dated May 24, 2000 by Aqua Science Engineers was reviewed. The report indicated Methyl Tertiary-Butyl Ether (MTBE) concentrations as high as 410,000 ug/l, 170,000 ug/l, and 130,000 ug/l, close to the property boundaries. The highest benzene concentration was 6,400 ug/l, which was adjacent to the property boundary. The recommendation for five additional groundwater monitoring wells is acceptable. However, first, the possibility of the onsite tank system as the source of the MTBE and benzene in the subsurface (tank, pipe joint, spill bucket, surface spill, etc.) needs to be investigated. A summary of suggested methods for determining the source of leaks in tank systems is included in Appendix D (enclosed). After that, the distance to receptors (drinking water wells and surface water supplies) in the vicinity need to be determined. This information can then be used to develop a site conceptual model (SCM). Due to the high concentrations found, interim remedial action is also required.

Provide a workplan which addresses these issues within 30 days. If you have any questions, call me at (510) 567-6746.

Sincerely,

Don Hwang  
Hazardous Materials Specialist

Enclosure (1)

*cc*  
C: Robert Kitay, Aqua Science Engineers, Inc., 208 W. El Pintado, Danville, CA 94526

✓ file



LOP - CHANGE RECORD REQUEST FORM

printed:  
06/16/2000

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

Insp:

AGENCY # : 10000      SOURCE OF FUNDS: F      SUBSTANCE: 8006619  
 StID : 851      LOC: \*\*\*\*\*  
 SITE NAME: Desert Petroleum # 796      DATE REPORTED : 03/23/1989  
 ADDRESS : 2844 Mountain Blvd      DATE CONFIRMED: 03/23/1989  
 CITY/ZIP : Oakland      94602      MULTIPLE RPs : Y

SITE STATUS

CASE TYPE: O CONTRACT STATUS: 5      PRIOR CODE: 2A      EMERGENCY RESP: -0-  
 RP SEARCH: S      DATE COMPLETED: 02/03/1992  
 PRELIMINARY ASMNT: U      DATE UNDERWAY: 03/01/1989      DATE COMPLETED: 08/31/1989  
 REM INVESTIGATION: U      DATE UNDERWAY: 08/31/1989      DATE COMPLETED: 06/01/1991  
 REMEDIAL ACTION: c      DATE UNDERWAY: 06/01/1991      DATE COMPLETED: 12/01/1994  
 POST REMED ACT MON: -      DATE UNDERWAY: -0-      DATE COMPLETED: -0-  
 ENFORCEMENT ACTION TYPE: 1      DATE ENFORCEMENT ACTION TAKEN: 04/06/1992  
 LUFT FIELD MANUAL CONSID: 3  
 CASE CLOSED: -      DATE CASE CLOSED: -0-  
 DATE EXCAVATION STARTED : 03/22/1989      REMEDIAL ACTIONS TAKEN: GT, ED, VE

RESPONSIBLE PARTY INFORMATION

RP#1-CONTACT NAME: Shahram Shahnazi  
 COMPANY NAME: N/a  
 ADDRESS: 140 Geldert Drive  
 CITY/STATE: Tiburon, Ca 94920

*Property purchase pending*

RP#2-CONTACT NAME: Tesindar Singh  
 COMPANY NAME: Compare Prices Gasoline  
 ADDRESS: 140 Geldert Drive  
 CITY/STATE: Tiburon, Ca 94920

RP#3-CONTACT NAME: John Rutherford  
 COMPANY NAME: Desert Petroleum  
 ADDRESS: P. O. Box 1601  
 CITY/STATE: Oxnard, Ca 93030

INSPECTOR VERIFICATION:

NAME \_\_\_\_\_ SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_

DATA ENTRY INPUT:

Name/Address Changes Only			Case Progress Changes		
ANNPGMS	LOP	DATE		LOP	DATE

ALAMEDA COUNTY  
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



February 9, 2000

STID 851

Mr. Shahram Shahnazi  
140 Geldert Drive  
Tiburon, CA 94520

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

RE: 2844 Mountain Boulevard, Oakland - Request for modification to approved Soil and Water Investigation scope of work

Dear Mr. Shahnazi:

I have completed review of the January 27, 2000 Aqua Science Engineers, Inc. (ASE) "interim" report that documents the completion of four (4) Geoprobe<sup>®</sup> borings (BH-A through BH-D) emplaced on the opposite side of Mt. Boulevard from the subject site. This work is a portion of that proposed in the ASE workplan dated August 6, 1999. The remaining borings, to be emplaced along the sanitary sewer trenches, are slated to be completed in Spring 2000.

ASE's January 27<sup>th</sup> interim report presents data that demonstrates some degree of fuel hydrocarbon impact to groundwater in off-site locations. Of particular note are the laboratory results from water sampled from boring BH-A, where 15,000 micrograms per liter (ug/l) total petroleum hydrocarbons as gasoline (TPH-G), 370 ug/l benzene, and 4600 ug/l total xylenes, among other compounds, have been identified.

At this time you are requested to augment the remaining scope of the August 6, 1999 ASE workplan with the addition of two (2) more borings in locations south of BH-A, emplaced along the same alignment and spacing as the current boring string of BH-A to BH-D. These two additional borings may be completed at the same time as those planned for completion this Spring.

Please contact me at (510) 567-6783 should you have any questions or comments.

Sincerely,

Scott O. Seery, CHMM  
Hazardous Materials Specialist

cc: Chuck Headlee, RWQCB  
Dave Deaner, SWRCB UST Fund  
Leroy Griffin, Oakland Fire Department  
Jill Duerig, Alameda County District Attorney's Office  
John Rutherford, Desert Petroleum, P.O. Box 1601, Oxnard, CA 93032  
Robert Kitay, Aqua Science Engineers, Inc., 208 W. Pintado Rd., Danville, CA 94526

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

October 29, 1999

STID 851

Mr. Shahram Shahnazi  
140 Geldert Drive  
Tiburon, CA 94520

RE: 2844 Mountain Boulevard, Oakland - Soil and Water Investigation

Dear Mr. Shahnazi:

I have completed review of the August 6, 1999 Aqua Science Engineers Inc. (ASE) soil and water investigation (SWI) work plan for the subject site. This phase of work is intended to: 1) quickly assess potential off-site groundwater impacts using push-tool technology (e.g., Geoprobe<sup>®</sup>, etc.), and 2) determine whether or not sewer line trenches serve as preferential pathways for plume migration away from the site. This SWI work plan was submitted in response to correspondence from this office dated June 10, 1999.

I have been in contact with ASE's Robert Kitay over the last couple of weeks to discuss boring placement strategies and timing for initiation of this two-pronged phase of the pending SWI. We concluded that three (3) additional borings were necessary for proper coverage (revised map is attached). We also concluded that implementation of the proposed scope of work should be in two stages. Those borings proposed for the opposite side of Mountain Boulevard should be completed as soon as the drillers can be scheduled; however, the sewer line assessment should only begin once groundwater levels have recovered in the early Spring of 2000, and utilities have been more precisely located.

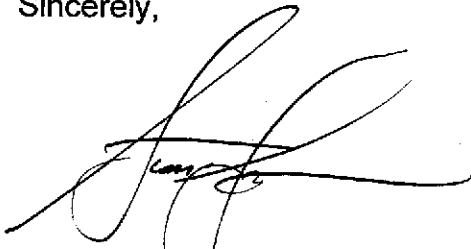
The cited ASE work plan has been accepted as currently amended.

Please have your consultant implement the first stage of the SWI, as articulated above, within 45 days of the date of this letter.

Mr. Shahnazi  
RE: 2844 Mountain Blvd., Oakland  
October 29, 1999  
Page 2 of 2

Please contact me at (510) 567-6783 should you have any questions or comments, and to inform me when field work will begin.

Sincerely,

A handwritten signature in black ink, appearing to read "Scott O. Seery", with a large, sweeping flourish extending to the right.

Scott O. Seery, CHMM  
Hazardous Materials Specialist

Attachment

cc: Chuck Headlee, RWQCB  
Dave Deaner, SWRCB UST Fund (w/ attachment)  
Leroy Griffin, Oakland Fire Department  
Jill Duerig, Alameda County District Attorney's Office  
John Rutherford, Desert Petroleum Inc., (w/ attachment)  
P.O. Box 1601, Oxnard, CA 93032  
Robert Kitay, Aqua Science Engineers Inc.  
208 West El Pintado, Danville, CA 94526

ALAMEDA COUNTY  
HEALTH CARE SERVICES

AGENCY  
DAVID J. KEARS, Agency Director



ENVIRONMENTAL HEALTH SERVICES

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

June 10, 1999

STID 851

Mr. Shahram Shahnazi  
140 Geldert Drive  
Tiburon, CA 94520

Mr. John Rutherford  
Desert Petroleum  
P.O. Box 1601  
Oxnard, CA 93030

RE: 2844 Mountain Boulevard, Oakland - Request for Soil and Water Investigation

Dear Messrs. Shahnazi and Rutherford:

I have completed review of the Western Geo-Engineers (WEGE) quarterly sampling and monitoring report dated March 8, 1999. This report also presents the results of a *revised* version of WEGE's earlier subsurface conduit study, which evaluates the potential for utility conduits and fault-related features to affect contaminant dispersal from the site. The conduit study reveals the potential for sanitary sewer trenches to contribute to contaminant migration away from the site. The fault element of the study was less conclusive.

Cumulative sampling and monitoring data clearly demonstrate that the releases from the underground storage tanks at this site have not been fully defined. The conduit study adds an additional layer of uncertainty to the plume definition issue. Consequently, plume definition must be achieved through completion of a soil and water investigation (SWI). Ultimately, an appropriate corrective action plan (CAP) will also be required, the scope of which will be substantially based on what is discovered following completion of the SWI.

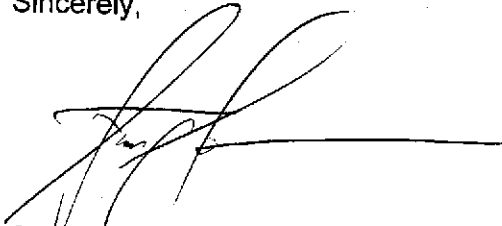
**You directed to submit a SWI work plan for the continued investigation of this gasoline release.** The SWI work plan is due within 60 days of the date of this letter.

**This phase of the SWI will involve intrusive investigations of the sanitary sewer trenches, as well as other on- and off-site locations.** Consequently, you are encouraged to employ the use of so-called "rapid site assessment tools" (e.g., Geoprobe, etc.) for the initial stage of this investigation. Final, permanent well locations may then be determined based on these initial results.

Messrs. Shahnazi and Rutherford  
RE: 2844 Mountain Blvd., Oakland  
June 10, 1999  
Page 2 of 2

Please contact me at (510) 567-6783 should you have any questions or comments.

Sincerely,

A handwritten signature in black ink, appearing to read 'Scott Q. Seery', with a long horizontal line extending to the right.

Scott Q. Seery, CHMM  
Hazardous Materials Specialist

cc: Chuck Headlee, RWQCB  
Dave Deaner, SWRCB UST Fund  
Leroy Griffin, Oakland Fire Department  
Jill Duerig, Alameda County District Attorney's Office



5710 851

"505"

# State Water Resources Control Board



## Division of Clean Water Programs

2014 T Street • Sacramento, California 95814 • (916) 227-4539  
Mailing Address: P.O. Box 944212 • Sacramento, California • 94244-2120  
FAX (916) 227-4530 • Internet Address: <http://www.swrcb.ca.gov/~cwphome/ustcf>

June 7, 1999

Shahram Shahnazi  
1005 Northgate Dr  
San Rafael, CA 94903

UNDERGROUND STORAGE TANK CLEANUP FUND PROGRAM, NOTICE OF ELIGIBILITY DETERMINATION: CLAIM NUMBER 014239; FOR SITE ADDRESS: 2844 MOUNTAIN BLVD, OAKLAND 94602

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

**Compliance Review:** After adoption of the Priority List, staff will review, verify, and process applications based on their priority and rank within a priority class. During this Compliance Review, staff may request additional information needed to verify eligibility. Once review of the application is complete and the claim is determined to be valid, a Letter of Commitment will be issued obligating funds toward the cleanup. After the compliance review, your claim may be rejected if Division 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. 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, however, 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:

99 JUN -8 PM 3:32

ENVIRONMENTAL PROTECTION

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 and cost preapproval, reimbursement is not assured and costs may be rejected as ineligible.***


If you have any questions, please contact me at (916) 227-4539.

Sincerely,



Cheryl Gordon  
Claims Review Unit  
Underground Storage Tank Cleanup Fund

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

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



SCOTT O. SEERY

HAZARDOUS MATERIAL SPECIALIST

SHAHRAM SHAHNAZI

2844 MOUNTAIN BLVD  
OAKLAND CA 94612

This moment I am trying START WORK WITH PERSON

NAME IS ROBERT KIPAY WITH THE GOPOSE

TO CALL YOU THIS WEEK FOR ASKING INFORMATION  
ABOUT WORK HE HAS TO DO HIS PH # 18008208050

SHAHNAZI

5-31-99

SCOTT O. SEERY

HAZARDOUS MATERIAL SPECIALIST

SHAHRAM SHAHNAZI

2844 MOUNTAIN BLVD  
OAKLAND CA 94612

This month I am going to START WORK WITH PERSON

NAME IS ROBERT KIPAY WITH THE SOPOSE

TO CALL YOU THIS WEEK FOR ASKING INFORMATION  
ABOUT WORK HE HAS TO DO HIS PH # 1200820805.

SHAHNAZI

CS-31-99

SHAHRAM SHAHNAZI  
140 GELDERT DR.  
TIBURON CA 94920

SCOTT O. BEERY, CHMM  
HAZARDOUS MATERIALS SPECIALIST

I AM WRITING IN REGARDS TO THE REPORT  
FOR THE MONTH OF APRIL

I RCIVE ACKNOWLEDGEMENT CARD FROM

STATE WATER RESOURCES CONTROL BOARD

CLAIM NO # 014239

and I AM WAITING RECIEVE HISTORY INFORMATION  
FROM DESERT PETRO LUM WICH I NED FOR  
CONTRACTOR

SHAHRAM SHAHNAZI,  
5-2-99

received 4-12-99 via FAX

SHAHRAM SHAHNAZI  
140- GELBERT DRIVE  
TIBURON, CA. 94920.

SCOTT O. SEERY, CHMM  
HAZARDOUS MATERIALS SPECIALIST

Re: 2844-Mounta  
BLVD. OAKLAND

I AM writing in regards TO the report for the month of March. I did complete the application for the state fund (UST) and has been mailed.

I spoke with Mr. John Rutherford and he agreed to continue the monitoring of the water in the site; Temporarily.

I apologize for the delay in sending the report since I thought that doing the report on the phone would be sufficient.

In the future I will send the reports before the end of every month.

If you have any questions please feel free to contact me at: 415-492-8834

Sincerely,

Shahram SHAHNAZI

FROM:  
SHAHRAM SHAHMAZI

TO:  
SCOTT SEERY

2844 MOUNTAIN  
BLVD  
OAKLAND

Desert Petroleum  
2844 Mt. Blvd.  
Oakland

4-12-99

MEMO to file:

Mr. Shalwazi called today (and left a message last week while I was on vacation), most likely in response to the NOV dated 4/1/99. He said he did not think a "written" report had been required. I explained that it was; a telephone message (as was his mode of reporting his progress on 4/1) was not adequate.

He said he would be "out of the country" until ~ May 2nd, the second such trip in successive months. "Family business" was the purpose. Hence, he expected his April 30 report to be late, and wanted my blessing for its tardiness. I would not give it, as this would mean the first two reports would be late. I told him that he must make a decision, his own, regarding his priorities. The reports are due the last day of each month, not 12 days later (as with the March report) or even two or three days later (as he proposed with the April report).

505

ALAMEDA COUNTY  
HEALTH CARE SERVICES



AGENCY  
DAVID J. KEARS, Agency Director

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

April 1, 1999

STID 851

Mr. Shahram Shahnazi  
140 Geldert Drive  
Tiburon, CA 94520

**NOTICE OF VIOLATION**

RE: 2844 Mountain Boulevard, Oakland

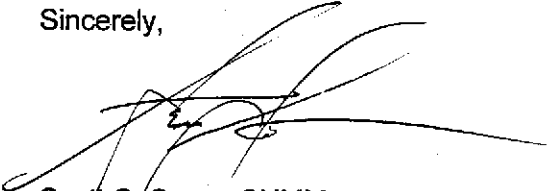
Dear Mr. Shahnazi:

In correspondence from this office dated March 3, 1999, you were directed to submit the first of a series of monthly status reports to this office by March 31, 1999. This report has not been received.

**At this time, the referenced written status report must be submitted within 10 days of the date of this letter. Failure to comply with this request will result in referral of your case to the District Attorney's Office and pursuit of enforcement action.**

Please call me at (510) 567-6783 should you have any questions.

Sincerely,

  
Scott O. Seery, CHMM  
Hazardous Materials Specialist

cc: Jill Duerig, Alameda County District Attorney's Office  
Leroy Griffin, Oakland Fire Department  
Chuck Headlee, RWQCB  
John Rutherford, Desert Petroleum Inc., P.O. Box 1601, Oxnard, CA 93032

Desert Petro 1  
2844 Mt. Blvd

Oakland

3-23-99

Memo to file:

John Rutherford (Desert) called today to inform me of a conversation he had recently w/ Mr. Shalvazi. Mr. Rutherford said he "walked [Mr. Shalvazi] through the SB 2004 application process. Mr. Shalvazi said, apparently, that he wanted to wait until the \$\$ came through before "contributing" to the process. Mr. Rutherford said that Desert would continue paying for and ~~coordinating~~ coordinating the current task, but that Mr. Shalvazi will need to begin contributing to the process soon.

Mr. Rutherford will continue to keep this office informed of his interactions and progress with Mr. Shalvazi.

SJS



ALAMEDA COUNTY ENVIRONMENTAL HEALTH - HAZARDOUS MATERIALS PROGRAM  
 INFORMATION PER SITE ON ALL DEPOSITS FROM ALL PAYORS  
 as of 03/10/99

DATABASE: DEPREF  
 ~~~~~

SITE INFORMATION from DepRef DB

Montclair Gas  
 2844 Mountain Blvd  
 Oakland CA 94602

StID: 851 Site#: 463  
 Site Complete?

ALL PAYORS ON SITE

- > Project# 463A for Payor# 31 Diablo Tank & Equipment  
 4030 Pacheco Blvd  
 Martinez CA 94553
- > Project# 463A for Payor# 110 Desert Petroleum  
 P O Box 1601  
 Oxnard CA 93032
- > Project# 463A for Payor# 183 Beacon Oil  
 2844 Mountain Blvd.  
 Oakland CA 94602
- > Project# 463D for Payor# 781 Amethyst Hills Escrow  
 260 Maple Ct #133  
 Ventura CA 93003
- > Project# 463C for Payor# 1007 Compare Prices Gasoline  
 2844 Mountain Blvd  
 Oakland CA 94602
- > Project# 463E for Payor# 1102 Shahram & Homa Shahnazi  
 140 Geldert Dr  
 Tiburon CA 94920

DR: WkShtPay

DEPOSIT INFORMATION

| Project# | Rcpt#  | DepDate  | DepAmount                  | Proj Type  | Deposit Complete | Insp Init | Collect Fees? |
|----------|--------|----------|----------------------------|------------|------------------|-----------|---------------|
| 463A     | <----- |          |                            |            |                  |           |               |
|          | 528863 | 03/15/89 | \$224.00                   | MOD        | 01/01/90         | LS        |               |
|          | 528875 | 03/22/89 | \$109.00                   | MOD        | 02/07/92         | CL        |               |
|          | 528875 | 03/22/89 |                            | T          | 02/07/92         | CL        |               |
|          | 552928 | 10/16/89 | \$450.00                   | MOD        | 01/01/90         | LS        |               |
|          | 568884 | 05/16/90 | \$558.00                   | MOD        | 01/01/90         | LS        |               |
|          |        |          | Total Deposit for Project: | \$1,341.00 |                  |           |               |
| 463C     | <----- |          |                            |            |                  |           |               |
|          | 779617 | 01/02/97 | \$500.00                   | MOD        | 01/01/90         | DH        |               |
|          | 777318 | 04/14/97 | \$1,000.00                 | A          | 01/01/90         | DH        |               |
|          | 795706 | 06/05/97 | \$500.00                   | A          |                  | AG        |               |
|          |        |          | Total Deposit for Project: | \$2,000.00 |                  |           |               |

Desert Patrol  
2844 Mt. Blvd.  
Oakland

memo to file:

3-9-99

Mr. Shalunazi called late last week (Thursday?) to let me know, among things, of his plans to be "out of country" for 12 days this month.

SES

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

March 3, 1999

STID 851

Mr. Shahram Shahnazi  
140 Geldert Drive  
Tiburon, CA 94520

RE: 2844 Mountain Boulevard, Oakland

Dear Mr. Shahnazi:

This letter is sent to memorialize the issues discussed and agreements reached during our meeting yesterday with Ms. Jill Duerig at the Alameda County District Attorney's Office. As the owner of both the subject property and underground storage tanks (UST) located there, you are, by definition, a "responsible party" in accordance with Section 2720 of Article 11, Title 23, California Code of Regulations. Your receipt from this office of the May 5, 1998 "Notice Of Responsibility" was your official notification of this fact. Consequently, you are jointly and severally responsible under the law for ensuring the release(s) from the USTs is (are) adequately assessed and appropriate corrective action implemented.

Up to this point in time, you have not demonstrated through appropriate action your intent to comply with your responsibility under the UST law and regulations. In our view you have violated the law on several fronts. Such violations include, but are not limited to, your lack of cooperative participation with your joint responsible party, Desert Petroleum (Desert), to ensure the on-going assessment is completed, even after committing to do so during our joint meeting with Desert on October 20, 1998.

The District Attorney's Office has agreed to stay, at least temporarily, the filing of a formal enforcement action against you. The District Attorney's Office has also agreed to place you on a "schedule of compliance" in order to track your efforts to comply with the UST law and regulations. Your progress will be closely monitored.

Therefore, for the next 6 months, you are to provide a monthly status report presenting your progress with the following issues:

1. Status of your contractual agreement with Desert Petroleum with respect to your joint cooperation in completion of the on-going assessment of, and eventual development of a final Corrective Action Plan (CAP) for, the release(s) at the subject site
2. The tasks that you have agreed to fulfill under your contract with Desert Petroleum with respect to item 1, above, and your progress with them
3. Status of your application for funding to the State UST Fund

Mr. Shahnazi

RE: 2844 Mountain Blvd., Oakland

March 3, 1999

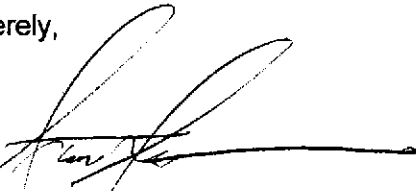
Page 2 of 2

You are strongly encouraged to seek competent assistance from an environmental consultant with experience in these matters. Consultation with an environmental attorney is also strongly recommended, particularly with respect to entering into contractual agreement with Desert.

**Your first status report is due in this office no later than March 31, 1999. Subsequent status reports are due in this office no later than the last day in each subsequent month.**

Please call me at (510) 567-6783 should you have any questions.

Sincerely,



Scott O. Seery, CHMM  
Hazardous Materials Specialist

cc: Jill Duerig, Alameda County District Attorney's Office  
Leroy Griffin, Oakland Fire Department  
Chuck Headlee, RWQCB  
John Rutherford, Desert Petroleum Inc., P.O. Box 1601, Oxnard, CA 93032



Alameda County  
District Attorney's Office  
Thomas J. Orloff, District Attorney

ENVIRONMENTAL  
PROTECTION  
99 FEB 11 PM 2:31

February 9, 1999

Shahram Shahnazi  
140 Geldert Drive  
Tiburon, CA 94520

Re: Violations of State Underground Storage Tank Provisions at 2844 Mountain Boulevard, Oakland

Dear Mr. Shahnazi:

As you are aware, over the past several months a variety of violations of the state's Underground Storage Tank Provisions (Chapter 6.7 of the California Health and Safety Code, sections 25280 *et seq.*) have occurred and are continuing at 2844 Mountain Boulevard, Oakland.

The Environmental Health Division of the Alameda County Department of Public Health has referred the case to this office for prosecution. Based on what has been presented to us, we intend to pursue an enforcement action.

If you or your legal representatives wish to discuss the matter prior to the commencement of the action, please contact Jill Duerig in this office (510 569-9281) before the end of February, 1999. If there is no contact, we shall proceed without your input.

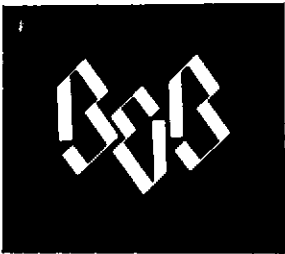
Very truly yours,

THOMAS J. ORLOFF  
District Attorney

By:

  
Lawrence C. Blazer  
Senior Deputy District Attorney

cc: Scott Seery ✓



# BERNABE AND BRINKER INC.

General Engineering Contractor • Hazardous Substances Removal • License #610617

2240 Wood Street  
Oakland, California 94607

TEL: 510 • 451 • 3482  
FAX: 510 • 836 • 2635

January 28, 1999

Mr. Robert Weston  
Alameda County Environmental Health Dept.  
1131 Harbor Bay Parkway, Room 250  
Alameda, CA 94502

Re: Compare Prices/Montclair Gas  
2844 Mountain Blvd.  
Oakland, CA 94605  
Your TELCON of Jan. 26, 1999

Dear Mr. Weston:

The referenced call concerned the Tank Closure Report for the above site.

The Report was completed\* on August 10<sup>th</sup> of last year. Mr. Shahnazi balked at paying for the Report as required by the work Agreement we mutually executed. He informed us that he would "take care of it", referring to the Closure Report.

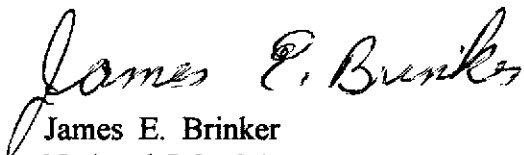
We hold the Report\* ready for delivery to Mr. Shahnazi. Such delivery required payment in accordance with our (Compare Prices - Bernabe and Brinker, Inc.) Agreement.

\* Less some data in Mr. Shahnazi's custody which needs to be included in the Report.

Once the missing data is available and the work paid, the Report is completely ready for the UST owner's use.

Sincerely yours,

BERNABE AND BRINKER, INC.

  
James E. Brinker  
National Sales Manager

JEB/jj

Enc: (Title Page of Closure Report)

ENVIRONMENTAL  
PROTECTION  
99 JAN 28  
AM 9:44



# BERNABE AND BERNABE

General Engineering & Construction

2240 Wood Street  
Oakland, California 94612

DATE : 1/27/99  
 TO : ARNOLD  
 ATTN : MR. SEERY  
 FAX # : 1-510-836-4255  
 FROM : BERNABE AND BERNABE  
 NAME : JIM BRINKER  
 FAX : 1-510-836-4255

Total number of pages including this cover sheet: 2

MESSAGE: Dear Mr. Seery -  
 I am FAXING you a copy  
 of the response I pertaining  
 to your questions of this day,  
 they were addressed to  
 Mr. Robert Weston.

Thank you for your  
 enquiry & please keep us  
 informed of your needs  
 from us.  
 Sincerely  
 Jim Brinker - National Sales Mgr.

If this Transmission is not clear or pages missing please call. (510) 451-3482



# TANK CLOSURE REPORT

## COMPARE PRICES/MONTCLAIR GAS

2844 Mountain Boulevard  
Oakland, California 94605

Prepared for:  
MR. SHARAM SHANAZI  
1005 Northgate Drive  
Terra Linda, California

Submitted by:  
BERNABE & BRINKER, INC.  
2240 Wood Street  
Oakland, California 94607  
(510) 451-3482

Prepared by:  
Mark R. Varney  
August 10, 1998





# BERNABE AND BRINKER INC.

General Engineering Contractor • Hazardous Substances Removal • License #610617

2240 Wood Street  
Oakland, California 94607

TEL: 510 • 451 • 3482

FAX: 510 • 836 • 2635

January 28, 1999

Mr. Robert Weston  
Alameda County Environmental Health Dept.  
1131 Harbor Bay Parkway, Room 250  
Alameda, CA 94502

Re: Compare Prices/Montclair Gas  
2844 Mountain Blvd.  
Oakland, CA 94605  
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We hold the Report\* ready for delivery to Mr. Shahnazi. Such delivery required payment in accordance with our (Compare Prices - Bernabe and Brinker, Inc.) Agreement.

\* Less some data in Mr. Shahnazi's custody which needs to be included in the Report.

Once the missing data is available and the work paid, the Report is completely ready for the UST owner's use.

Sincerely yours,

BERNABE AND BRINKER, INC.

  
James E. Brinker  
National Sales Manager

JEB/jj

Enc: (Title Page of Closure Report)

Desert Petrol  
2844 Mt. Blvd.  
Oakland

1.26.99

MEMO to file

Jim Brinker (Bernabe & Brinker) informed me today that the  
AST closure report may be seeing the light of day very  
soon. He said he's working ~~some thing~~ out w/ Shanazi  
at this time.

SO5

1/28/99

Jim Brinker (B:B) was apparently too favorable in his initial  
impression of the current status of the much anticipated report.  
He now indicates the report is no further along towards release  
than it was in August 1998. (SCE: 1/28/99 letter from B:B)

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

HAZARDOUS WASTE GENERATOR INSPECTION REPORT

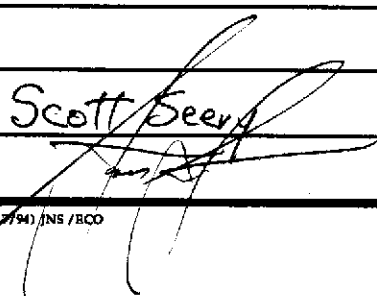
|             |                                                          |            |
|-------------|----------------------------------------------------------|------------|
| STID #: 851 | FACILITY NAME: Desert Petroleum, 2844 Mt. Blvd., Oakland | PG. 1 OF 1 |
|-------------|----------------------------------------------------------|------------|

SUPPLEMENTAL FORM

I met with Robert Kitay (ASE) on site today just after completion of the first of 4 off-site GeoProbe borings. Apparently, a large bundle of telecommunications lines was discovered during the recent completion of the pre-drilling subsurface utility location survey. <sup>These lines were</sup> ~~which was~~ buried beneath the western edge of Mt. Blvd. Consequently, the borings proposed in that area were moved to the dirt siding between the road and fence at the edge of the steep embankment above Hwy 13.

Note worthy HC odors were identified in the capillary fringe of the first boring, ~16' BC.

PRINT NAME: Scott Seery

SIGNATURE: 

INSPECTED BY:

DATE:

Desert  
2849 Mt. Blvd  
Oakland

12/29/98

MEMO to file:

I spoke today with the property/UST owner, Mr. Shalvazi. He said he can't afford the \$1200 to pay the contractor to complete and submit the UST closure report to us. He said he needed one more month.

I asked that he submit a signed "pledge" that the UST closure report would be submitted by 1/29/99. He said  
he would.

SOS

1-12-99

Mr. Shalvazi has not submitted his "pledge" to submit the UST closure report, as he promised he would during our telephone conversation Dec. 29<sup>th</sup>. This marks the umpteenth time he has failed to fulfill his promises to complete certain tasks. I also spoke with Desert Petroleum's John Rutherford on 12/30/98 who informed me that his efforts to work with Mr. Shalvazi in development of the pending phase of the investigation (i.e., sewer and conduit study) have failed completely. Mr. Shalvazi has apparently stonewalled the effort, again an indication of Mr. Shalvazi's chronic failure to live up to promises and responsibility.

SOS

ALAMEDA COUNTY  
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



ENVIRONMENTAL HEALTH SERVICES

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

December 15, 1998

STID 851

Mr. Shahram Shahnazi  
140 Geldert Drive  
Tiburon, CA 94520

**NOTICE OF VIOLATION**

RE: 2844 Mountain Boulevard, Oakland – Underground Storage Tank (UST) closure report

Dear Mr. Shahnazi:

You have been advised previously in correspondence from this office dated October 20 and November 4, 1998 that you failed to present a complete underground storage tank (UST) closure report that documents the removal of a fuel UST from the subject site during July 1998. You were to submit this report, initially, within 60 days of the date the UST was removed. Most recently, you were requested to submit a complete report by November 29, 1998. To date, this office has not received this report.

You are currently in violation of the UST closure requirements outlined under Item 22 of the Alameda County Environmental Health Department (ACDEH) tank closure plan which you filed with this agency. Your UST closure permit required that a final report be submitted within 60 days of the UST's removal.

Your case will now be referred to the Alameda County District Attorney's Office for enforcement action. Further, your case may be deemed "ineligible" for reimbursement through the State Water Resources Control Board (SWRCB) UST Cleanup Fund.

Please call me at (510) 567-6783 should you have any questions.

Sincerely,

Scott O. Seery, CHMM

Hazardous Materials Specialist

cc: Mee Ling Tung, Director, Environmental Health  
Larry Blazer, Alameda County District Attorney's Office  
Leroy Griffin, Oakland Fire Department  
Cheryl Gordon, SWRCB UST Fund  
John Rutherford, Desert Petroleum, P.O. Box 1601, Oxnard, CA 93030

Tejindar P. Singh  
Montclair Gasoline  
2844 Mountain Boulevard  
Oakland, CA 94602

November 4, 1998

Shahram Shahnazi  
140 Geldert Drive  
Tiburon, CA 94920

CERTIFIED MAIL

Subject: Repair and permitting issues at 2844 Mountain Blvd., Oakland

Dear Shahram:

I am writing to advise you of the items that you need to address urgently with regard to repair/replacement and permitting issues at the subject gas station.

Since the first week in July 1998, you have been telling me that your contractors will be working on installing the remaining components and systems to bring the gas station in compliance with the requirements of the County of Alameda. We had met at the site several times with County officials, Mr. Robert Weston and Mr. Scott Seary, along with Oakland City's Mr. Leroy Griffin, and gone over the repairs that needed to be made before a permit could be issued. After numerous delays, on October 27, 1998, your contractor worked on installing various sensors and reprogramming the Veeder Root TLS-350 systems. The work was not completed. To make matters worse, the TLS-350 shut down the dispensing of premium gasoline. This was caused by a *High Pressure Alarm*. To this day, the problem has not been rectified. We are losing sales of an average of 700 gallons of premium gasoline. The loss in revenue is just not acceptable.

You have to address the issue urgently. If I do not see progress, I will be calling my own contractors and get the problem taken care of. You will be responsible for the cost of the repairs and any components that may be required.

According to the lease that you signed, we will be deducting rent for as many days as it takes you to rectify the problems. Since the matter was not rectified within 48 hours of you being notified, the rent abatement clause goes into effect from October 27, 1998, onwards, until all repairs are made. The deduction will be applied to next month's rent.

In addition to the above-described repairs, you have to change the fuel dispenser (Pump Numbers 3 and 4), to a new unit. This must also be done expeditiously. You had advised the County officials that you would do so soon after tank removal. In separate conversations with me, you repeatedly promised to replace the dispenser within two months of the tank removal.

We closed escrow almost ten months ago. I believe this is ample time for you to carry out the remaining agreed to repairs to the gas station. If you cannot address these, advise

November 4, 1998

1 of 2

me so that I can hire a competent General Contractor, and bill you for the expenses incurred. The outstanding items that need to be completed are:


1. Complete the painting of the canopy and columns. As you know we paid you for this effort outside of escrow. However, the painting was not completed. I pointed out many paint "flakes" to you, and you told me these would be taken care of soon. Also, the columns were never painted. You may recall that one day you left me with a gallon of black paint.
2. The store floor needs to be leveled. An attempt was made by someone to do so, but the job was not completed.
3. The bathroom door needs to be replaced with a lockable steel door by a competent contractor.
4. In repairing the leak to the gutter system after last season's rains, the paint on the building (as it meets the canopy) was damaged. This needs to be repaired.

I am proposing a schedule for completion of the above-mentioned issues that would be acceptable to us. Minor adjustments can be made by mutual consent.

1. The repairs necessary to get the gas station in compliance with County and City requirements need to be made within 24 hours of receiving this letter. If this work is not completed by Friday, November 6, 1998, I will schedule someone to do it at the earliest possible. In any event, we will calculate the rent abatement from October 27, 1998, until we are able to operate normally.
2. The fuel dispenser must be ordered by November 13, 1998. It should be installed at the earliest.
3. You have until the end of next week, Friday 13, 1998, to hire a General Contractor to carry out the repairs listed above. Whereas, I do not care how much or how little you pay this contractor, I will insist that I am involved in approving the scope of work.

I do not appreciate your rude and unprofessional tone during the past few conversations. I do hope that we can amicably take care of these very important matters. Please note that you will be held responsible for any legal and professional fees, if some such fees are incurred to enforce the agreed to terms of our Lease and associated Addendum #1.

Sincerely,

  
Tejinder P. Singh

Copies: Mr. Robert Weston, County of Alameda ✓  
Mr. Scott Seary, County of Alameda ✓  
Mr. Leroy Griffin, City of Oakland  
Mr. Kevin Hermann, Hermann Commercial Real Estate

November 4, 1998

2 of 2

TOTAL P.02

ALAMEDA COUNTY  
HEALTH CARE SERVICES



AGENCY  
DAVID J. KEARS, Agency Director

ENVIRONMENTAL HEALTH SERVICES

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

November 4, 1998

STID 851

Mr. Shahram Shahnazi  
140 Geldert Drive  
Tiburon, CA 94520

RE: 2844 Mountain Boulevard, Oakland – Underground Storage Tank (UST) closure report

Dear Mr. Shahnazi:

I have reviewed the information you submitted recently to satisfy the requirement for a UST closure report documenting the July 1998 closure of a single fuel UST at your site. My October 20, 1998 correspondence to you indicated this report was to comply with the technical requirements outlined under Item 22 of the Alameda County Environmental Health Department (ACDEH) tank closure plan which you filed with this agency. Your current submittal has not provided all the technical information required under Item 22 of the ACDEH tank closure plan.

I have attached a copy of the technical requirements for an UST closure report under Item 22 of the ACDEH tank closure plan. These instructions were presented to you previously in the UST closure plan packet you received from this office prior to the July UST closure.

A complete UST closure report is to be submitted within 15 calendar days of the date of this letter.

Please call me at (510) 567-6783 should you have any questions.

Sincerely,

Scott O. Seery, CHMM  
Hazardous Materials Specialist

Attachment

cc: Mee Ling Tung, Director, Environmental Health  
Larry Blazer, Alameda County District Attorney's Office  
Leroy Griffin, Oakland Fire Department  
Robert Weston, ACDEH  
Bernabe & Brinker, Inc., 2240 Wood St., Oakland, CA 94607



Desert Petroleum  
2844 Mountain Bl.  
Oakland

10/28/98

MEMO to file:

The current property owner, Shahram Shahaazi, called me today to inquire if he could submit a "UST closure report" himself, as opposed to paying his contractor to submit it. He said he had all the necessary info in hand that comprises such a report, but didn't ~~also~~ want to pay \$1200 to the contractor to complete it.

He said he would bring the "report" to me tomorrow (10/29/98)

SOS



# BERNABE AND BRINKER INC.

General Engineering Contractor • Hazardous Substances Removal • License #610617

2240 Wood Street  
Oakland, California 94607

TEL: 510 • 451 • 3482  
FAX: 510 • 836 • 2635

October 22, 1998

Mr. Shahram Shahnazi  
140 Geldert Drive  
Tiburon, CA 94520

Re: Ltr fm ACHSA of 10/20/98 about UST  
closure at 2488 Mountain Blvd. Oakland.

Dear Mr. Shahnazi:

The report referenced in the subject letter was ready except for permit copies held by yourself on August 10th past. Our mutual Agreement calls for you to pay for the Closure Report prior to our delivery to you.

You are required by California and federal statute to render a Closure Report to your regulatory authority with jurisdiction; in this case the Alameda County Health Care Services Agency's Environmental Health Services Branch.

The referenced letter requires you to submit such Closure Report within 15 days of the date of the letter - October 20th. This Closure Report, absent the permit copies in your possession has been ready for delivery to you for well over a month. You have refused to render the payment for such report to Bernabe and Brinker, Inc. as required by our mutual Agreement.

We strongly suggest that you provide a Closure Report to the regulatory agency within the time frame allowed you in the referenced letter, or you will risk fine and possibly other sanctions as provided by law. If you do not intend to comply, we further suggest that you seek legal guidance before you ignore the letter's instructions any longer.

The Report awaits your payment in compliance with our Agreement. We stand ready to add the permit copies in your possession to our prepared Report and submit it to you so you may comply with the ACHCS' demand. All we need is for you to comply with your Agreement obligations to compensate us for our work.

Sincerely yours

  
BERNABE and BRINKER, INC.

James E. Brinker  
National Sales Manager  
cc: Robert Weston, ACDEH

ALAMEDA COUNTY  
HEALTH CARE SERVICES

AGENCY  
DAVID J. KEARS, Agency Director



ENVIRONMENTAL HEALTH SERVICES

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

October 20, 1998

STID 851

Mr. Shahram Shahnazi  
140 Geldert Drive  
Tiburon, CA 94520

Mr. John Rutherford  
Desert Petroleum  
P.O. Box 1601  
Oxnard, CA 93030

RE: 2844 Mountain Boulevard, Oakland

Dear Messrs. Shahnazi and Rutherford:

This letter follows in the wake of our meeting today. As we discussed, City of Oakland sewer maps demonstrate the presence of several sewer lines passing by the site both to the north- and southwest. Such lines are present beneath Werner Court and Mountain Boulevard. The trenches in which these lines are placed, and perhaps the lines themselves, may present preferential pathways for the migration of contaminated groundwater away from the site source area and in directions which may skirt the current well network. This issue must be evaluated.

In addition, the subject site lies squarely within the Hayward fault zone. Fault-related subsurface features may also play a role in groundwater contaminant dispersal. This issue must also be evaluated.

Please submit a work plan describing plans to evaluate these and other potential utility alignments, as well as fault-related features, as conduits for contaminant dispersal from the site. This work plan is due within 60 days of the date of this letter.

Sincerely,



Scott O. Seery, CHMM  
Hazardous Materials Specialist

cc: Mee Ling Tung, Director, Environmental Health  
Chuck Headlee, RWQCB  
Leroy Griffin, Oakland Fire Department  
Robert Weston, ACDEH

ALAMEDA COUNTY  
HEALTH CARE SERVICES

AGENCY  
DAVID J. KEARS, Agency Director



ENVIRONMENTAL HEALTH SERVICES

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

October 14, 1998

STID 851

Mr. Shahram Shahnazi  
140 Geldert Drive  
Tiburon, CA 94520

Mr. John Rutherford  
Desert Petroleum  
P.O. Box 1601  
Oxnard, CA 93030

RE: 2844 Mountain Boulevard, Oakland – Meeting confirmation

Dear Messrs. Shahnazi and Rutherford:

This letter confirms our meeting scheduled for Tuesday, October 20, 1998 at 10:30 AM. The meeting will be held at the Alameda County Environmental Health Department offices at the letterhead address.

Please contact me at (510) 567-6783 should you have any questions.

Sincerely,

Scott O. Seery, CHMM  
Hazardous Materials Specialist

cc: Mee Ling Tung, Director, Environmental Health  
Chuck Headlee, RWQCB  
Leroy Griffin, Oakland Fire Department  
Robert Weston, ACDEH

ALAMEDA COUNTY  
HEALTH CARE SERVICES

AGENCY  
DAVID J. KEARS, Agency Director



ENVIRONMENTAL HEALTH SERVICES

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

September 25, 1998

STID 851

Mr. Shahram Shahnazi  
140 Geldert Drive  
Tiburon, CA 94520

Mr. John Rutherford  
Desert Petroleum  
P.O. Box 1601  
Oxnard, CA 93030

RE: 2844 Mountain Boulevard, Oakland

Dear Messrs. Shahnazi and Rutherford:

This letter is a request for a meeting to discuss the next phases of work needed to appropriately assess the extent of the releases at the subject site and fair apportionment of project responsibilities. I would like to schedule this meeting within the next 3 weeks.

Please contact me at (510) 567-6783 no later than Thursday, October 1, 1998 so that we may determine an amenable meeting date.

Sincerely,

Scott O. Seery, CHMM  
Hazardous Materials Specialist

cc: Mee Ling Tung, Director, Environmental Health  
Chuck Headlee, RWQCB  
Leroy Griffin, Oakland Fire Department  
Robert Weston, ACDEH

# desert petroleum inc.

John Rutherford  
Director  
Environmental Affairs

ENVIRONMENTAL  
PROTECTION  
98 JUL 17 PM 4:12

July 20, 1998

Mr. Scott Seery  
Senior Hazardous Materials Specialist  
Alameda County Health Care Services  
Environmental Protection Division  
1131 Harbor Bay Parkway, Suite 250  
Alameda, California 94502-6577

Re: Former Desert Petroleum Property, Case #STID 851  
2844 Mountain Blvd., Oakland, California

Dear Mr. Seery:

Please find enclosed our consultant's report of findings for the latest quarterly groundwater sampling of May 1998 for our referenced former location.

Desert Petroleum Inc. has been the responsible party at this location from the time of a reported release of unknown origin in 1988. From that time we have actively remediated this site with cleanup expenses now in excess of \$230,000.00. At the time of the reported release Desert was the property owner, but leased the location to another party who was the actual tank operator. **The property was sold in December 1993**, and we have had no control of the property from that time. It is our understanding that the property has now been leased by the owner to another individual. This individual is operating the property as a gasoline station. This new property transaction now leaves Desert even further removed from any control of the gasoline fueling system.

Desert has actively remediated this site with levels of contamination declining, and future closure projected. **Starting in the latter part of 1996, both free product sheen and increased levels of MTBE were noted during groundwater sampling events.** Free product sheen had never been present prior to this time, and MTBE levels were considerably lower than present levels. Based on the findings of our consultant Western Geo-Engineers, there is good cause to believe that a new release has occurred at this site and is the source of new contamination to the shallow groundwater. These findings have been communicated to Alameda County Health Care Services on several occasions. In September 1996 Ms. Jennifer Eberle, formerly of your department was made aware of the findings and at that time she also expressed some concern as to the integrity of the fuel system at the site. Additionally a letter was directed to Mr. Peacock at ACHCS in November 1997 again expressing our concern about this situation.

Free phase product now exists along with a dramatic increase in MTBE. Based on sampling results of the monitoring wells starting in the latter part of 1996 there is strong evidence supporting the occurrence of a second release separate from the original Desert release in 1988. It should also be noted that one of the gasoline storage tanks has been recently removed and replaced. The removed tank was also the closest to the area most impacted by free phase product. Was this removal prompted by our request to ACHCS for investigation of a new release?

We are requesting to be relieved of further involvement as a responsible party. This request is based on the following:

- Laboratory analysis which indicates a new release has occurred.
- The integrity of the present fuel system is suspect.
- Desert does not own or operate the site and has no control over how the site is operated and managed.
- Desert has actively remediated this site from 1988, with a marked decline of contamination levels. This decline could have been expected to allow for closure of the site within a reasonable period of time.
- Desert has performed free product removal connected with the increased levels of contamination. Desert should be relieved of this responsibility, as there is strong evidence that the free product emanates from a new release.
- Desert has expended in excess of \$230,000.00 for remediation of the site with reasonable expectation of site closure. With the new release, continued site work should be mandated to the property owner responsible for the control and management of the UST system.

Your attention to this matter is appreciated. Please contact Mr. George Converse, Western Geo-Engineers at (510) 668-5300, or myself if you have any questions.

Very truly yours,



John Rutherford

cc: W. E. Thompson  
Dave Deaner, USTCF, Sacramento  
George Converse, WEGE

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 # 851 Site Name Compare Prices (Desert #776) Today's Date 7/7/98

Site Address 2844 Mountain Blvd

City Oakland Zip 94 Phone \_\_\_\_\_

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

11:00

\* = sample locations  
O =

### Inspection Categories:

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

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

### Comments:

Building

Upon arrival today, the east end of the tank was literally ripped open, apparently as a result of lifting the UST somewhat to facilitate draining of water out of it.

The tank was removed w/o OFD presence. Upon removal, ~~throughout~~ holes were observed, at least one of which was ~0.75" in diameter. ~~The tank "lining" was also damaged through the open tank end, and was very paper thin.~~

Ground water was observed in the base of the excavation @ a depth of ~10' BG. ~~It was in the form of a "sludg"~~ on GW. ~~Strong gas odor was noted,~~ and often overwhelming.

The hole was "mucked out" somewhat, limited by the other UST to the north, and piping/dispenser pad to the south. Total depth is ~14.5' BG. Sidewall samples (4) and a "dry" bottom sample were collected. No GW samples were requested.

Contact Mark Varney  
Title consultant  
Signature [Signature]

Inspector S. Seery  
Signature [Signature]

II, III



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 # 751 Site Name Compass Minerals Today's Date 7/2/05

Site Address 2844 Mountain Blvd

City Oakland Zip 94 Phone \_\_\_\_\_

MAX AMT stored > 500 lbs, 55 gal., 200 cft. 11:00

### Inspection Categories:

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

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

### Comments:

Upon arrival today, the east end of the tank was literally ripped open, apparently as a result of lifting the UST somewhat to facilitate draining of water out of it.

The tank was removed into OFD possession. Upon removal, "weeping" holes were observed, at least one of which was ~0.75" in diameter. The tank "lining" was also observed through the open top end, and was only paper thin.

Ground water was observed in the base of the excavation @ a depth of ~10' BG. It was noted in the form of a sheen on G.W. Strong gasoline odors were evident, and often overwhelming.

The hole was "mucked out" somewhat, limited by the other UST to the north, and piping/dispenser pad to the south. Total depth is ~14.5' BG.

Side-wall samples (4) and a "dry" bottom sample were collected. No G.W. samples were requested.

Contact Mark Varney  
Title consultant  
Signature [Signature]

Inspector S. Seery  
Signature [Signature]

II, III

white -env.health  
yellow -facility  
pink -files

ALAMEDA COUNTY, DEPARTMENT OF  
ENVIRONMENTAL HEALTH  
Hazardous Materials Inspection Form

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

II, III

Site ID # \_\_\_\_\_ Site Name Compare Prices (Desert #776) Today's Date 7/6/98

Site Address 2844 Mountain Blvd.

City Oakland Zip 94 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

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

2.5:00

**Comments:**

Upon arrival, crew was busy collecting gas that was escaping from a product pipe cut during preparation for tank removal. Over 5 gallons were collected, and (a reported) 1 gallon lost.

Material removed from the west end of tank was very odorous of gasoline. I requested this material be set aside and not commingled with other material excavated from atop and around tank.

The subject tank was found to be partially filled with water. A pump truck was dispatched from ECI. Attempts to void the contents failed, leading to the conclusion that it was formation water in the tank.

Left site - postponed until tomorrow

Contact Mark Varney  
Title consultant  
Signature [Signature]

Inspector S. Seery  
Signature \_\_\_\_\_

II, III

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 Compare Prices (Desert # 796) Today's Date 7/6/98

Site Address 2844 Mountain Blvd.

City Oakland Zip 94 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

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

### Comments:

2-5.00

Upon arrival, crew was busy collecting gas that was escaping from a product pipe cut during preparation for tank removal. Over 5 gallons were collected, and (a reported) 1 gallon lost.

Material removed from the west end of tank was very odorous of gasoline. I requested this material be set aside and not commingled with other material excavated from top and around tank.

The subject tank was found to be partially filled with water. A pump truck was dispatched from \_\_\_\_\_ Attempts to void two contents failed, leading to the conclusion that it was formation water in the tank.

Left site - postponed until tomorrow

Contact Mark Varny  
Title Contractor  
Signature [Signature]

Inspector S. Seery  
Signature \_\_\_\_\_

II, III

ALAMEDA COUNTY HEALTH CARE SERVICES AGENCY  
 ENVIRONMENTAL HEALTH SERVICES  
 1131 HARBOR BAY PARKWAY, RM 250  
 ALAMEDA, CA 94502-6577  
 PHONE # 510/567-6700

**ACCEPTED**

Underground Storage Tank Closure Permit Application  
 Alameda County Division of Hazardous Materials  
 1131 Harbor Bay Parkway, Suite 250  
 Alameda, CA 94502-6577

These closure/removal plans have been received and found to be acceptable and essentially meet the requirements of State and Local Health Laws. Changes to your closure plans indicated by this Department are to assure compliance with State and local laws. The project proposed herein is now released for issuance of any required building permits for construction/destruction.

One copy of the accepted plans must be on the job and available to all contractors and craftsmen involved with the removal.

Any changes or alterations of these plans and specifications must be submitted to this Department and to the Fire and Building Inspectors Department to determine if such changes meet the requirements of State and local laws. Notify this Department at least 72 hours prior to the following required inspections:

- Removal of Tank(s) and Piping
- Sampling
- 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

*ROBERT WESTON*

*6-2-98*

*SEE ADDITIONAL*

*SAMPLE COMMENTS.*

**UNDERGROUND TANK CLOSURE PLAN**

\* \* \* Complete plan according to attached ins... tions \* \* \*

1. Name of Business Montclair Gas

Business Owner or Contact Person (PRINT) Tejinder Singh

2. Site Address 2844 Mountain Blvd.

City Oakland Zip CA Phone 510-530-8125

3. Mailing Address 2844 Mountain Blvd.

City Oakland Zip CA Phone 510-530-8125

4. Property Owner Sharram Shahnazi

Business Name (if applicable) \_\_\_\_\_

Address 2844 Mountain Blvd,

City, State Oakland, CA. Zip 94602

5. Generator name under which tank will be manifested  
Sharram Shahnazi

EPA ID# under which tank will be manifested CA 1084944

6. Contractor \_\_\_\_\_  
Address 2240 Wood Street,  
City Oakland, CA. 94607 Phone 510-451-3482  
License Type a - HAZARDOUS ID# 610617

7. Consultant (if applicable) \_\_\_\_\_  
Address \_\_\_\_\_  
City, State \_\_\_\_\_ Phone \_\_\_\_\_

8. Main Contact Person for Investigation (if applicable)  
Name Sharram Shahnazi Title Owner  
Company \_\_\_\_\_  
Phone 415-531-5378

9. Number of underground tanks being closed with this plan 1  
Length of piping being removed under this plan 30 ft.  
Total number of underground tanks at this facility (\*\*confirmed with owner or operator) 3

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

**\*\* Underground storage tanks must be handled as hazardous waste \*\***

a) Product/Residual Sludge/Rinsate Transporter

Name Ecology Control Industry EPA I.D. No. CAD982030173  
Hauler License No. ECI-1533 License Exp. Date 3-31-99  
Address 255 Parr Blvd  
City Richmond State CA Zip 94801

b) Product/Residual Sludge/Rinsate Disposal Site

Name Ecology Conrol Industry EPA ID# CAD982030173  
Address 255 Parr Blvd.  
City Richmond State CA Zip 94801

c) Tank and Piping Transporter

Name Ecology Control Industry EPA I.D. No. CAD009466392  
Hauler License No. ECI-1533 License Exp. Date 3-31-99  
Address 255 Parr Blvd  
City Richmond State CA Zip 94801

d) Tank and Piping Disposal Site

Name Ecology Control Industry EPA I.D. No. CAD982030173  
Address 255 Parr Blvd  
City Richmond State CA Zip 94801

11. Sample Collector

Name Mark Varney  
Company \_\_\_\_\_  
Address 466 Lewis Street  
City San Leandro, State CA Zip \_\_\_\_\_ Phone 510-633-0789

12. Laboratory

Name McC Campbell Analytical  
Address 110 Second Avenue South, #D7  
City Pacheco State CA. Zip 94533-5560  
State Certification No. # 1644

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

If yes, describe. \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

14. Describe methods to be used for rendering tank(s) inert:

CO<sub>2</sub> Dry Ice  
\_\_\_\_\_  
\_\_\_\_\_

Before tanks are pumped out and inerted, all associated piping must be flushed back into the tank(s). All accessible piping must then be removed. Inaccessible piping must be permanently plugged using grout.

The Bay Area Air Quality Management District, 415/771-6000, along with local Fire and Building Departments, must also be contacted for tank removal permits. Fire departments typically require the use of a combustible gas indicator to verify tank inertness. It is the contractor's responsibility to have a functional combustible gas indicator on-site to verify that the tank(s) is inerted.

15. Tank History and Sampling Information \*\*\* (see instructions) \*\*\*

| Tank       |                                                   | Material to be sampled (tank contents, soil, groundwater) | Location and Depth of Samples |
|------------|---------------------------------------------------|-----------------------------------------------------------|-------------------------------|
| Capacity   | Use History<br>include date last used (estimated) |                                                           |                               |
| 4,000 Gal. | 1997                                              | soil                                                      | 2 Ft below the tank           |

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

Excavated/Stockpiled Soil

|                                                       |                                  |
|-------------------------------------------------------|----------------------------------|
| Stockpiled Soil Volume<br>(estimated)<br><br>60 yards | Sampling Plan<br><br>Composite 4 |
|-------------------------------------------------------|----------------------------------|

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

Will the excavated soil be returned to the excavation immediately after tank removal? [ ] yes [X] no [ ] unknown

If yes, explain reasoning \_\_\_\_\_

If unknown at this point in time, please be aware that excavated soil may not be returned to the excavation without prior approval from this office. This means that the contractor, consultant, or responsible party must communicate with the Specialist IN ADVANCE of backfilling activities.

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.



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

| Contaminant Sought                       | EPA or Other Sample Preparation Method Number                                                      | EPA or Other Analysis Method Number                           | Method Detection Limit |
|------------------------------------------|----------------------------------------------------------------------------------------------------|---------------------------------------------------------------|------------------------|
| <p>Unleaded gas</p> <p><i>DIESEL</i></p> | <p>TPH G<br/>BTX&amp;E<br/>MTBE<br/>TOTAL LEAD <del>if required</del></p> <p><i>TPH DIESEL</i></p> | <p>GCFID (5030)<br/>8020 or 8240</p> <p><i>GCFID 3550</i></p> |                        |

18. Submit Worker's Compensation Certificate copy

Name of Insurer Statefund Workmens COmpensation

19. Submit Plot Plan **\*\*\* (See Instructions) \*\*\***

20. Enclose Deposit (See Instructions)

21. Report all leaks or contamination to this office within 5 days of discovery.

The written report shall be made on an Underground Storage Tank Unauthorized Leak/Contamination Site Report (ULR) form.

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

23. Submit State (Underground Storage Tank Permit Application) Forms A and B (one-B form for each UST to be removed) (mark box 8 for "tank removed" in the upper right hand corner)

I declare that to the best of my knowledge and belief that 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 approval from the Environmental Protection Division 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.

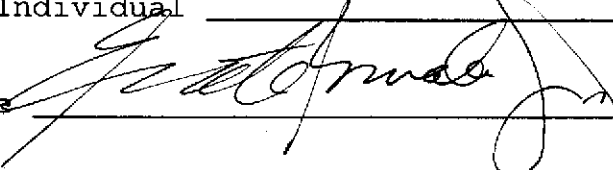
I understand that all work performed during this project will be done in compliance with all applicable OSHA (Occupational Safety and Health Administration) requirements concerning personnel health and safety. I understand that site and worker safety are solely the responsibility of the property owner 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.

CONTRACTOR INFORMATION

Name of Business BERNABE & BRINKER, INC.

Name of Individual ERNIE F. BERNABE JR.

Signature  Date May 20, 1998

PROPERTY OWNER OR MOST RECENT TANK OPERATOR (Circle one)

Name of Business  MONTCLAIR GAS

Name of Individual SHARRAM SHAHNAZI

Signature  Date May 20, 1998

## INSTRUCTIONS

### General Instructions

- \* Three (3) copies of this plan plus attachments and a deposit must be submitted to this Department.
- \* Any cutting into tanks requires local fire department approval.
- \* One complete copy of your approved plan must be at the construction site at all times; a copy of your approved plan must also be sent to the landowner.
- \* State of California Permit Application Forms A and B are to be submitted to this office. One Form A per site, one Form B for each removed tank.

### Line Item Specific Instructions

2. SITE ADDRESS  
Address at which closure is taking place.
5. EPA I.D. NO. under which the tanks will be manifested  
EPA I.D. numbers may be obtained from the State Department of Toxic Substances Control, 916/324-1781.
6. CONTRACTOR  
Prime contractor for the project.
10. STATE REGISTERED HAZARDOUS WASTE TRANSPORTERS/FACILITIES
  - a) All residual liquids and sludges are to be removed from tanks before tanks are inerted.
  - c) Tanks must be hauled as hazardous waste.
  - d) This is the place where tanks will be taken for cleaning.
15. TANK HISTORY AND SAMPLING INFORMATION

Use History - This information is essential and must be accurate. Include tank installation date, products stored in the tank, and the date when the tank was last used.

Material to be sampled - e.g. water, oil, sludge, soil, etc.

Location and depth of samples - e.g. beneath the tank a maximum of two feet below the native soil/backfill interface, side wall at the high water mark, etc.

16. CHEMICAL METHODS AND ASSOCIATED DETECTION LIMITS

See attached Table 2.

17. SITE HEALTH AND SAFETY PLAN

A site specific Health and Safety plan must be submitted. We advocate the site health and safety plan include the following items, at a minimum:

- a) The name and responsibilities of the site health and safety officer;
- b) An outline of briefings to be held before work each day to appraise employees of site health and safety hazards;
- c) Identification of health and safety hazards of each work task. Include potential fire, explosion, physical, and chemical hazards;
- d) For each hazard, identify the action levels (contaminant concentrations in air) or physical conditions which will trigger changes in work habits to ensure workers are not exposed to unsafe chemical levels or physical conditions;
- e) Description of the work habit changes triggered by the above action levels or physical conditions;
- f) Frequency and types of air and personnel monitoring - along with the environmental sampling techniques and instrumentation - to be used to detect the above action levels. Include instrumentation maintenance and calibration methods and frequencies;
- g) Confined space entry procedures (if applicable);
- h) Decontamination procedures;
- i) Measures to be taken to secure the site, excavation and stockpiled soil during and after work hours (e.g. barricades, caution tape, fencing, trench plates, plastic sheeting, security guards, etc.);
- j) Spill containment/emergency/contingency plan. Be sure to include emergency phone numbers, the location of the phone nearest the site, and directions to the hospital nearest the site;
- k) Documentation that all site workers have received the appropriate OSHA approved trainings and participate in appropriate medical surveillance per 29 CFR 1910.120; and
- l) A page for employees to sign acknowledging that they have read and will comply with the site health and safety plan.

The safety plan must be distributed to all employees and contractors working in hazardous waste operations on site. **A complete copy of the site health and safety plan along with any standard operating procedures shall be on site and accessible at all times.**

NOTE: These requirements are excerpts from 29 CFR Part 1910.120(b)(4), Hazardous Waste Operations and Emergency Response; Final Rule, March 6, 1989. Safety plans of certain underground tank sites may need to meet the complete requirements of this Rule.

19. PLOT PLAN

The plan should consist of a scaled view of the facility at which the tank(s) are located and should include the following information:

- a) Scale;
- b) North Arrow;
- c) Property Lines;
- d) Location of all Structures;
- e) Location of all relevant existing equipment including tanks and piping to be removed and dispensers;
- f) Streets;
- g) Underground conduits, sewers, water lines, utilities;
- h) Existing wells (drinking, monitoring, etc.);
- i) Depth to ground water; and
- j) All existing tank(s) and piping in addition to the tank(s) being removed.

J. DEPOSIT

A deposit, payable to "Treasurer of Alameda County" for the amount indicated on the Alameda County Underground Storage Tank Fee Schedule, must accompany the plans.

21. Blank Unauthorized Leak/Contamination Site Report forms may be obtained in limited quantities from this office or from the San Francisco Bay Regional Water Quality Control Board (510/286-1255). Larger quantities may be obtained directly from the State Water Resources Control Board at (916) 739-2421.

22. TANK CLOSURE REPORT

The tank closure report should contain the following information:

*Missing*

- ✓ a) General description of the closure activities;
- ✓ b) Description of tank, fittings and piping conditions. Indicate tank size and former contents; note any corrosion, pitting, holes, etc.;
- ✓ c) Description of the excavation itself. Include the tank and excavation depth, a log of the stratigraphic units encountered within the excavation, a description of root holes or other potential contaminant pathways, the depth to any observed ground water, descriptions and locations of stained or odor-bearing soil, and descriptions of any observed free product or sheen;
- ✓ d) Detailed description of sampling methods; i.e. backhoe bucket, drive sampler, bailer, bottle(s), sleeves
- ✓ e) Description of any remedial measures conducted at the time of tank removal;

OK f) To-scale figures showing the excavation size and depth, nearby buildings, sample locations and depths, and tank and piping locations. Include a copy of the plot plan prepared for the Tank Closure Plan under item 19;

OK g) Chain of custody records;

OK h) Copies of signed laboratory reports;

- ? i) Copies of "TSDF to Generator" Manifests for all hazardous wastes hauled offsite (sludge, rinsate, tanks and piping, contaminated soil, etc.); and manifests "cut off" @ right margin - Manifest # and dates unreadable  
*• some soil receipts have no dates - "cut off"*
- OK j) Documentation of the disposal of/and volume and final destination of all non-manifested contaminated soil disposed offsite.

See above

20. DEPOSIT

A deposit, payable to "Treasurer of Alameda County" for the amount indicated on the Alameda County Underground Storage Tank Fee Schedule, must accompany the plans.

21. Blank Unauthorized Leak/Contamination Site Report forms may be obtained in limited quantities from this office or from the San Francisco Bay Regional Water Quality Control Board (510/286-1255). Larger quantities may be obtained directly from the State Water Resources Control Board at (916) 739-2421.

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- d) Detailed description of sampling methods; i.e. backhoe bucket, drive sampler, bailer, bottle(s), sleeves
- e) Description of any remedial measures conducted at the time of tank removal;
- f) To-scale figures showing the excavation size and depth, nearby buildings, sample locations and depths, and tank and piping locations. Include a copy of the plot plan prepared for the Tank Closure Plan under item 19;
- g) Chain of custody records;
- h) Copies of signed laboratory reports;
- i) Copies of "TSDF to Generator" Manifests for all hazardous wastes hauled offsite (sludge, rinsate, tanks and piping, contaminated soil, etc.); and
- j) Documentation of the disposal of/and volume and final destination of all non-manifested contaminated soil disposed offsite.

**TABLE #2**  
**RECOMMENDED MINIMUM VERIFICATION ANALYSES FOR**  
**UNDERGROUND TANK LEAKS**

| <u>HYDROCARBON LEAK</u>                                                               | <u>SOIL ANALYSIS</u> |              | <u>WATER ANALYSIS</u> |                       |
|---------------------------------------------------------------------------------------|----------------------|--------------|-----------------------|-----------------------|
| Unknown Fuel                                                                          | TPH G                | GCFID(5030)  | TPH G                 | GCFID(5030)           |
|                                                                                       | TPH D                | GCFID(3550)  | TPH D                 | GCFID(3510)           |
|                                                                                       | BTX&E                | 8020 or 8240 | BTX&E                 | 602, 624 or           |
|                                                                                       | TPH AND BTX&E        | 8260         |                       | 8260                  |
| Leaded Gas                                                                            | TPH G                | GCFID(5030)  | TPH G                 | GCFID(5030)           |
|                                                                                       | BTX&E                | 8020 OR 8240 | BTX&E                 | 602 or 624            |
|                                                                                       | TPH AND BTX&E        | 8260         | TOTAL LEAD            | AA                    |
|                                                                                       | -----Optional-----   |              |                       |                       |
|                                                                                       | TEL                  | DHS-LUFT     | TEL                   | DHS-LUFT              |
|                                                                                       | EDB                  | DHS-AB1803   | EDB                   | DHS-AB1803            |
| Unleaded Gas                                                                          | TPH G                | GCFID(5030)  | TPH G                 | GCFID(5030)           |
|                                                                                       | BTX&E                | 8020 or 8240 | BTX&E                 | 602, 624 or           |
|                                                                                       | TPH AND BTX&E        | 8260         |                       | 8260                  |
| Diesel, Jet Fuel and<br>Kerosene                                                      | TPH D                | GCFID(3550)  | TPH D                 | GCFID(3510)           |
|                                                                                       | BTX&E                | 8020 or 8240 | BTX&E                 | 602, 624 or           |
|                                                                                       | TPH AND BTX&E        | 8260         |                       | 8260                  |
| Fuel/Heating Oil                                                                      | TPH D                | GCFID(3550)  | TPH D                 | G C F I D ( 3 5 1 0 ) |
|                                                                                       | BTX&E                | 8020 or 8240 | BTX&E                 | 602, 624 or           |
|                                                                                       | TPH AND BTX&E        | 8260         |                       | 8260                  |
| Chlorinated Solvents                                                                  | CL HC                | 8010 or 8240 | CL HC                 | 601 or 624            |
|                                                                                       | BTX&E                | 8020 or 8240 | BTX&E                 | 602 or 624            |
|                                                                                       | CL HC AND BTX&E      | 8260         | CL HC AND BTX&E       | 8260                  |
| Non-chlorinated Solvents                                                              | TPH D                | GCFID(3550)  | TPH D                 | GCFID(3510)           |
|                                                                                       | BTX&E                | 8020 or 8240 | BTX&E                 | 602 or 624            |
|                                                                                       | TPH AND BTX&E        | 8260         | TPH and BTX&E         | 8260                  |
| Waste and Used Oil<br>or Unknown<br>(All analyses must be<br>completed and submitted) | TPH G                | GCFID(5030)  | TPH G                 | GCFID(5030)           |
|                                                                                       | TPH D                | GCFID(3550)  | TPH D                 | GCFID(3510)           |
|                                                                                       | TPH AND BTX&E        | 8260         |                       |                       |
|                                                                                       | O & G                | 5520 D & F   | O & G                 | 5520 B & F            |
|                                                                                       | BTX&E                | 8020 or 8240 | BTX&E                 | 602, 624 or           |
|                                                                                       |                      |              |                       | 8260                  |
|                                                                                       | CL HC                | 8010 or 8240 | CL HC                 | 601 or 624            |
| ICAP or AA TO DETECT METALS: Cd, Cr, Pb, Zn, Ni                                       |                      |              |                       |                       |
| METHOD 8270 FOR SOIL OR WATER TO DETECT:                                              |                      |              |                       |                       |
|                                                                                       | PCB*                 |              | PCB                   |                       |
|                                                                                       | PCP*                 |              | PCP                   |                       |
|                                                                                       | PNA                  |              | PNA                   |                       |
|                                                                                       | CREOSOTE             |              | CREOSOTE              |                       |

\* If found, analyze for dibenzofurans (PCBs) or dioxins (PCP)

Reference: Tri-Regional Board Staff Recommendations for Preliminary  
Evaluation and Investigation of Underground Tank Sites,  
10 August 1990



**EXPLANATION FOR TABLE #2: MINIMUM VERIFICATION ANALYSIS**

1. OTHER METHODOLOGIES are continually being developed and as methods are accepted by EPA or DHS, they also can be used.
2. For DRINKING WATER SOURCES, EPA recommends that the 500 series for volatile organics be used in preference to the 600 series because the detection limits are lower and the QA/QC is better.
3. APPROPRIATE STANDARDS for the materials stored in the tank are to be used for all analyses on Table #2. For instance, seasonally, there may be five different jet fuel mixtures to be considered.
4. To AVOID FALSE POSITIVE detection of benzene, benzene-free solvents are to be used.
5. TOTAL PETROLEUM HYDROCARBONS (TPH) as gasoline (G) and diesel (D) ranges (volatile and extractable, respectively) are to be analyzed and characterized by GCFID with a fused capillary column and prepared by EPA method 5030 (purge and trap) for volatile hydro- carbons, or extracted by sonication using 3550 methodology for extractable hydrocarbons. Fused capillary columns are preferred to packed columns; a packed column may be used as a "first cut" with "dirty" samples or once the hydrocarbons have been characterized and proper QA/QC is followed.
6. TETRAETHYL LEAD (TEL) analysis may be required if total lead is detected unless the determination is made that the total lead concentration is geogenic (naturally occurring).
7. CHLORINATED HYDROCARBONS (CL HC) AND BENZENE, TOLUENE, XYLENE AND ETHYLBENZENE (BTX&E) are analyzed in soil by EPA methods 8010 and 8020 respectively, (or 8240) and in water, 601 and 602, respectively (or 624).
8. OIL AND GREASE (O & G) may be used when heavy, straight chain hydrocarbons may be present. Infrared analysis by method 418.1 may also be acceptable for O & G if proper standards are used. **Standard Methods" 17th Edition, 1989, has changed the 503 series to 5520.**
9. PRACTICAL QUANTITATION REPORTING LIMITS are influenced by matrix problems and laboratory QA/QC procedures. Following are the Practical Quantitation Reporting Limits:

|       | <u>SOIL PPM</u> | <u>WATER PPB</u> |
|-------|-----------------|------------------|
| TPH G | 1.0             | 50.0             |
| TPH D | 1.0             | 50.0             |
| BTX&E | 0.005           | 0.5              |
| O & G | 50.0            | 5,000.0          |

Based upon a Regional Board survey of Department of Health Services Certified Laboratories, the Practical Quantitation Reporting Limits are attainable by a majority of laboratories with the exception of diesel fuel in soils. The Diesel Practical Quantitation Reporting Limits, shown by the survey, are:

| ROUTINE             | MODIFIED PROTOCOL   |
|---------------------|---------------------|
| $\leq 10$ ppm (42%) | $\leq 10$ ppm (10%) |
| $\leq 5$ ppm (19%)  | $\leq 5$ ppm (21%)  |
| $\leq 1$ ppm (35%)  | $\leq 1$ ppm (60%)  |

When the Practical Quantitation Reporting Limits are not achievable, an explanation of the problem is to be submitted on the laboratory data sheets.

- LABORATORY DATA SHEETS are to be signed and submitted and include the laboratory's assessment of the condition of the samples on receipt including temperature, suitable container type, air bubbles present/absent in VOA bottles, proper preservation, etc. The sheets are to include the dates sampled, submitted, prepared for analysis, and analyzed.
- IF PEAKS ARE FOUND, when running samples, that do not conform to the standard, laboratories are to report the peaks, including any unknown complex mixtures that elute at times varying from the standards. Recognizing that these mixtures may be contrary to the standard, they may not be readily identified; however, they are to be reported. At the discretion of the LIA or Regional Board the following information is to be contained in the laboratory report:

The relative retention time for the unknown peak(s) relative to the reference peak in the standard, copies of the chromatogram(s), the type of column used, initial temperature, temperature program is C/minute, and the final temperature.

- REPORTING LIMITS FOR TPH are: gasoline standard  $\leq 20$  carbon atoms, diesel and jet fuel (kerosene) standard  $\leq 50$  carbon atoms. It is not necessary to continue the chromatography beyond the limit, standard, or EPA/DHS method protocol (whichever time is greater).

#### EPILOGUE

ADDITIVES: Major oil companies are being encouraged or required by the federal government to reformulate gasoline as cleaner burning fuels to reduce air emissions. MTBE (Methyl-tertiary butyl ether), ETHANOL (ethyl alcohol), and other chemicals may be added to reformulate gasolines to increase the oxygen content in the fuel and thereby decrease undesirable emissions (about four percent with MTBE). MTBE and ethanol are, for practical purposes, soluble in water. The removal from the water column will be difficult. Other compounds are being added by the oil companies for various purposes. The refinements for detection and analysis for all of these additives are still being worked out. If you have any questions about the methodology, please call your Regional Board representative.

**ALAMEDA COUNTY ENVIRONMENTAL PROTECTION DIVISION**

**DECLARATION OF SITE ACCOUNT REFUND RECIPIENT**

*There may be excess funds remaining in the Site Account at the completion of this project. The PAYOR (person or company that issues the check) will use this form to predesignate another party to receive any funds refunded at the completion of this project. In the absence of this form, the PAYOR will receive the refund.*

**SITE INFORMATION:**

Site ID Number  
(if known)

MONTCLAIR GAS

Name of Site

2844 Mountain Blvd.

Street Address

Oakland, CA. 94602

City, State & Zip Code

I designate the following person or business to receive any refund due at the completion of all deposit/refund projects:

Sharram Shahnazi

Name

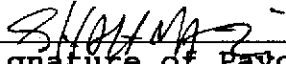
2844 Mountain Blvd.

Street Address

Oakland, CA. 94602

City, State & Zip Code

May 20, 1998

  
Signature of Payor

Date

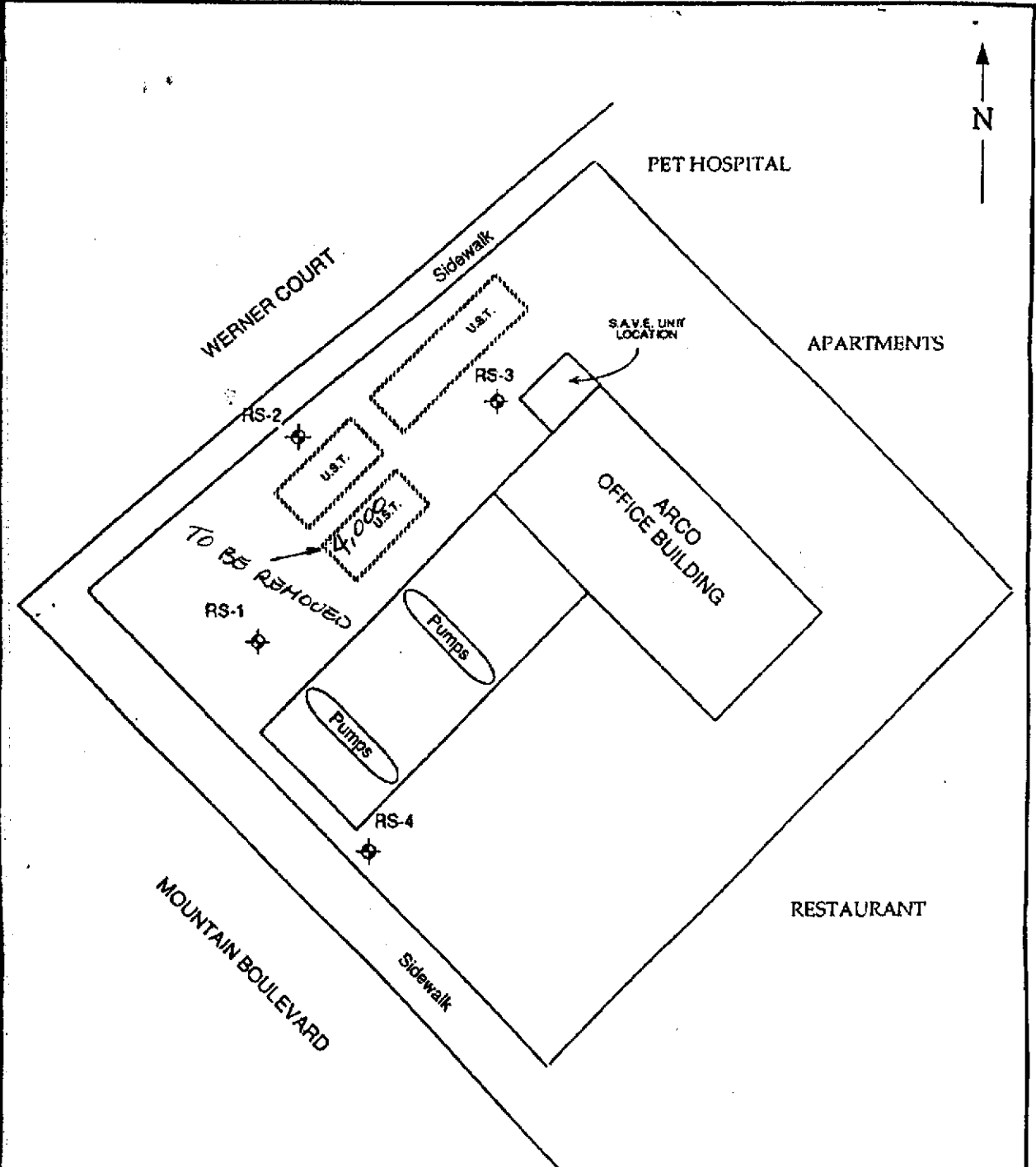
Sharram Shahnazi

Name of Payor  
(PLEASE PRINT CLEARLY)

Company Name of Payor

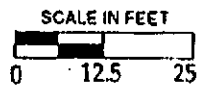
**RETURN FORM TO:**

*County of Alameda, Environmental Protection  
1131 Harbor Bay Parkway, Rm 250  
Alameda CA 94502-6577  
Phone#(510) 567-6700*



**LEGEND**

⊛ MONITORING WELL LOCATION



2844 MOUNTAIN BLVD.  
OAKLAND, CALIFORNIA

FIGURE 2: SITE MAP



**B&B SITE SAFETY PLAN**

**2. JOB HAZARD ANALYSIS:**

Hazard Level: High( ) Moderate() Low( ) Unknown ( )

Hazard Type: Liquid( ) Solid( ) Sludge( ) Vapor/Gas()

Known or suspected hazardous materials present on site:  
Gasoline

---

Characteristics of hazardous materials included above:  
(Complete for each chemical present:)

---

**MATERIAL #1:** Corrosive( ) Ignitable() Toxic( )  
Reactive( ) Volatile( ) Radioactive( )  
Biological Agent( )

Exposure Routes: Inhalation() Ingestion( ) Contact( )

---

**MATERIAL #2:** Corrosive( ) Ignitable( ) Toxic( )  
Reactive( ) Volatile( ) Radioactive( )  
Biological Agent( )

Exposure Routes: Inhalation( ) Ingestion( ) Contact( )

---

**MATERIAL #3:** Corrosive( ) Ignitable( ) Toxic( )  
Reactive( ) Volatile( ) Radioactive( )  
Biological Agent( )

Exposure Routes: Inhalation( ) Ingestion( ) Contact( )

---

**MATERIAL #4:** Corrosive( ) Ignitable( ) Toxic( )  
Reactive( ) Volatile( ) Radioactive( )  
Biological Agent( )

Exposure Routes: Inhalation( ) Ingestion( ) Contact( )

## B&B SITE SAFETY PLAN

### 2.2 JOB-SPECIFIC HAZARDS

For each labor category, specify the possible hazards based information available (i.e., Task-driller, Hazards-trauma from drill rig accidents, etc. ) For each hazard, indicate steps to be taken to minimize the hazard.

Excavator-- Get out of the way

---

Noise level of the equipments-- Ear plugs

---

Cars-- coned off work area and wear OSHA approved gear

---

The following additional hazards are expected on site (i.e., snake-infested area, extreme heat, etc.):

---

---

---

Measures to minimize the effects of the additional hazards are:

---

---

---

## 3. MONITORING PLAN

### 3.1 (a) Air Monitoring Plan

Action levels for implementation of air monitoring. Action levels should be based on published data available on contaminants of concern. Action levels should be set by persons experienced in industrial hygiene.

| Level<br>(i.e., .5ppm) | Action Taken<br>(i.e., commence perimeter monitoring) |
|------------------------|-------------------------------------------------------|
| NA                     | We are removing UST and we are not                    |
|                        | going in to the tank                                  |
|                        |                                                       |
|                        |                                                       |

**B&B SITE SAFETY PLAN**

**(b) Air Monitoring Equipment**

Outline the specific equipment to be used, calibration method, frequency of monitoring, locations to be monitored, and analysis of samples (if applicable):

Working LEL must be present.

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

If air monitoring is not to be implemented for this site, explain why:

**3.2 Personnel Monitoring**  
(Include hierarchy of responsibilities in decision-making on the site).

**3.3 Sampling Monitoring**

**(a) Techniques used for sampling** \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_



**B&B SITE SAFETY**

(b) Equipments used for sampling\_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

(c) Maintenance and calibration of equipments\_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

4. **PERSONAL PROTECTIVE EQUIPMENT (PPE)**  
Equipment used by employees for the site tasks and operations being conducted. Be specific (i.e., hard hat, impact resistance goggles, other protective glove, etc.).

Orange vest, hard hats, rubber gloves, safety glasses,  
steel toe work boots, ear plugs, leather gloves

5. **SITE CONTROL AND SECURITY MEASURES**  
The following general work zone security guidelines should be implemented:

-Work zone shall be barricaded and caution tape be used.

-Excavations shall be closed when drilling and sampling activities are not actually taking place.

-No excavations shall be left unattended. Visitors will not enter the work zone unless they have attended a project safety briefing.

-Persons will not leave the work zone without first passing through the decontamination zone.

**B&B SITE SAFETY PLAN**

**6. DECONTAMINATION PROCEDURE**

List the procedures and specific steps to be taken to decontaminate equipment and PPE.

Equipments and personel has to wash with soap

rinse with water.

---

---

**7. TRAINING REQUIREMENTS**

Prior to mobilization at the job site, employees will be attend a safety briefing. The briefing will include the nature of the wastes and the site, donning personal protection clothes and equipment, decontamination procedures and emergency procedures.

**8. MEDICAL SURVEILLANCE REQUIREMENTS**

If any task requires a very high personnel protection level, personnel shall provide assurances that they have received a physical examination and they are fit to do the task. Also, personnel will be instructed to look for any symptom of heat stress, heat stroke, heat exhaustion, or any other unusual symptom. If there is any report of that, it will be immediately be followed through, and appropriate action will be taken.

**9. STANDARD OPERATION PROCEDURES**

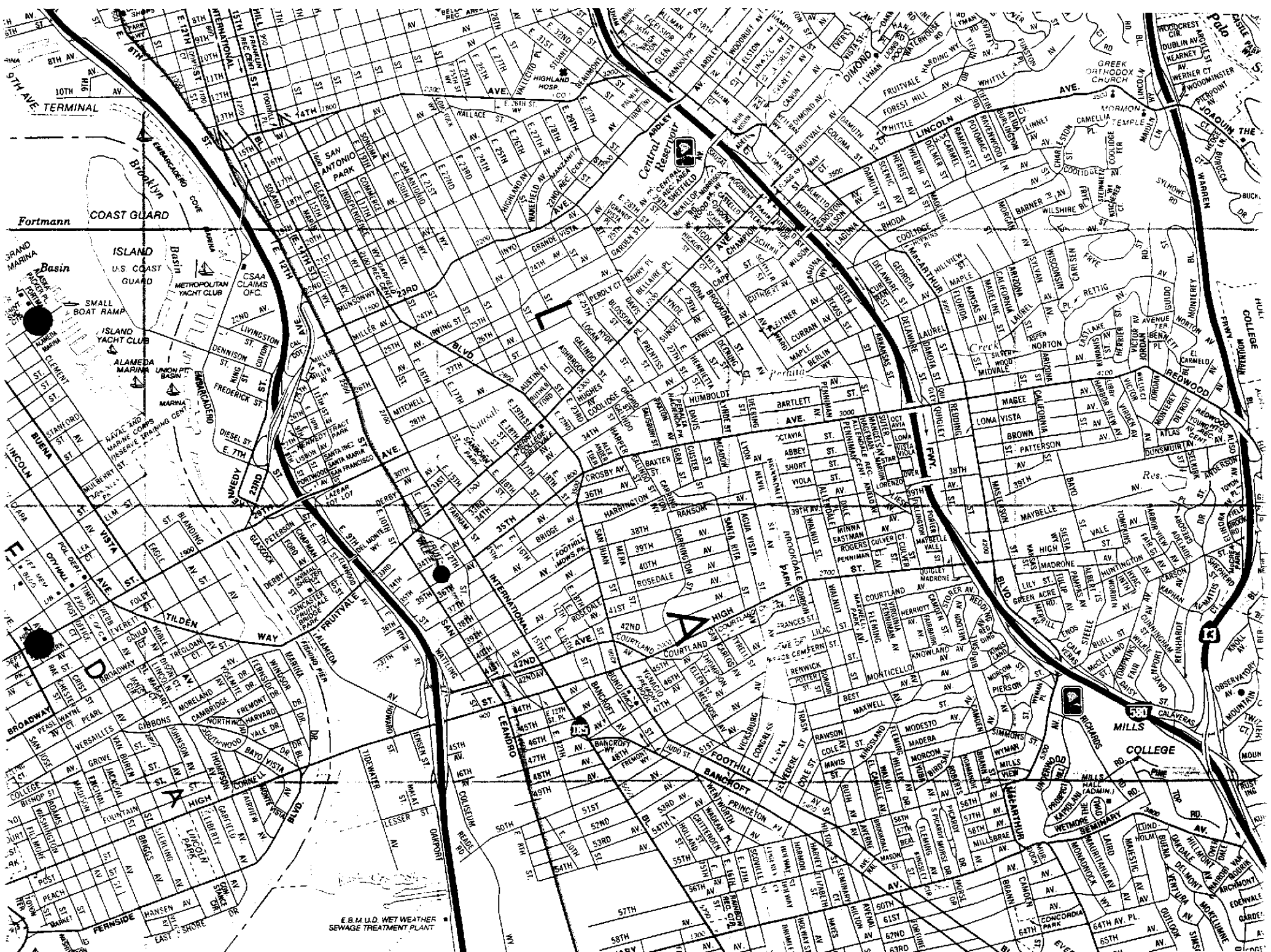
Bernabe & Brinker, Inc. is responsible for all Bernabe & Brinker, Inc. employees on the site. Each contractor shall provide all the equipment necessary to meet safe operation practices and procedures for their personnel on site, and be responsible for the safety of their workers.

A. "Three Warning" system is utilized to enforce compliance with Health and Safety procedures practices which will be implemented at the site for worker safety:

\*Eating, drinking, chewing gum, or tobacco, and smoking will be allowed only in designated areas.







E.B.M. U.D. WET WEATHER SEWAGE TREATMENT PLANT

ALAMEDA COUNTY  
HEALTH CARE SERVICES



AGENCY  
DAVID J. KEARS, Agency Director

May 4, 1998

ENVIRONMENTAL HEALTH SERVICES

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

Ms. Barbara Wightman  
State Water Resources Control Board  
Division of Clean Water Programs  
2014 T Street, Ste. 130  
Sacramento, CA 94244-2120

RE: UST integrity tests performed by TTT Company, Richmond, CA,  
for the site located at 2844 Mountain Blvd., Oakland, CA

Dear Ms. Wightman:

Thank you for speaking to me today about my concerns regarding the methodologies and results for tank system integrity and line leak detector tests reportedly performed by TTT Company during March 1997 at the noted Oakland site. As we discussed, there are a number of issues I have regarding the validity of these tests. Copies of the noted tests are attached.

Following is a listing of the areas that have lead me to question test validity:

USTs

- 1) It is unclear from the submitted form which of the numerous integrity test methods and equipment were used at this site.
- 2) It appears the tester was unsure whether one of the tanks was comprised of steel or fiberglass.
- 3) Depth to ground water was not determined. Historic evidence indicates the tanks are expected to be sitting in ground water at this site. Hence, the "four pound rule" was not appropriately implemented.
- 4) Stated capacity and source of information for determining said capacity of the 10,000 gallon gasoline tank is inconsistent from one area (field 16) to another (work sheet).
- 5) Start and set-up times, and recorded time logs (column 28) for the 10,000 (9700) and 4,000 gallon gasoline tanks appear erroneous.
- 6) The same "strike-outs" appear on lines 10 and 11 on each work sheet for each tank during each test.

Ms. Barbara Wightwood  
RE: UST tests - 2844 Mountain Bl., Oakland  
May 4, 1998  
Page 2 of 2

- 7) Corrected values for net volume change (column 38) during low level tests are identical, line for line, for each tank.
- 8) Leak rates are identical for each tank (+.000 gph).

Leak Detectors

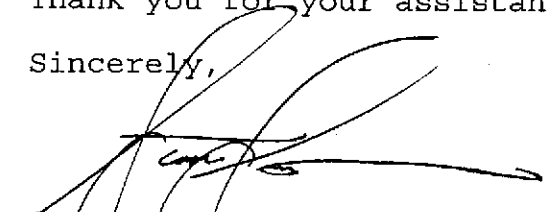
- 1) None of the leak detectors appear to have met the "pass" criteria of detecting a leak at a rate of 3.0 gph at 10 psi.

It is important to note that this site was being considered for "case closure" in early 1996. However, measurable free-phase product (FP) began accumulating in one of the site monitoring wells in September 1996, a phenomena that has continued through the last monitoring event in February 1998. In November 1996, up to 0.75' was measured in one of the site wells. Before September 1996, FP had not been identified at this site. MtBE has likewise been discovered and concentrations have increased in sampled ground water (up to 610,000 ug/l) through February 1998. Consequently, the facts clearly demonstrate that the UST system is not "tight" by any criteria.

Please keep me apprised of your evaluation. Please also keep Mr. Leroy Griffin of the Oakland Fire Department apprised. The City of Oakland is the CUPA for this site. His address appears below.

Thank you for your assistance.

Sincerely,



Scott O. Seery, CHMM  
Hazardous Materials Specialist

attachments

cc: Mee Ling Tung, Director, Environmental Health  
Thomas Peacock, ACDEH  
Robert Weston, ACDEH  
Leroy Griffin, Oakland Fire Department  
1605 Martin Luther King Jr. Way  
Oakland, CA 94612

# MEETING NOTES

4/27/98

2844 Mountain Blvd.

- Three (3) fuel USTs - 2x gas; 1x diesel
- Two are 35' y.o. - steel
- One is 18' " - steel? FRP??

- Desert claims tanks refined in mid-1980s
- UST Registration forms indicate USTs lined
- Overfill buckets (size?) installed 1990
- 3/97 UST integrity tests invalid for many reasons
- " pipeline leak-detector tests did not meet 3.0 gph criteria @ 10psi

## 1996 inspection

- Were ATE systems installed?
- Is SIR used??
- No UST A+B forms submitted
- " Certif. of Financial Responsibility submitted
- " letter from CFO submitted

- Accumulation of FP in wells/probes since 9/96
- Increasing MEBE conc. in wells RS-1, -2 (up to 610,000 ppb) 11/97



# desert petroleum inc.

John Rutherford  
Director  
Environmental Affairs

ENVIRONMENTAL  
PROTECTION

97 NOV -7 PH 3:52

November 3, 1997

Mr. Thomas Peacock  
Alameda County Health Care Services  
Environmental Protection Division  
1131 Harbor Bay Parkway, Suite 250  
Alameda, California 94502-6577

Re: Former Desert Petroleum Station  
2844 Mountain Blvd., Oakland, California

Dear Mr. Peacock:

Enclosed please find our consultants current report of groundwater monitoring dated October 7, 1997.

In your letter of October 2, 1997 you expressed concerns regarding the elevated levels of MTBE and free product which have been reported at this site.

We also share these concerns and believe that these new elevated levels result from a new release separate from the original which has been the focus of remediation at this site by Desert.

Based on the findings of our consultant there continues to be good cause to believe that a new release has occurred at this site and is the source of new contamination to the shallow groundwater. We had made Ms. Jennifer Eberle of your department aware of our findings in September 1996 and she also expressed some concern as to the integrity of the fuel system at the site. We now understand that she is no longer assigned to this location, thus we are requesting from you that investigation be made into the both the present and past condition of the fueling system.

Desert has actively remediated this site since 1990. We have expended in excess of \$200,000 with the levels of contamination declining and future site closure projected. ~~Free product which~~ has never been present in any monitoring well until last year when levels increased in a area downgradient to the existing pump islands.

Desert sold the property in December 1993 and has had no control of the property from that time. The site is now operated as "Compare Price Gas Station". We have requested documentation of tank and line testing which the owner states has been done and passed review by Alameda County Environmental Health.

Although we have been promised these reports several times we have received nothing. This of course fosters our strong belief that a release had occurred; we would like to have copies of full line testing results for 1996 and 1997 which is an annual requirement.

Please refer to page 3 of our enclosed report of recent monitoring. Our consultant has outlined several recommendations of which we are in agreement. We are requesting that the possibility of a second recent release be investigated by your staff to determine responsibility for future remediation of the site. The new elevated levels of both gasoline and MTBE are strong indicators of a fresh release in the recent past.

Your attention to this matter is appreciated. Please contact Mr. George Converse, Western Geo-Engineers at 916-668-5300, or myself if you have any questions.

Very truly yours,

  
John Ruthenford

cc: Dave Deaner, UST Cleanup Fund  
George Converse, WEGE

enclosures:



# State Water Resources Control Board



Winston H. Hickox  
Secretary for  
Environmental  
Protection

Division of Clean Water Programs  
2014 T Street • Sacramento, California 95814 • (916) 227-4366  
Mailing Address: P.O. Box 944212 • Sacramento, California • 94244-2120  
FAX (916) 227-4530 • Internet Address: <http://www.swrcb.ca.gov/~cwphome/ustcf>

Gray Davis  
Governor

STB 851

OCT - 5

99 OCT 27 PM 2:34  
ENVIRONMENTAL  
PROTECTION

Shahram Shahnazi  
1005 Northgate Dr  
San Rafael, CA 94903

UNDERGROUND STORAGE TANK CLEANUP FUND, CLAIM NO. 014239, FOR SITE ADDRESS: 2844 MOUNTAIN BLVD, 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 \$5,000. 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. **Unless waived in writing, you are required 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 Mark Owens, our Technical Reviewer assigned to claims in your Region, at (916) 227-7883. 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" package. **Retain this package for future reimbursement requests.** These instructions must be followed when seeking reimbursement for corrective action costs incurred after January 1, 1988. Included in the instruction package are samples of completed reimbursement request forms and spreadsheets.

"Bid Summary Sheet" to list information on bids received which **must be completed and returned.**

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

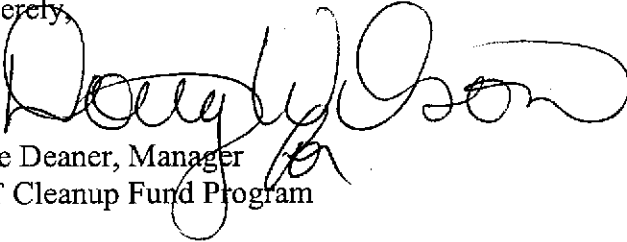
"Spreadsheet" forms which you **must use in conjunction with your reimbursement request.**

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

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 Anna Torres at (916) 227-4388.

Sincerely,



Dave Deaner, Manager  
UST Cleanup Fund Program

Enclosures

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

Mr. Thomas Peacock  
Alameda County EHD  
1131 Harbor Bay Pkway, 2nd Fl.  
Alameda, CA 94502-6577

ALAMEDA COUNTY  
HEALTH CARE SERVICES



AGENCY

DAVID J. KEARS, Agency Director

October 2, 1997  
STID 851

John Rutherford  
Desert Petroleum Inc.  
P. O. Box 1601  
Oxnard, CA 93032

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

re: former Desert petroleum Station, currently N/A Compare  
Prices site, 2844 Mountain Blvd., Oakland, CA 94602

Dear John Rutherford:

This office has received and reviewed a Quarterly Groundwater  
Sampling Report dated August 18, 1997 by Western Geo-Engineers  
for the above site. The following comments concern this report:

1. There are extremely high levels of MTBE in RS-1, RS-2 and  
RS-3. RS-1 has again reported free product. Although it  
was previously mentioned that there was no downgradient well  
that was not contaminated it appears that the gradient in  
this report goes toward RS-4, which has only very minor  
contamination.
2. This office accepted a workplan dated December 10, 1996 for  
a soil probe survey, but apparently this was never  
implemented. Please explain why or say when the work will  
be done.

Please contact me if you have any questions regarding this letter  
at 567-6782.

Sincerely,

Thomas Peacock, Manager  
Environmental Protection Division

c: George Converse, Western Geo-Engineers, 1386 East Beamer  
St., Woodland, CA 95776-6003  
Cheryl Gordon, UST CleanUp Fund  
Shahram Shanazi, Compare Prices, 2844 Mountain Blvd.,  
Oakland, CA 94602  
Gordon Coleman - Files

- work plan was implemented  
- still awaiting implementation  
of 2/27/97 soil  
excavation w.p.

LOP - RECORD CHANGE REQUEST FORM

printed:  
09/18/97

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

Insp: JE

AGENCY # : 10000      SOURCE OF FUNDS: F      SUBSTANCE: 8006619  
 StID : 851      LOC: 09/25/95  
 SITE NAME: Desert Petroleum # 796      DATE REPORTED : 03/23/89  
 ADDRESS : 2844 Mountain Blvd      DATE CONFIRMED: 03/23/89  
 CITY/ZIP : Oakland      94602      MULTIPLE RPs : N

SITE STATUS

CASE TYPE: O      CONTRACT STATUS: 5      PRIOR CODE:      EMERGENCY RESP:  
 RP SEARCH: S      DATE COMPLETED: 02/03/92  
 PRELIMINARY ASMNT: U      DATE UNDERWAY: 03/01/89      DATE COMPLETED: 08/31/89  
 REM INVESTIGATION: U      DATE UNDERWAY: 08/31/89      DATE COMPLETED: 06/01/91  
 REMEDIAL ACTION: c      DATE UNDERWAY: 06/01/91      DATE COMPLETED: 12/01/94  
 POST REMED ACT MON:      DATE UNDERWAY:      DATE COMPLETED:

ENFORCEMENT ACTION TYPE: 1      DATE ENFORCEMENT ACTION TAKEN: 04/06/92  
 LUFT FIELD MANUAL CONSID: 3  
 CASE CLOSED:      DATE CASE CLOSED:  
 DATE EXCAVATION STARTED : 03/22/89      REMEDIAL ACTIONS TAKEN: GT, ED, VE

RESPONSIBLE PARTY INFORMATION

RP#1-CONTACT NAME: John Rutherford  
 COMPANY NAME: Desert Petroleum Inc.  
 ADDRESS: Po Box 1601  
 CITY/STATE: Oxnard C A 93030

| INSPECTOR VERIFICATION:   |           |      |     |                       |  |
|---------------------------|-----------|------|-----|-----------------------|--|
| NAME                      | SIGNATURE |      |     | DATE                  |  |
|                           |           |      |     |                       |  |
| DATA ENTRY INPUT:         |           |      |     | Case Progress Changes |  |
| Name/Address Changes Only |           |      |     |                       |  |
| ANPPGMS                   | LOP       | DATE | LOP | DATE                  |  |

Fax 530-7605

ALAMEDA COUNTY  
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



September 16, 1997

Shahram Shahnazi  
140 Geldert Dr.  
Tiburon, CA 94920

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

Re: STID 851, 2844 Mountain Blvd., Oakland, CA 94602

Dear Shahram Shahnazi:

This office has received phone calls from you and a lending institution concerning the above site. There is a continuing soil and groundwater case at the above site. The contamination in the groundwater is being monitored. There is a workplan for soil removal which was approved by this office in a letter dated March 11, 1997. Contamination is still far to great for this site to receive closure.

This site is apparently in the State Cleanup Fund, although current status should be verified with the State Water resources Control Board.

Please contact me at (510) 567-6782 if you have any questions regarding this letter.

Sincerely,

Thomas Peacock, Manager

c: John Rutherford, Desert Petroleum, Inc., P.O. Box 1601, Oxnard, CA 93032  
Gordon ~~Colman~~ - Files

ALAMEDA COUNTY  
HEALTH CARE SERVICES



AGENCY  
DAVID J. KEARS, Agency Director

March 11, 1997  
STID 851  
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

John Rutherford  
Desert Petroleum Inc.  
PO Box 1601  
Oxnard CA 93032

RE: former Desert Petroleum site #796, currently known as Compare Prices site,  
2844 Mountain Blvd., Oakland CA 94602

Dear Mr. Rutherford,

Since my last letter to you, dated December 27 1996, the following documents have been received in this office:

- 1) "December 1996 Quarterly Groundwater Sampling Report with Results of the Product Area Defining Soil Probe Survey," prepared by Western Geo-Engineers (WEGE), dated 1/24/97; and
- 2) "Interim Remedial Workplan--Excavate and Remove Gasoline Tainted Soils," prepared by WEGE, dated 2/27/97.

The 1/24/97 WEGE report concluded that it appears that the gasoline contamination in the subsurface is due to a faulty product piping and/or dispenser.

The 2/27/97 Workplan involves the excavation of approximately 160 cubic yards of impacted soil around the southeast end of the UST complex, to a depth of 10 to 15 feet bgs (depth of groundwater). Monitoring well RS1 will be destroyed in the process; however, a new 6" Schedule 40 PVC slotted casing will be installed in the clean pea gravel backfill for future free product removal. **This workplan is approved.**

**Please coordinate field work with me at least 2 business days in advance.** If you have any questions or comments, please contact me directly at 510-567-6761.

Sincerely,

Jennifer Eberle  
Hazardous Materials Specialist



March 11, 1997  
STID 851  
page 2 of 2  
John Rutherford

cc: George Converse, Western Geo-Engineers, 1386 East Beamer St., Woodland CA 95776-  
6003  
Cheryl Gordon, SWRCB, UST CleanUp Fund  
Shahram Shahnazi, Compare Prices, 2844 Mountain Blvd., Oakland CA 94602  
Alex Escobar, The Money Store, 2101 Webster St., Suite 1500, Oakland CA 94612  
Don Hwang/UST file  
J. Eberle/LOP file

je.851-E

ALAMEDA COUNTY  
HEALTH CARE SERVICES



AGENCY  
DAVID J. KEARS, Agency Director

February 26, 1997

ENVIRONMENTAL HEALTH SERVICES

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

Shahran Shahnazi  
Compare Prices Gasoline  
2844 Mountain Blvd.  
Oakland, CA 94602  
Stid# 851

Dear Mr. Shahnazi:

You were sent a letter dated September 26, 1996, requesting correction of the violations listed on the inspection report dated May 10, 1996, and submittal of additional items. To date, of the corrections requested, I have only received an application to modify your underground tanks. Because of the discovery of free product in one of the monitoring wells on your site, and that this may be due to your tanks leaking, it is crucial that we receive the information requested.

Submit the following by March 7, 1997:

A) All documents as listed on the inspection report dated May 10, 1996, including current test reports for tanks, piping, and pipeline leak detectors. Note that the submittal of the application to modify your underground tanks does not relieve you from having these equipment tested because of the need to determine if your tank system leaked. However, if the Automatic Tank Gaging System will be installed soon, then during the interim, the submittal of daily Inventory Reconciliation monitoring records since Nov. 28, 1991 will be acceptable in lieu of implementing Statistical Inventory Reconciliation (S.I.R.). Copy of inspection report dated May 10, 1996, and "Underground Storage Tank Permit Application- Form A" and three "Underground Storage Tank Permit Application- Form B" are enclosed (one for each tank).


B) Documents listed on the letter dated September 26, 1996:

- 1) "Certification of Financial Responsibility"
- 2) Letter from the Chief Financial Officer.

If these items are not received, this matter will be referred to the District Attorney's Office. You may call me if you have any questions at 510-567-6746.

Sincerely,

Don Hwang,  
Hazardous Materials Specialist

  
c:Desert Petroleum, Inc., P.O.B. 1601, Oxnard, CA 93032  
Enclosure

# MECHANICAL LINE LEAK DETECTOR TEST DATA CHART

STATION NUMBER \_\_\_\_\_

DATE: April 6, 1997

1. Location: 2844 MOUNTAIN BLVD, OAKLAND, CA. 530-8125  
Street No. and/or Corner City State Telephone No.

2. Owner: SHAHRAM SHAHNAZI  
Name Address Representative Position Telephone No.

3. Operator: \_\_\_\_\_  
Name Dealer, Mgr. / Other Address, if Different than Location Telephone No.

4. Contrator or Company Making Test Mechanic(s) NAME LARRY ZIMMERMAN T.T.T. Co. Lic. 99-1354

**LEAK DETECTOR**

1. UN MAKE: Red JACKET

2. PREM MAKE: Red JACKET

TYPE OR MODEL: DIAPHRAM

TYPE OR MODEL: DIAPHRAM

SERIAL NUMBER: 20190 - 0643

SERIAL NUMBER: 20190 - 0691

3. Diesel MAKE: Red JACKET

4. MAKE: \_\_\_\_\_

TYPE OR MODEL: DIAPHRAM - NEWER MODEL

TYPE OR MODEL: \_\_\_\_\_

SERIAL NUMBER: 10694 - 5493

SERIAL NUMBER: \_\_\_\_\_

| No.          | Full Operating Pressure PSI | Opening Time Seconds | Functional Element Holding PSI | Bleed Back ML | Metering Pressure PSI | Test Leak Rate ML/Minute GAL/HR | PASS |    | REMARKS                          |
|--------------|-----------------------------|----------------------|--------------------------------|---------------|-----------------------|---------------------------------|------|----|----------------------------------|
|              |                             |                      |                                |               |                       |                                 | YES  | NO |                                  |
| UN<br>1.     | 26                          | 2.5                  | 20                             | 50            | 10                    | 3.8 GPH                         | X    |    | Failed<br>leak rate ><br>3.0 gph |
| Prem<br>2.   | 26                          | 2.5                  | 20                             | 45            | 10                    | 3.5 GPH                         | X    |    |                                  |
| Diesel<br>3. | 27                          | 2.5                  | 20                             | 45            | 10                    | 3.8 GPH                         | X    |    |                                  |
| 4.           |                             |                      |                                |               |                       |                                 |      |    |                                  |

**PETRO TITE®**

TIT CO.  
 Certified Test  
 4430 Dam Road  
 Richmond, CA 94803  
 (510) 222-9271

# Data Chart for Tank System Tightness Test

**OAKLAND**

March 6, 1997  
 530-8175

ASE PRINT

**OWNER** Property  Tank(s)

Name: Mountain Blvd. GAS & MART  
 Address: 2844 MOUNTAIN BLVD.  
 City: OAKLAND, CA

Representative: \_\_\_\_\_ Telephone: \_\_\_\_\_

**OPERATOR**

Name: \_\_\_\_\_ Address: \_\_\_\_\_ Telephone: \_\_\_\_\_

**REASON FOR TEST**  
 (Explain Fully)

County-Requested, - TANKS ARE TO BE RELINED.

**WHO REQUESTED TEST AND WHEN**

Name: SHAHRAM SHAHNAZI Title: OWNER/OPERATOR  
 Address: \_\_\_\_\_ Telephone: \_\_\_\_\_

| Identify by Direction | Capacity | Brand/Supplier | Grade       | Approx. Age | Steel/Fiberglass |
|-----------------------|----------|----------------|-------------|-------------|------------------|
| outside driveway      | 3,000    | Valley & Coast | TANK DIESEL | 35 years    | STEEL            |
| inside Middle drive   | 4,000    | TOWER ENERGY   | Super       | 35 years    | STEEL            |
| Side - drive          | 10,000   | TOWER ENERGY   | UN. Reg.    | 18 years    | FIBERGLASS       |

**INSTALLATION DATA**

Location: center + side  
 Cover: concrete  
 Fills: 4" = 10,000  
 3" = 4" = 3,000  
 3" = 4" = 4,000  
 Size, Titlefill make, Pipe tubes, Remote Fills  
 Vents: ALL 2"  
 Siphones: NONE  
 Pumps: ALL-Subs Red-Jackets  
 Suction, Remots. Make if known

**UNDERGROUND WATER**

Depth to the Water table: Below TANK-BOTTOM  
 Is the water over the tank?  Yes  No

**FILL-UP ARRANGEMENTS**

Tanks to be filled: Night hr. day-before Date: \_\_\_\_\_ Arranged by: Dealer  
 Name: \_\_\_\_\_ Telephone: \_\_\_\_\_

**CONTRACTOR, MECHANICS, any other contractor involved**

Terminal or other contact for notice or inquiry: \_\_\_\_\_ Company: \_\_\_\_\_ Name: \_\_\_\_\_ Telephone: \_\_\_\_\_

**OTHER INFORMATION OR REMARKS**

RAN each sub-pump (10 minutes) during Test.

**TEST RESULTS**

Tests were made on the above tank systems in accordance with test procedures prescribed for as detailed on attached test charts with results as follows:

| Tank Identification | Tight | Leakage Indicated | Date Tested |
|---------------------|-------|-------------------|-------------|
| 3,000 Diesel        | YES   | NONE              | 3-6-97      |
| 4,000 Premium       | Yes   | None              | 3-9-97      |
| 10,000 UN. Regular  | Yes   | None              | 3-9-97      |

**SENSOR CERTIFICATION**

13. This is to certify that these tank systems were tested on the date(s) shown. Those indicated as "Tight" meet the criteria established by the National Fire Protection Association Pamphlet 329.

Technicians: Larry  
 Signature: Lawrence R. Zimmerman  
 Testing Contractor or Company: TIT CO.  
 Address: 4430 Dam Road Richmond, CA 94803  
 Phone: (510) 222-9271

99-1354  
 TATE-LICENSE

Date: 7-72-1966  
 Serial No of Thermal Sensor: \_\_\_\_\_

**15. TANK TO TEST**  
outside drive  
Identify by position  
Diesel 3,000 gal.  
Brand and Grade

**15a. BRIEF DIAGRAM OF TANK FIELD**

**16. CAPACITY**

Marked Capacity \_\_\_\_\_  
By most accurate capacity chart available

From  
 Tank Manufacturer's Chart  
 Company Engineering Data  
 Charts supplied with \_\_\_\_\_  
 Other \_\_\_\_\_

**17. FILL-UP FOR TEST**

Start Water System before fill-up \_\_\_\_\_ 0 \_\_\_\_\_ 0 \_\_\_\_\_ 75" \_\_\_\_\_  
to " Gallons Tank Diameter

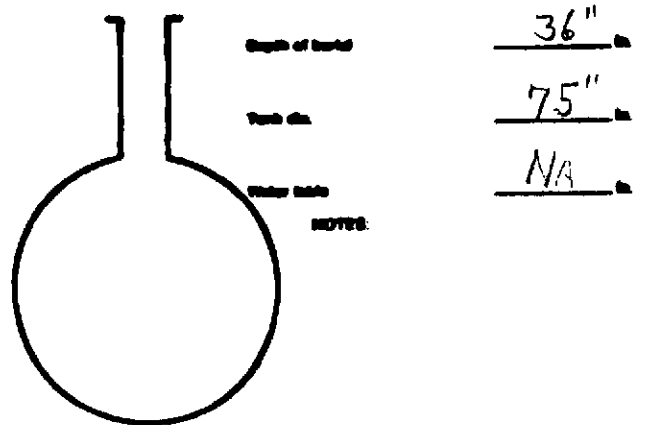
|       | Gallons | Total Gallons on Reading |
|-------|---------|--------------------------|
| TANK  |         | 2600                     |
| Truck |         | 500                      |
|       |         | 5                        |
|       |         | 3105                     |

**18. SPECIAL CONDITIONS AND PROCEDURES TO TEST THIS TANK**

Water in tank  Liquid being tested with LULLY  
 High water table in tank construction

See manual sections applicable. Check below and record pressures in log (27).  
 Use maximum allowable test pressure for all tests. Four pound rule does not apply to double-walled tanks.  
 Complete section below:

- Is flow generally upward? Yes  No
- Height to 12" mark from bottom of tank 42' 166 in.
- Pressure at bottom of tank 5.1 P.S.I.
- Pressure at top of tank 3. P.S.I.



The above calculations are to be used for dry soil conditions to establish a positive pressure advantage, or when using the four pound rule to compensate for the presence of subsurface water in the tank area.  
 Refer to NFPA 30 Sections 9-2.1.4 and 9-7.2 and the tank manufacturer regarding allowable system test pressures.

**CERTIFIED TANK-TESTS** (510) 222-9271

**TRIPLE T COMPANY**

Larry Zimmerman 4430 Dam Road Richmond, CA 94803

STATE OF CALIFORNIA  
 WATER RESOURCES CONTROL BOARD  
 UNDERGROUND STORAGE TANK TESTER LICENSE

LICENSE # 90-1354 EXPIRES: 12/31/96  
 " 99-1354 12-31-99

LAWRENCE R. ZIMMERMAN  
 4430 DAM ROAD RICHMOND CA 94803

*Signature*  
 for Chief, DTTL, SMRCB

22. Thermal-Gauge reading after circulation 11782 degs

23. Slope per °F in range of expanded charge 58/59 degs  
318

28. (a) 1.4435146 318

**21. VAPOR RECOVERY SYSTEM**  Stage 1  Stage 2

**24b. COEFFICIENT OF EXPANSION RECIPROCAL METHOD**

Type of Product Diesel

Hydrometer Employed 4 in.

Temperature in Tank After Circulation 58 °F

Temperature of Sample 6.4 °F

Difference (T-1) +6 °F

Observed A.P.A. Gravity 36.2

Revised 2151 Page # 40

3105 2151 1.4435146

Total capacity in full tank (10 or 17) 3105 Gallons  
 Volume change in one tank per °F 1.4435146  
Transfer to Line 28b.

**24c. FOR TESTING WITH WATER** see Table C & D

Water Temperature after Circulation Table C \_\_\_\_\_ °F

Coefficient of Water Table D NA

Added Surfactant?  Yes  No Transfer CDE to Line 28b.

28. 1.4435146 318 1.0045

| 21. Sensor Calibration          |                                 |   | 30. HYDROSTATIC PRESSURE CONTROL |                      | 31. VOLUME MEASUREMENTS (V) RECORD TO 001 GAL |                |                          | 34. TEMPERATURE COMPENSATION USE FACTOR (u) |                                 |                                                     | 38. NET VOLUME CHANGING EACH READING                                                 | 39. ACCUMULATED CHANGE                                  |
|---------------------------------|---------------------------------|---|----------------------------------|----------------------|-----------------------------------------------|----------------|--------------------------|---------------------------------------------|---------------------------------|-----------------------------------------------------|--------------------------------------------------------------------------------------|---------------------------------------------------------|
| Mountain LOG OF TEST PROCEDURES |                                 |   | Standpipe Level in Inches        |                      | 32. Product in Graduate                       |                | 33. Product Replaced (-) | 35. Thermal Sensor Reading                  | 36. Change Higher - Lower - (c) | 37. Computation (c) - (a) - Expansion - Contraction | Temperature Adjustment Volume Minus Expansion (-) or Contraction (+) #33(V) - #37(T) | At Low Level Multiplier Change per Hour (NFPA criteria) |
| 28. DATE                        | Arrived-on-site 7:00AM          |   | 29. Reading No                   | Beginning of Reading | Level to which Restored                       | Before Reading | After Reading            | Product Recovered (-)                       |                                 |                                                     |                                                                                      |                                                         |
|                                 | Set-up-Tester 7:30 AM           |   |                                  |                      |                                               |                |                          |                                             |                                 |                                                     |                                                                                      |                                                         |
| 8:00                            | Testing - Circulate - Bleed Air |   | Base                             |                      | 48"                                           |                | .10                      |                                             |                                 |                                                     |                                                                                      |                                                         |
| 8:30                            | High Level - Test               |   | Base                             | 42"                  | 42"                                           |                | .10                      |                                             | 11782                           |                                                     |                                                                                      |                                                         |
| 8:40                            | "                               | " | 1.                               |                      | 42"                                           | .06            |                          | -.04                                        | 11786                           | +4                                                  | .02                                                                                  | -.06                                                    |
| 8:50                            | "                               | " | 2.                               |                      | 42"                                           | .03            |                          | -.03                                        | 11790                           | +4                                                  | .02                                                                                  | -.05                                                    |
| 9:00                            | "                               | " | 3.                               |                      | 42"                                           | .02            |                          | -.01                                        | 11794                           | +4                                                  | .02                                                                                  | -.03                                                    |
| 9:10                            | "                               | " | 4.                               |                      | 42"                                           | .02            |                          | +00                                         | 11798                           | +4                                                  | .02                                                                                  | -.02                                                    |
| 9:20                            | "                               | " | 5.                               |                      | 42"                                           | .03            |                          | +01                                         | 11802                           | +4                                                  | .02                                                                                  | -.01                                                    |
| 9:30                            | Drop to Low Level               |   | 6.                               | ↓                    | 42"                                           | .05            | ↓                        | +02                                         | 11806                           | +4                                                  | .02                                                                                  | +00                                                     |
| 9:40                            | " Spring-Back                   |   | 7.                               | 12                   | 42"                                           |                |                          |                                             | 11810                           | +4                                                  | .02                                                                                  | ---                                                     |
| 9:50                            | " Drop to 1" level              |   | 8.                               | 12"                  | 42"                                           |                |                          |                                             | 11813                           | +3                                                  | .015                                                                                 | ---                                                     |
| <del>10:00</del>                | <del>spring back</del>          |   | 9.                               | 10"                  | 10"                                           |                |                          |                                             |                                 |                                                     |                                                                                      |                                                         |
| 10:00                           | Low - Level - Test              |   | 10.                              | 12"                  | 12"                                           |                | .10                      |                                             | 11816                           | +3                                                  | .015                                                                                 | ---                                                     |
| 10:10                           | "                               | " | 11.                              |                      | 12"                                           | .115           |                          | +015                                        | 11819                           | +3                                                  | .015                                                                                 | +000                                                    |
| 10:20                           | "                               | " | 12.                              |                      | 12"                                           | .115           |                          | +015                                        | 11822                           | +3                                                  | .015                                                                                 | +000                                                    |
| 10:30                           | "                               | " | 13.                              |                      | 12"                                           |                |                          | +015                                        | 11825                           | +3                                                  | .015                                                                                 | +000                                                    |
| 10:40                           | "                               | " | 14.                              |                      | 12"                                           |                |                          | +015                                        | 11828                           | +3                                                  | .015                                                                                 | +000                                                    |
| 10:50                           | "                               | " | 15.                              |                      | 12"                                           |                |                          | +015                                        | 11831                           | +3                                                  | .015                                                                                 | +000                                                    |
| 11:00                           | "                               | " | 16.                              | ↓                    | 12"                                           |                | ↓                        | +015                                        | 11834                           | +3                                                  | .015                                                                                 | +000                                                    |
| END - Test                      |                                 |   |                                  |                      |                                               |                |                          |                                             |                                 |                                                     |                                                                                      |                                                         |

✓ Tank and product handling system has failed the tank tightness test according to the Precision Test Criteria as established by NFPA publication 329

✗ Tank and product handling system has been tested tight according to the Precision Test Criteria as established by NFPA publication 329. This is not intended to indicate permission of a leak

1. Net Volume Change at Conclusion of Precision Test +000 gph  
 Signature of Tester Larry Zimmerman

15. TANK TO TEST  
inside drive  
Identify by position  
Premium  
Brand and Grade

15a. BRIEF DIAGRAM OF TANK FIELD

16. CAPACITY  
 Stated Capacity \_\_\_\_\_  
 By most accurate capacity chart available \_\_\_\_\_

From  
 Tank Manufacturer's Chart  
 Company Engineering Data  
 Charts supplied with  
 Other \_\_\_\_\_

17. FILL-UP FOR TEST  
 Start Water Bottom before Fill-up 0 in. 0 Gallons 76" Tank Diameter

|        | Gallons | Total Gallons on Reading |
|--------|---------|--------------------------|
| TANK - |         | 2550                     |
| Truck  |         | 1500                     |
|        |         | <u>10</u>                |
|        |         | <u>4,060</u>             |

Transfer Total to Line 20a

18. SPECIAL CONDITIONS AND PROCEDURES TO TEST THIS TANK  
 See manual sections applicable. Check below and record procedure in log (97).  
 Use maximum allowable test pressure for all tests. Four pound rule does not apply to double-walled tanks.  
 Complete section below

CERTIFIED TANK-TESTS (510) 222-9271  
 Water in tank  Linings being tested with LULLY  
 High water table in tank excavation

1. Is four pound rule required? Yes  No
2. Height to 4" mark from bottom of tank 42" 168 in.
3. Pressure at bottom of tank 4.4 P.S.I.
4. Pressure at top of tank 3 P.S.I.



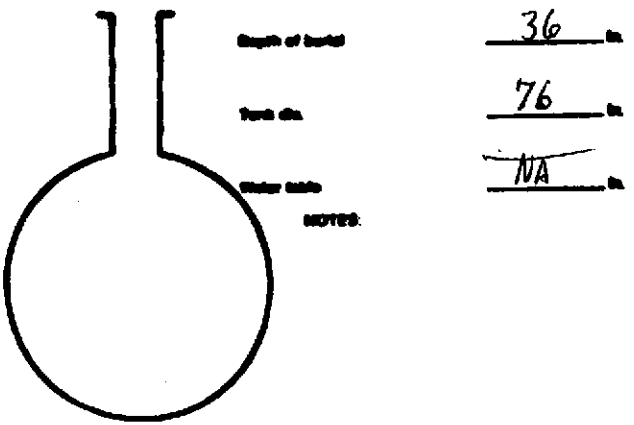
Larry Zimmerman 4430 Dam Road Richmond, CA 94803

STATE OF CALIFORNIA WATER RESOURCES CONTROL BOARD UNDERGROUND STORAGE TANK TESTER LICENSE

LICENSE # 90-1354 EXPIRES: 12/31/96  
 " 99-1354 12-31-99  
 LAWRENCE R. ZIMMERMAN  
 4430 DAM ROAD RICHMOND CA 94803



*Lawrence R. Zimmerman*  
 for Chief, DTTL, SWRCB



The above calculations are to be used for dry cell conditions to establish a positive pressure advantage, or when using the four pound rule to compensate for the pressure of surface water in the tank area.  
 Refer to NFPA 25, Sections 9-2.4 and 9-7.2 and the tank manufacturer regarding allowable system test pressures.

22. Thermal-Sensor reading after circulation 11448 °F  
56/57 °F  
 23. Slope per °F in range of expected change 314 °F  
 24. (a) 2,7488151 • 314 • 0087 °F

21. VAPOR RECOVERY SYSTEM  Stage I  Stage II

20b. COEFFICIENT OF EXPANSION RECIPROCAL METHOD  
 Type of Product Premium  
 Hydrometer Employed 7  
 Temperature in Tank After Circulation 56  
 Temperature of Sample 63  
 Difference (T-1) +7  
 Observed A.P.I. Gravity 59.7  
 Readings 1477 Page # 63  
4060 • 1477 • 2,7488151  
 Total quantity in full tank (10 or 17) Readings Volume change in this tank per °F  
 Transfer to Line 20c.

24c. FOR TESTING WITH WATER see Table C & D  
 Water Temperature after Circulation Table C \_\_\_\_\_ °F  
 Coefficient of Water Table D NA  
 Added Surfactant?  Yes  No Transfer COE to Line 20c.

| 21. Sensor Calibration |                                 |   | 30. HYDROSTATIC PRESSURE CONTROL |                      | 31. VOLUME MEASUREMENTS (V) RECORD TO .001 GAL |                |                      | 34. TEMPERATURE COMPENSATION USE FACTOR (u) |                           |                                                 | 38. NET VOLUME CHANGING EACH READING                                                     | 39. ACCUMULATED CHANGE                              |        |
|------------------------|---------------------------------|---|----------------------------------|----------------------|------------------------------------------------|----------------|----------------------|---------------------------------------------|---------------------------|-------------------------------------------------|------------------------------------------------------------------------------------------|-----------------------------------------------------|--------|
| LOG OF TEST PROCEDURES |                                 |   | Standpipe Level in Inches        |                      | Product in Graduate                            |                | Product Replaced ( ) | Thermal Sensor Reading                      | Change Higher / Lower (c) | Computation (C) + (a) - Expansion / Contraction | Temperature Adjustment - Volume Minus Expansion (+) or Contraction (-) (33)(v) - (33)(f) | At Low Level Output Change per Hour (NFPA criteria) |        |
| DATE                   | Arrived on-site 7:00AM          |   | Heating No                       | Beginning of Reading | Level to which Restored                        | Before Reading | After Reading        | Product Recovered (-)                       |                           |                                                 |                                                                                          |                                                     |        |
| TIME (24 hr)           | Set-up-Tester 7:00AM            |   |                                  |                      |                                                |                |                      |                                             |                           |                                                 |                                                                                          |                                                     |        |
| 7:30                   | Testing - Circulate - Bleed Air |   | Base                             |                      | 48"                                            |                |                      |                                             |                           |                                                 |                                                                                          |                                                     |        |
| 8:00                   | High Level - Test               |   | Base                             | 42"                  | 42"                                            |                | .10                  |                                             |                           | 11448                                           |                                                                                          |                                                     |        |
| 8:10                   | "                               | " | 1.                               | 42"                  | 42"                                            | .00            | .10                  | - .10                                       |                           | 11452                                           | +4                                                                                       | .035                                                | - .135 |
| 8:20                   | "                               | " | 2.                               | 42"                  | 42"                                            | .02            | .10                  | - .08                                       |                           | 11456                                           | +4                                                                                       | .035                                                | - .115 |
| 8:30                   | "                               | " | 3.                               | 42"                  | 42"                                            | .08            | .10                  | - .02                                       |                           | 11460                                           | +4                                                                                       | .035                                                | - .055 |
| 8:40                   | "                               | " | 4.                               | 42"                  | 42"                                            | .10            | .10                  | + .00                                       |                           | 11463                                           | +3                                                                                       | .025                                                | - .025 |
| 8:50                   | "                               | " | 5.                               | 42"                  | 42"                                            | .10            | .10                  | + .01                                       |                           | 11466                                           | +3                                                                                       | .025                                                | - .015 |
| 9:00                   | Drop - To - Low - Level         |   | 6.                               | 42"                  | 42"                                            | .13            |                      | + .02                                       |                           | 11468                                           | +2                                                                                       | .02                                                 | + .00  |
| 9:10                   | " Spring Back                   |   | 7.                               | 12"                  | 42"                                            |                |                      |                                             |                           | 11470                                           | +2                                                                                       | .02                                                 |        |
| 9:20                   | " Drop - To - Low Level         |   | 8.                               | 12"                  | 42"                                            |                |                      |                                             |                           | 11472                                           | +2                                                                                       | .02                                                 |        |
|                        | " Spring Back                   |   | 9.                               | 10"                  | 12"                                            |                |                      |                                             |                           |                                                 |                                                                                          |                                                     |        |
| 9:30                   | Low - Level - Test              |   | 10.                              | 12"                  | 12"                                            |                | .10                  |                                             |                           | 11474                                           | +2                                                                                       | .02                                                 |        |
| 9:40                   | "                               | " | 11.                              | 12"                  | 12"                                            | .12            |                      | + .02                                       |                           | 11476                                           | +2                                                                                       | .02                                                 | + .000 |
| 9:50                   | "                               | " | 12.                              | 12"                  | 12"                                            | .14            |                      | + .02                                       |                           | 11478                                           | +2                                                                                       | .02                                                 | + .000 |
| 10:00                  | "                               | " | 13.                              | 12"                  | 12"                                            | .16            |                      | + .02                                       |                           | 11480                                           | +2                                                                                       | .02                                                 | + .000 |
| 10:10                  | "                               | " | 14.                              | 12"                  | 12"                                            | .18            |                      | + .02                                       |                           | 11482                                           | +2                                                                                       | .02                                                 | + .000 |
| 10:20                  | "                               | " | 15.                              | 12"                  | 12"                                            | .20            |                      | + .02                                       |                           | 11484                                           | +2                                                                                       | .02                                                 | + .000 |
| 10:30                  | "                               | " | 16.                              | 12"                  | 12"                                            | .22            |                      | + .02                                       |                           | 11486                                           | +2                                                                                       | .02                                                 | + .000 |
|                        | END - Test                      |   |                                  |                      |                                                |                |                      |                                             |                           |                                                 |                                                                                          |                                                     |        |

1) Tank and product handling system has failed the tank tightness test according to the Precision Test Criteria as established by NFPA publication 329

2) Tank and product handling system has been tested tight according to the Precision Test Criteria as established by NFPA publication 329 This is not intended to indicate permission of a leak

1 Net Volume Change at Conclusion of Precision Test +.000 gph  
 Signature of Tester Larry Zimmerman  
 3-9-97



3/

15. TANK TO TEST  
Side  
Side - Un. Regular

15a. BRIEF DIAGRAM OF TANK FIELD

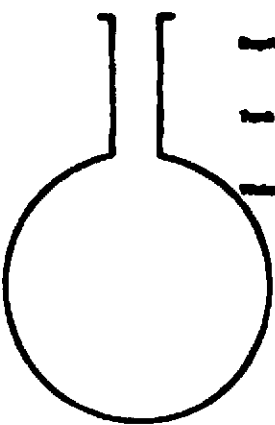
16. CAPACITY  
Marked Capacity 3100  
By most accurate capacity chart available 3100  
From 10K or 9700??  
Company Engineering Data  
Charts supplied with  
Other

17. FILL-UP FOR TEST  
Each Water Column before Fill-up 0 to 0  
Tank Diameter 92"  
TANK 3100  
Truck 6500  
100  
9700  
Total Gallons on Reading 9600  
100  
9700

18. SPECIAL CONDITIONS AND PROCEDURES TO TEST THIS TANK  
 Water in tank  Lines being tested with L.V.L.T.  
 High water table in tank construction

Use maximum allowable test pressure for all tests  
Four pound rule does not apply to double-walled tanks  
Complete section below

- 1. In four pound rule required  190  
2. Height to 4" mark from bottom of tank 42" 190  
3. Pressure at bottom of tank 5.0 P.S.I.  
4. Pressure at top of tank 2.5 P.S.I.



Depth of tank 36  
Tank dia. 92"  
Water table NA

The above calculations are to be used for dry soil conditions to establish a positive pressure advantage, or when using the four pound rule to compensate for the presence of subsurface water in the tank area.

Refer to H.F.P.A. 22 Sections 9-124 and 9-72 and the tank manufacturer regarding allowable system test pressures.

CERTIFIED TANK-TESTS (510) 222-9271  
TRIPLE T COMPANY

Larry Zimmerman 4430 Dam Road Richmond, CA 94803

STATE OF CALIFORNIA WATER RESOURCES CONTROL BOARD UNDERGROUND STORAGE TANK TESTER LICENSE

LICENSE # 90-1354 EXPIRES: 12/31/96  
99-1354 12-31-94

LAWRENCE R. ZIMMERMAN 4430 DAM ROAD RICHMOND CA 94803

for Chief, DTTL. SWRCB



22. Normal Gauge reading after circulation 11496  
57/58  
23. Slope per % in range of expected change 317  
28. (a) 6.5363881 317 0.206

21. VAPOR RECOVERY SYSTEM  Stage 1  Stage 2

24b. COEFFICIENT OF EXPANSION RECIPROCAL METHOD  
Type of Product U.N. Reg.  
Hydrometer Employed 7  
Temperature in Tank After Circulation 57  
Temperature of Sample 64  
Difference F-H +7  
Observed A.P.I. Gravity 59.1  
Refract 1484 Page 63  
9700 1484 6.5363881  
Total quantity in full tank (16 or 17) Refract Volume change in this tank per %  
Transfer to Line 26c

24c. FOR TESTING WITH WATER Table C & D  
Water Temperature after Circulation Table C  
Coefficient of Water Table D NA  
Added Surfactant?  Yes  No Transfer COE to Line 28b



1.) UN. Regular

Certified Test  
4430 Dam Road  
Richmond, CA 94803  
222-9271

DATA CHART  
For Use With

Petro-Tite  
LINE TESTER

Sunday  
April 6, 1997

530-8125

SHAHRAM  
Name  
City  
State  
Year  
Mo.  
Day  
DATE OF TEST

1 LOCATION: 2844 Mountain Blvd Oakland, Ca Street No. and/or Corner City State Telephone No.

2 OWNER: SHAHRAM SHAHNAZI Name Address Representative Position Telephone No.

3 OPERATOR: " " Name Dealer, Mgr. or Other Address (if different than Location) Telephone No.

4 REASON FOR TEST: Tightness

5 TEST REQUESTED BY: OWNER Name Position Order No. Billing Address

6 SPECIAL INSTRUCTIONS:

7 CONTRACTOR OR COMPANY MAKING TEST MECHANIC(S) NAME: LARRY ZIMMERMAN T.T.T. Co. Lic. 99-1354

8 IS A TANK TEST TO BE MADE WITH THIS LINE TEST?  YES  NO

9 MAKE AND TYPE OF PUMP OR DISPENSERS: Red Jacket

10 WEATHER: Fair TEMPERATURE IN TANKS: 59 °F °C COVER OVER LINES: Concrete, Black Top, etc. APPROXIMATE BURIAL DEPTH: 18"

| 11 IDENTIFY EACH LINE AS TESTED | 12 TIME (MILITARY) | 13 LOG OF TEST PROCEDURES, AMBIENT TEMPERATURE, WEATHER, ETC. | 14 PRESSURE |       | 15 VOLUME |       | 16 TEST RESULTS |            |
|---------------------------------|--------------------|---------------------------------------------------------------|-------------|-------|-----------|-------|-----------------|------------|
|                                 |                    |                                                               | psi OR kPa  |       | READING   |       |                 | NET CHANGE |
|                                 |                    |                                                               | BEFORE      | AFTER | BEFORE    | AFTER |                 |            |
| UNLEADED                        | 6:15 AM            | CONNECT ADAPTER LINE-TESTER TO Dispenser                      |             | 45°   |           | 0850  | B.B. check      |            |
|                                 | 6:30 AM            | LINE TEST                                                     | 45°         | 45°   | 0750      | 0750  |                 |            |
| 1.                              | 6:45               | " "                                                           | 42°         | 45°   | .0750     | .0700 | -.0050          |            |
| 2.                              | 7:00               | " "                                                           | 43°         | 45°   | .0700     | .0680 | -.0020          |            |
| 3.                              | 7:15               | " "                                                           | 44°         | 45°   | .0680     | .0670 | -.0010          |            |
| 4.                              | 7:30               | " "                                                           | 45°         | 45°   | .0670     | .0665 | -.0005          |            |
|                                 | 7:35               | Bleed-Back                                                    | 45°         | -     | .0665     | .0815 | +.0150          |            |
|                                 |                    | END-TEST                                                      |             |       |           |       |                 |            |

Department of Environmental Health  
APR 14 1997

-.0085 G.P.H. UN. LINE PASSED.  
B.B. OK.

2.) Premium

111 CO.  
 Certified Test  
 4430 Dam Road  
 Richmond, CA 94803  
 222-9271

DATA CHART  
 For Use With



Sunday  
 April 6, 1997

530-8125

|            |          |          |              |             |                 |                           |
|------------|----------|----------|--------------|-------------|-----------------|---------------------------|
| Year<br>97 | No.<br>4 | Day<br>6 | DATE OF TEST | State<br>CA | CITY<br>OAKLAND | OWNER<br>Name<br>SHAH RIM |
|            |          |          |              |             |                 |                           |

1 LOCATION: 2844 Mountain Blvd Oakland, Ca.  
Street No. and/or Corner City State Telephone No.

2 OWNER: SHAH RIM SHAH NAZI  
Name Address Representative Position Telephone No.

3 OPERATOR: SHAH RIM  
Name Dealer, Mgr. or Other Address (if different than Location) Telephone No.

4 REASON FOR TEST: Tightness

5 TEST REQUESTED BY: OWNER  
Name Position Order No. Billing Address

6 SPECIAL INSTRUCTIONS:

7 CONTRACTOR OR COMPANY MAKING TEST  
 MECHANIC(S) NAME: LARRY ZIMMERMAN I.T.T. Co. Lic. 99-1354

8 IS A TANK TEST TO BE MADE WITH THIS LINE TEST?  YES  NO

9 MAKE AND TYPE OF PUMP OR DISPENSERS: Red Jacket

10 WEATHER: Fair TEMPERATURE IN TANKS: 59 °F °C COVER OVER LINES: Concrete Black Top, etc. APPROXIMATE BURIAL DEPTH: 18"

| 11 IDENTIFY EACH LINE AS TESTED | 12 TIME (MILITARY) | 13 LOG OF TEST PROCEDURES, AMBIENT TEMPERATURE, WEATHER, ETC. | 14 PRESSURE |           | 15 VOLUME |          | 16 TEST RESULTS |            |
|---------------------------------|--------------------|---------------------------------------------------------------|-------------|-----------|-----------|----------|-----------------|------------|
|                                 |                    |                                                               | psi OR kPa  |           | READING   |          |                 | NET CHANGE |
|                                 |                    |                                                               | BEFORE      | AFTER     | BEFORE    | AFTER    |                 |            |
| Connect Adapter                 | 8:15 AM            | LINE-TESTER                                                   | To          | isolation | PLug      | sub-pump |                 |            |
| Premium                         | 8:30 AM            | LINE TEST                                                     | 45°         | 45°       | .0800     | .0800    | B.B. check      |            |
| 1.                              | 8:45               | " "                                                           | 42°         | 45°       | .0800     | .0770    | - .0030         |            |
| 2.                              | 9:00               | " "                                                           | 43°         | 45°       | .0770     | .0750    | - .0020         |            |
| 3.                              | 9:15               | " "                                                           | 44°         | 45°       | .0750     | .0745    | - .0005         |            |
| 4.                              | 9:30               | " "                                                           | 45          | 45°       | .0745     | .0745    | + .0000         |            |
|                                 | 9:35               | BLEED-BACK                                                    | 45°         | A         | .0745     | .0805    | + .0060         |            |
|                                 |                    | END-TEST                                                      |             |           |           |          |                 |            |

- .0055 G.P.H. Prem. LINE PASSED.  
 B.B. OK.

3.) Diesel

T.T.T. CO.  
 Certified Test  
 4430 Dam Road  
 Richmond, CA 94803  
 222-9271

DATA CHART  
 For Use With



Sunday  
 April 6, 1997

530 8125

Name: **SHAH RAM**  
 State: **CA**  
 City: **OAKLAND**  
 State: **CA**  
 Location: **CA**  
 Year: **97**  
 No.: **4**  
 Day: **6**  
 Date of Test: **6**

1 LOCATION: **2844 Mountain Blvd OAKLAND, Ca,**  
Street No. and/or Corner City State Telephone No.

2 OWNER: **SHAH RAM - SHAH NAZI**  
Name Address Representative Position Telephone No.

3 OPERATOR: **CI CI**  
Name Dealer, Mgr. or Other Address (if different than Location) Telephone No.

4 REASON FOR TEST: **Tightness**

5 TEST REQUESTED BY: **OWNER**  
Name Position Order No. Billing Address

6 SPECIAL INSTRUCTIONS:

7 CONTRACTOR OR COMPANY MAKING TEST MECHANIC(S) NAME: **LARRY ZIMMERMAN T.T.T. Co. Lic. 99-1354**

8 IS A TANK TEST TO BE MADE WITH THIS LINE TEST?  YES  NO

9 MAKE AND TYPE OF PUMP OR DISPENSERS: **Red Jacket**

10 WEATHER: **Fair** TEMPERATURE IN TANKS: **59** °F °C COVER OVER LINES: **Concrete Black Top, etc.** APPROXIMATE BURIAL DEPTH: **18"**

| 11 IDENTIFY EACH LINE AS TESTED | 12 TIME (MILITARY) | 13 LOG OF TEST PROCEDURES, AMBIENT TEMPERATURE, WEATHER, ETC. | 14 PRESSURE |           | 15 VOLUME |          | 16 TEST RESULTS |            |
|---------------------------------|--------------------|---------------------------------------------------------------|-------------|-----------|-----------|----------|-----------------|------------|
|                                 |                    |                                                               | psi OR kPa  |           | READING   |          |                 | NET CHANGE |
|                                 |                    |                                                               | BEFORE      | AFTER     | BEFORE    | AFTER    |                 |            |
| 3. Connect Diesel               | 9:45               | ADAPTER LINE TESTER                                           | To          | isolation | plug      | sub-pump |                 |            |
|                                 | 10:00 AM           | LINE TEST                                                     | 45°         | 45°       | .0800     | .0800    |                 |            |
| 1.                              | 10:15              | " "                                                           | 43°         | 45°       | .0800     | .0780    | -.0020          |            |
| 2.                              | 10:30              | " "                                                           | 44°         | 45°       | .0780     | .0770    | -.0010          |            |
| 3.                              | 10:45              | " "                                                           | 44°         | 45°       | .0770     | .0760    | -.0010          |            |
| 4.                              | 11:00              | " "                                                           | 45°         | 45°       | .0760     | .0760    | +0.0000         |            |
|                                 | 11:05              | Bleed-Back                                                    | 45°         | 0         | .0760     | .0800    | +0.0040         |            |
|                                 |                    | END-TEST                                                      |             |           |           |          |                 |            |

-0.0040 G.P.H. Diesel-LINE PASSED  
 B.B. OK.

FROM -> SHAHRAM & SHAHNAZI

ATT: JENNIFER-EBERY

B & B ASSOCIATED SERVICES, INC.  
1281 30th Street  
OAKLAND, CALIFORNIA 94608-4437  
510 415-451-3482

|                                       |                                                                  |                 |           |           |       |
|---------------------------------------|------------------------------------------------------------------|-----------------|-----------|-----------|-------|
| CUSTOMER'S ORDER NO.                  |                                                                  | PHONE           |           | DATE      |       |
| SHARRAM                               |                                                                  | 530 8125        |           | 9-24 1996 |       |
| NAME<br>COMPARE PRICES                |                                                                  |                 |           |           |       |
| ADDRESS<br>2844 MOUNTAIN BLVD OAKLAND |                                                                  |                 |           |           |       |
| CASH                                  | C.O.D.                                                           | CHARGE ON ACCT. | MOSE RETO | PAID OUT  |       |
|                                       |                                                                  |                 |           |           |       |
| 1                                     | DRESSER DAYDE METER #4 COMPLETE LEAK                             |                 |           | 295       | 00    |
| 2 1/2                                 | REPAIR DIESEL SUPER PROP PIPE REPLACED DIESEL #4 METER CALIBRATE |                 |           | 125       | 00    |
|                                       |                                                                  |                 |           | TAX       | 24 34 |
| SOLD BY                               |                                                                  | RECEIVED BY     |           | TOTAL     |       |
|                                       |                                                                  |                 |           | 1544 34   |       |

1819

All claims and returned goods MUST be accompanied by this bill.

Thank You

PRODUCT BY ACRES, Inc. Order No. 0117

ALAMEDA COUNTY  
HEALTH CARE SERVICES



AGENCY

DAVID J. KEARS, Agency Director

December 27, 1996  
STID 851  
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

John Rutherford  
Desert Petroleum Inc.  
PO Box 1601  
Oxnard CA 93032

RE: former Desert Petroleum site #796, currently known as Compare Prices site,  
2844 Mountain Blvd., Oakland CA 94602

Dear Mr. Rutherford,

Since my last letter to you, dated 6/17/96, the following documents have been received:

- 1) letter from RSI, dated 5/27/96 (faxed on 7/31/96, and original received 8/2/96), requesting a 45-day extension for the revised corrective action plan (CAP);
- 2) fax from Shahram Shahnazi (site tenant), dated 9/17/96, indicating receipt from B & B Associated Services Inc. stating "one dresser wayne meter #4 no more leak," and "repair diesel and super drop tube replace diesel #4 meter calibrate;"
- 3) letter from RSI re "Risk Based CAP/Supplemental Case Closure Criteria," dated 9/17/96;
- 4) "September 1996 Quarterly Groundwater Sampling Report," prepared by Western Geo-Engineers (WEGE), dated 11/5/96; and
- 5) "Workplan to delineate the lateral extent of free product discovered in groundwater monitor well RS-1, September 18, 1996," prepared by WEGE, dated 12/10/96.

**Documents #4 and #5 indicate that free product has appeared in well RS-1 for the first time since groundwater monitoring began in May 1990. The maximum thickness encountered thus far has been 0.75 feet (on 11/25/96). This well is the most downgradient well of all four wells. The 12/10/96 WEGE workplan involves rapid site characterization using a soil probe survey (SPS).**

**This workplan is acceptable, with the following understandings:**

- A) **The SPS will be utilized primarily to determine the relative thickness of free product in groundwater, and whether the free product is associated with the current operation of the USTs.**
- B) **Samples analyzed via WEGE's non-certified laboratory will not be used for any future risk assessment. (Only results from a state-certified laboratory may be used.)**

December 27, 1996  
STID 851  
page 2 of 2  
John Rutherford

**As you know, a case cannot be closed when free product is present.** Free product is considered a source material, and must be removed or remediated.

Please note that significant concentrations of the gasoline additive called MTBE have been detected in the groundwater wells. A maximum concentration of 160,000 ug/L was discovered in well RS-2 on 9/18/96. This represents an order-of-magnitude increase. Previous MTBE concentrations were also quite significant. MTBE has been monitored since June 1995 at this site. Well RS-2 is located approximately 8' northwest of the super unleaded UST. **Both the presence of free product and the sudden increase in MTBE are causes of concern, which may indicate a recent release of gasoline from the UST(s).**

If the results from WEGE's field investigation indicate that the UST(s) are the source of the free product contamination, Mr. Shahram Shahnazi will most likely be included as a "responsible party" or RP for the investigation and remediation of this site.

**Please coordinate field work with me at least 3 business days in advance.** If you have any questions or comments, please contact me directly at 510-567-6761.

Sincerely,



Jennifer Eberle  
Hazardous Materials Specialist

cc: George Converse, Western Geo-Engineers, 1386 East Beamer St., Woodland CA 95776-6003  
Cheryl Gordon, SWRCB, UST CleanUp Fund  
Shahram Shahnazi, Compare Prices, 2844 Mountain Blvd., Oakland CA 94602  
Alex Escobar, The Money Store, 2101 Webster St., Suite 1500, Oakland CA 94612  
J. Eberle/file

je.851-D



ALAMEDA COUNTY  
HEALTH CARE SERVICES  
AGENCY



DAVID J. KEARS, Agency Director

ENVIRONMENTAL HEALTH SERVICES  
ENVIRONMENTAL PROTECTION  
1131 Harbor Bay Parkway  
Alameda, CA 94502-6577  
(510) 567-6700

September 26, 1996

Shahran Shahnazi  
Compare Prices Gasoline  
2844 Mountain Blvd.  
Oakland, CA 94602  
Stid# 851

Dear Mr. Shahnazi:

On May 10, 1996, an inspection of your underground tanks was made. The report was discussed with you and a copy was given to you on that date. Enclosed is another copy of the inspection report. On May 13, 1996, forms to be completed to comply with financial responsibility requirements were also mailed to you. You also indicated that you planned to upgrade the tanks system. To date, I have not received any of the paperwork requested on the inspection report, nor an application to upgrade the tank system.

Jennifer Eberle of our office has expressed concern that your tanks may be leaking due to the discovery of elevated concentrations of Methyl Tertiary Butyl Ether (MTBE) in the wells immediately downgradient from your tanks. Having current tank and piping test reports and monitoring, would be useful in determining if they are leaking. Please make arrangements to have the tanks, piping, and pipeline leak detectors tested, and submit an application to install an automatic tank gaging system or contract to implement Statistical Inventory Reconciliation within a week. Also, please have the other items listed on the inspection report and the financial responsibility forms corrected and/or submitted to me within a week.

You may call me if you have any questions at 510-567-6746.

Sincerely,

Don Hwang,  
Hazardous Materials Specialist

DH:cmb

c:Jennifer Eberle

✓ c:Desert Petroleum, Inc., P.O.B. 1601, Oxnard, CA 93032

Enclosure

white - env. health  
yellow - facility  
pink - files

ALAMEDA COUNTY, DEPARTMENT OF ENVIRONMENTAL HEALTH  
Hazardous Materials Inspection Form

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

II, III

Site ID # \_\_\_\_\_ Site Name Compare Prices Today's Date 9/18/96  
Site Address 2844 Mtn Blvd  
City Oakland Zip 94602 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

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

**Comments:** 2:30 arrived onsite.  
Met Matt of WEGE + manfu Lawrence  
Tank Testing (to purge the water mechanically).  
2:45 Opened RS1. Took 2 photos. Well box is raised or mounded ~2-3" above ground level. Concrete mounding has several cracks. Inside of 4" casing has some streaks.  
2:55 Opened RS2. Well box is raised ~3" above ground level, + has a few cracks. Inside of 4" casing is badly soiled.  
Took 2 photos. 3:05 Opened RS1. Well box raised ~2" above ground, no cracks, inside of 4" casing is a little dirty (black <sup>casing</sup> incitor).  
3:10 Opened RS4. Water is inside well box. Well is also mounded ~2". Top of 4" casing is grey-colored PVC "boot", as in RS1. Bldg across Werner Ct. is a restaurant (on corner of Mtn Blvd). Residences lie behind the restaurant, on Werner Ct. All 4 MWs have a 1" PVC casing inside the 4" casing. Dispenser nearest Mtn Blvd has petroleum leak (photo) which appears to be dripping from diesel pump line. I noted fresh diesel on the line/hose. (pump island #4).  
left site 3:25

Contact Matt Penick  
Title WEGE  
Signature Matt Penick

Inspector J. Eberle  
Signature J. Eberle

II, III

ALAMEDA COUNTY  
HEALTH CARE SERVICES

AGENCY  
DAVID J. KEARS, Agency Director



01-6098

June 17, 1996  
STID 851  
page 1 of 2

Alameda County  
Environmental Protection Services  
1131 Harbor Bay Parkway, Room 250  
Alameda CA 94502-6577  
CC4580

John Rutherford  
Desert Petroleum Inc.  
PO Box 1601  
Oxnard CA 93032

RE: Desert Petroleum site #796, 2844 Mountain Blvd., Oakland CA 94602

Dear Mr. Rutherford,

I have received and reviewed the "Supplemental Risk Based Corrective Action Report," prepared by Remediation Service Int'l (RSI), dated May 1996. This report was to incorporate the "Standard Guide for Risk-Based Corrective Action Applied at Petroleum Release Sites," aka designation E 1739-95, published by the American Society for Testing and Materials (ASTM). However, a qualitative approach was used, which determined that most routes of exposure were "insignificant." A more detailed approach is needed. Site specific concentrations of contaminants should be compared to the Tier 1 look up table RBSLs, if appropriate. In this case, the Tier 1 appears to be inappropriate, due to the site's shallow water table. Tier 1 assumes the depth to water is at least 9.84' bgs (300 cm, as per Table X2.6). Therefore, it appears that you should be utilizing at the Tier 2 equations.

In addition, the following items need to be clarified or corrected:

- 1) Our files indicate no documentation of disposal for soils removed during the piping replacement and excavation of the south end of the super unleaded fuel tank in 1989. The 8/31/89 report by On-Site Technologies does not indicate what happened to the soil. Does your file contain any such information?
- 2) There may be some errors on page 2 of your report, which lists maximum soil contaminants. I believe the TPHg concentration should be 8,400 ppm, the ethylbenzene concentration should be 102 ppm, and the xylenes concentration should be 1,000 ppm. This is based on "sample #5, tank" which was collected during the piping replacement/sampling on 3/22/89. I have enclosed a copy of the lab report.
- 3) The groundwater elevations (GWEs) on Figures 4 and 5 appear to be incorrect, as per the GWEs listed in Table 1 of the last quarterly report (March 1996).

June 17, 1996  
STID 851  
page 2 of 2  
John Rutherford

- 4) The first sentence on page 3 indicates that "FHCs were only detected in soil beneath the tank location on the west portion of the property." Please note that all four piping samples collected on 3/22/89 contained hydrocarbons (see attached lab report). In addition, soil sampled from all four well boreholes contained hydrocarbons. And soil sampled from the former waste oil tank excavation, located between the building and the closest pump island, also contained hydrocarbons.

For all of the above stated reasons, the "Supplemental Risk Based Corrective Action Report" is unacceptable. Please submit a new Corrective Action Plan which incorporates Action Plan which incorporates the issues raised in this letter, and submit it to this office within 45 days, or by August 1, 1996.

In the meantime, groundwater monitoring and sampling should continue on a semi-annual basis, as outlined in my letter dated 4/30/96. Please submit groundwater contour (potentiometric) maps for each future sampling event, as well as the 2/96 and 11/95 events, as requested in my 4/30/96 letter.

If you have any questions or comments, please contact me directly at 510-567-6761.

Sincerely,



Jennifer Eberle  
Hazardous Materials Specialist

cc: ~~Kevin Graves, RWQCB~~

Rick Pilat, Remediation Service, Intl, 2060 Knoll Dr., Suite 200, Ventura CA 93003  
Cheryl Gordon, SWRCB, UST CleanUp Fund  
Shahram Shahnazi, Compare Prices, 2844 Mountain Blvd., Oakland CA 94602  
Acting Chief/file

je.851-C  
enclosure



STID 851

May 27, 1996

Ms. Jennifer Eberle  
Hazardous Materials Specialist  
Alameda County CC4580  
Health Care Services Agency  
Department of Environmental Health  
1131 Harbor Bay Parkway, 2nd Floor  
Alameda, CA 94502-6577

SUBJECT: Former Desert Petroleum Site, 2844 Mountain Boulevard  
Oakland, CA 94602

Dear Ms. Eberle:

RSI requests a 45 day extension of time for the submittal of the revised corrective action plan. Additional time is required to address issues and questions from investigations by others in the early years of this project.

Further evaluation of groundwater gradient data and RBCA Tier 2 is also necessary.

It is anticipated that additional time will allow for proper response to meet final CRWQCB closure criteria.

If you have any questions please contact me at (805) 644-5892.

Sincerely,

A handwritten signature in cursive script, appearing to read 'RWP', is written in black ink.

Richard W. Pilat  
Program Director

enclosure

ALAMEDA COUNTY  
HEALTH CARE SERVICES

AGENCY  
DAVID J. KEARS, Agency Director



01-0098

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

April 30, 1996  
STID 851

John Rutherford  
Desert Petroleum Inc.  
PO Box 1601  
Oxnard CA 93032

RE: Desert Petroleum site #796, 2844 Mountain Blvd., Oakland CA 94602

Dear Mr. Rutherford,

Since my last letter to you dated 6/5/95, the following documents have been received in this office:

- 1) "Quarterly Report of 6/14/95 Groundwater Sampling and Water Quality Monitoring," prepared by RSI, dated 8/3/95;
- 2) "Fourth Quarterly Report of 11/14/95 Groundwater Sampling and Water Quality Monitoring," prepared by RSI, dated 1/4/96; and
- 3) "Quarterly Report of 2/29/96 Groundwater Sampling and Water Quality Monitoring," prepared by RSI, dated March 1996.

Groundwater was most recently sampled on 2/29/96. [Please note there was a typo on Table 2. TPH-gasoline for RW-4 should read 0.096 ppm, not 96 ppm.] There have been a total of 15 quarterly monitoring and sampling events since May 1990. Groundwater concentrations are consistent within specific ranges for each well. **Therefore, it would be appropriate to decrease the sampling frequency from quarterly to semi-annually for these four wells. Groundwater should be sampled and monitored in the first and third quarters of each year. Please submit groundwater contour (potentiometric) maps for each future sampling event, as well as the 2/96 and 11/95 events.**

Your Corrective Action Plan (CAP), dated 2/3/95, prepared by RSI, was mentioned in my last letter (6/5/95). This CAP discussed the use of risk based corrective action (RBCA) for this site. Although the American Society for Testing and Materials (ASTM) had already published its "Emergency Standard Guide for Risk-Based Corrective Action Applied at Petroleum Release Sites," in July 1994 (aka designation: ES 38-94), this document was not yet in widespread use by regulatory agencies. This guidance document has since been revised. The current revision was published in November 1995, and is entitled "Standard Guide for Risk-Based Corrective Action Applied at Petroleum Release Sites," aka designation E 1739-95. This document gives three tiers for RBCA. The first tier is simply a look-up table, based on air, soil and groundwater

April 30, 1996  
STID 851  
John Rutherford  
page 2 of 3

contamination, exposure pathways, and receptor scenarios. **Your CAP should be revised to reflect this new RBCA guidance. A letter report outlining the use of this particular guidance document would be acceptable, as opposed to an entirely revised CAP. Please submit this RBCA letter report within 60 days, or by June 30, 1996.**

The ASTM RBCA guidance document is being utilized within the larger framework of defining "low risk soil and groundwater sites." I have enclosed the RWQCB's "Fact Sheet with Questions and Answers on the Interim Guidance on Low Risk Petroleum Hydrocarbon Cleanups."

A Soil Vapor Extraction (SVE) system and groundwater remediation were previously employed at this site to extract volatilized hydrocarbons and treat contaminated groundwater. These methods of active remediation were curtailed, due to asymptotic levels. Natural biodegradation is currently being employed as the remediation option. Soils at the site include silty clay, sandy clay and clayey sand, as well as medium dense silty sand in RS1 from 12' to 22'bgs. Groundwater is being monitored and sampled in order to confirm that the plume is stable and/or decreasing in concentration. **The plume does indeed appear to be stable. Further active remediation will likely not be required, as long as this trend continues. Case closure is conceivable in the near future, particularly if ASTM RBCA guidance demonstrates there is no significant risk to human health.**

The 2/3/95 CAP has already indicated there is no significant risk to the environment: pages 1-4 and 2-5 indicate that a) the closest beneficial use (irrigation) well is approximately 2,200 feet southwest of the site, and b) several layers of clay create an effective aquitard which separates the affected aquifer at 10'bgs from the deeper aquifer at 240'bgs. In addition, there are no surface water bodies within 1,000 feet of the site. The Warren Freeway (highway 13) lies directly downgradient of the site. There are no known sensitive receptors within at least 250 feet of this site. Again, there appears to be no significant risk to the environment from this groundwater plume.

Lastly, it has been noted that MTBE has been detected in significant concentrations in wells RS-1 and RS-2 since June 1995. These two wells are closest to and downgradient from the USTs currently operating onsite. The RWQCB is not providing any cleanup goals for MTBE at this point in time. Case closures may proceed regardless of MTBE concentration. However, the presence of MTBE may indicate a problem with the UST system. This letter is being cc'd to the UST inspector for your district, Don Hwang.

If you have any questions or comments, please contact me directly at 510-567-6761.

April 30, 1996  
STID 851  
John Rutherford  
page 3 of 3

Sincerely,



Jennifer Eberle  
Hazardous Materials Specialist

*cc:*

**Kevin Graves, RWQCB**  
Rick Pilat, Remediation Service, Intl, 2060 Knoll Dr., Suite 200, Ventura CA 93003  
Cheryl Gordon, SWRCB, UST CleanUp Fund  
Shahram Shahnazi, Compare Prices, 2844 Mountain Blvd., Oakland CA 94602  
Don Hwang  
Acting Chief/file

je.851-B  
enclosure



STATE WATER RESOURCES CONTROL BOARD  
DIVISION OF CLEAN WATER PROGRAMS2014 T STREET, SUITE 130  
P.O. BOX 944212  
SACRAMENTO, CALIFORNIA 94244-2120  
(916)227-4307  
(916)227-4530 (FAX)Stid 851  
96

FEB 22 1996

(1996)

DESERT PETROLEUM INCORPORATED  
P O BOX 1601  
OXNARD, CA 93032UNDERGROUND STORAGE TANK CLEANUP FUND PROGRAM, NO RESPONSE TO LETTER  
OF COMMITMENT (LOC): CLAIM NUMBER 003271; FOR SITE ADDRESS: ~~14 MOUNTAIN~~  
BLVD, OAKLAND 94602It has come to my attention that the LOC issued to you on September 05, 1995 in the amount of  
\$100,000 has not been responded to with a request for reimbursement.Please submit your reimbursement request with all of the required supporting documentation, or  
a written explanation as to the status of the cleanup and why you have not requested  
reimbursement to date. If a request or adequate explanation is not received within thirty (30)  
calendar days from the date of this letter, I will take steps to begin the withdrawal process of your  
LOC.

Please send your reimbursement request or explanation to:

Francine Aguirre Claim No. 003271  
State Water Resources Control Board  
Division of Clean Water Programs  
Underground Storage Tank Cleanup Fund Program  
P. O. Box 944212  
Sacramento, CA 94244-2120

If you have any questions, please contact Cheryl Gordon at (916) 227-4539.

Sincerely,

Handwritten signature of Cheryl Gordon for Francine Aguirre.

Francine Aguirre, Team Leader - Region 2  
Underground Storage Tank Cleanup Fundcc: Mr. Steve Morse  
RWQCB, Region 2  
2101 Webster St., Ste. 500  
Oakland, CA 94612Mr. Thomas Peacock  
Alameda County EHD  
1131 Harbor Bay Pkway, 2nd Fl.  
Alameda, CA 94502-6577Mr. William E. Thompson  
2060 Knoll Drive  
Ventura, CA 93003

## STATE WATER RESOURCES CONTROL BOARD

## DIVISION OF CLEAN WATER PROGRAMS

2014 T STREET, SUITE 130

P.O. BOX 944212

SACRAMENTO, CALIFORNIA 94244-2120

(916) 227-4307

(916) 227-4530 (FAX)

# 851  
ge

SEP 25 1995

John Rutherford  
Desert Petroleum, Inc.  
P.O. Box 1601  
Oxnard, CA 93032

**UNDERGROUND STORAGE TANK CLEANUP FUND, CLAIM NO. 003271, FOR SITE ADDRESS: 2844 Mountain Blvd., Oakland, CA 94602**

The State Water Resources Control Board (State Board) takes pleasure in issuing the attached Letter of Commitment in an amount not to exceed \$100,000. This Letter of Commitment is based upon our review of the corrective action costs incurred to date and your application received on January 17, 1992 and may be modified by the State Board in writing by an amended Letter of Commitment.

Read the terms and conditions listed in the Letter of Commitment. The State Board will take steps to withdraw this Letter of Commitment after 90 calendar days from the date of this transmittal letter unless you proceed with due diligence with your cleanup effort. This means that you must take positive, concrete steps to ensure that corrective action is proceeding with all due speed. For example, if you have not started your cleanup effort, you must obtain three bids and sign a contract with one of these bidders within 90 calendar days. If your cleanup effort has already started and was delayed, you must resume the expenditure of funds to ensure that your cleanup is proceeding in an expeditious manner. You are reminded that you must comply with all regulatory agency time schedules and requirements.

This package includes the following:

- A "Reimbursement Request Instructions" package. Retain this package for future reimbursement requests. These instructions must be followed when seeking reimbursement for corrective action costs incurred after January 1, 1988. Included in the instruction package are:
  - Samples of completed Reimbursement Request forms and Spreadsheets.
  - A "Bid Summary Sheet" to list information on bids received.
  - Recommended Minimum Invoice Cost Breakdown.
  - A "Certification of Non-Recovery From Other Sources" which must be returned before any reimbursements can be made.
- "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.
- "Vendor Data Record" (Std. Form 204) which must be completed and returned with your first Reimbursement Request.


**YOU MUST SUBMIT A REIMBURSEMENT REQUEST PACKAGE BY December 5, 1995, OR SEND A WRITTEN UPDATE EXPLAINING:**

1. Status of cleanup to date.
2. Reason(s) why a reimbursement request has not been submitted.
3. Costs incurred to date for corrective action.
4. Projected date for submitting a reimbursement request.

We constantly review the status of all active claims. If you do not submit a reimbursement request or a written update by the date above, or fail to proceed with due diligence with the cleanup, we will take steps to withdraw your Letter of Commitment.

If you have any questions regarding the Letter of Commitment or the Reimbursement Request package, please contact Cheryl Gordon at (916) 227-4539.

Sincerely,

  
Dave Deaner, Manager  
UST Cleanup Fund Program

Enclosures

cc: Mr. Steve Morse  
California Regional Water Quality  
Control Board, San Francisco Bay Region  
2101 Webster Street, Suite 500  
Oakland, CA 94612

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

LETTER OF COMMITMENT FOR REIMBURSEMENT OF COSTS

CLAIM NO: 003271

AMENDMENT NO: 0

CLAIMANT: Desert Petroleum, Inc.

BALANCE FORWARD: \$0

CO-PAYEE: William E. Thompson

JOINT CLAIMANT: None

THIS AMOUNT: \$100,000

John Rutherford

NEW BALANCE: \$100,000

CLAIMANT ADDRESS: P.O. Box 1601  
Oxnard, CA 93032

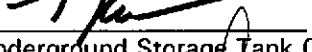
TAX ID/SSA NO: 95-2596253 463-24-1359

Subject to availability of funds, the State Water Resources Control Board (SWRCB) agrees to reimburse Desert Petroleum, Inc. (Claimant) for eligible corrective action costs at Desert Petroleum, Inc. #796 2844 Mountain Blvd., Oakland, CA 94602 (Site). The commitment reflected by this Letter is subject to all of the following terms and conditions:

1. Reimbursement shall not exceed \$100,000 unless this amount is subsequently modified in writing by an amended Letter of Commitment.
2. The obligation to pay any sum under this Letter of Commitment is contingent upon availability of funds. In the event that sufficient funds are not available for reasons beyond the reasonable control of the SWRCB, the SWRCB shall not be obligated to make any disbursements hereunder. If any disbursements otherwise due under this Letter of Commitment are deferred because of unavailability of funds, such disbursements will promptly be made when sufficient funds do become available. Nothing herein shall be construed to provide the Claimant with a right of priority for disbursement over any other claimant who has a similar Letter of Commitment.
3. All costs for which reimbursement is sought must be eligible for reimbursement and the Claimant must be the person entitled to reimbursement thereof.
4. Claimant must at all times be in compliance with all applicable state laws, rules and regulations and with all terms, conditions, and commitments contained in the Claimant's Application and any supporting documents or in any payment requests submitted by the Claimant.
5. No disbursement under this Letter of Commitment will be made except upon receipt of acceptable Standard Form Payment Requests duly executed by or on behalf of the Claimant. All Payment Requests must be executed by the Claimant or a duly authorized representative who has been approved by the Division of Clean Water Programs.
6. Any and all disbursements payable under this Letter of Commitment may be withheld if the Claimant is not in compliance with the provisions of Paragraph 5 above.
7. Neither this Letter of Commitment nor any right thereunder is assignable by the Claimant without the written consent of the SWRCB. In the event of any such assignment, the rights of the assignee shall be subject to all terms and conditions set forth in this Letter of Commitment and the SWRCB's consent.
8. This Letter of Commitment may be withdrawn at any time by the SWRCB if completion of corrective action is not performed with reasonable diligence.

IN WITNESS WHEREOF, this Letter of Commitment has been issued by the SWRCB this 5th day of September, 1995.

STATE WATER RESOURCES CONTROL BOARD

BY   
Manager, Underground Storage Tank Cleanup Fund Program

BY   
Chief, Division Administrative Services

STATE USE:  
CALSTARS CODING:  
0550-569.02 - 30530

\$ \_\_\_\_\_



June 5, 1995  
STID 851

John Rutherford  
Desert Petroleum Inc.  
PO Box 1601  
Oxnard CA 93032

RE: Desert Petroleum site #796, 2844 Mountain Blvd., Oakland CA 94602

Dear Mr. Rutherford,

Since my last letter to you dated 9/15/95, the following documents have been received in this office:

- 1) "Quarterly Monitoring Report," prepared by RSI, dated 6/3/94
- 2) "Quarterly Monitoring Report," prepared by RSI, dated 9/9/94
- 3) "Quarterly Monitoring Report," prepared by RSI, dated 12/16/94
- 4) letter from RSI with SAVE system update, dated 1/3/95
- 5) "Corrective Action Plan," prepared by RSI, dated 2/3/95
- 6) "Quarterly Report of February 8, 1995 Groundwater Sampling and Water Quality Monitoring," prepared by RSI, dated 3/3/95

This letter serves to document our meeting on 5/18/95. Attendees included Rick Pilat of RSI, Kevin Graves of the RWQCB, yourself, and myself. We discussed the "Corrective Action Plan" (CAP) during this meeting, and found the following key points contained therein acceptable:

- a) ~~The SAVE system may be shut off.~~ Due to low hydraulic conductivity and therefore low groundwater extraction rates, asymptotic levels have been reached; the system is of limited effectiveness. (Pages 1-3, 3-2)
- b) "Deed notifications should be in place and utility construction workers should be notified of the remaining hydrocarbons in the subsurface soils prior to any subsurface work." ~~It is requested to put the deed notifications in place.~~ (Page 2-7)

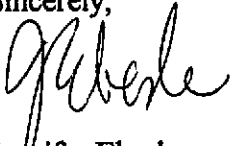
June 5, 1995  
STID 851  
John Rutherford  
page 2 of 2

During the 5/18/95 meeting, you agreed to conduct further groundwater sampling and monitoring, and to continue this on a quarterly basis until further notice. We also agreed to add MTBE analysis along with the BTEX analysis. If the groundwater concentrations increase significantly, you will consider various remediation options.

I have discussed the status of this case with Cheryl Gordon of the SWRCB UST CleanUp Fund today. I indicated that this case appears to be "in compliance," and this status has been noted in the SWRCB office. I understand that your Letter of Commitment (LOC) should be issued after 7/15/95.

If you have any questions or comments, please contact me directly at 510-567-6761.

Sincerely,



Jennifer Eberle  
Hazardous Materials Specialist

cc: Kevin Graves, RWQCB  
Rick Pilat, Remediation Service, Intl, 2060 Knoll Dr., Suite 200, Ventura CA 93003  
Cheryl Gordon, SWRCB, UST CleanUp Fund  
Mee Ling Tung/file

je.851-A

DETAILED REVIEW CHECK LIST

Page 3

|                         |                                                                              |
|-------------------------|------------------------------------------------------------------------------|
| Claim No: <b>003271</b> | Claimant Name: <b>Desert Petroleum</b><br><b>2894 Mountain Blvd, Oakland</b> |
|-------------------------|------------------------------------------------------------------------------|

COMPLIANCE DOCUMENTATION

| DATE     | ACTION/RESPONSE                                                                                                                                                                                                                                        |
|----------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 3/22/89  | Contamination found during soil sampling for new pump and installation.                                                                                                                                                                                |
| 3/31/89  | Alameda Health Itc to Mohammed Mashkora - Make arrangements between you and owner to have a precision test performed and contaminated soil excavated and disposed of. Submit a written plan of correction.                                             |
| 10/18/89 | Alameda County Itc to client - Approved Oct, 1989 Workplan.                                                                                                                                                                                            |
| 4/28/90  | Alameda Health Itc to client - Performed an inspection on 4/23/90. Leak detectors in containment dumps & alarm system are functioning properly. Approval to commence site investigation workplan.                                                      |
| 8/9/90   | Alameda Health Itc to client - Reviewed soil sampling report. Site assessment report dated 7/25/90 did not make any recommendations for further investigation and remediation. Submit proposal for further investigation & remediation within 30 days. |

Post-It™ brand fax transmittal memo 7671 # of pages **2**

|                           |                          |
|---------------------------|--------------------------|
| To <b>Jennifer Eberle</b> | From <b>Cheyl Gordon</b> |
| Co <b>Alameda Health</b>  | Co <b>Water Board</b>    |
| Dept.                     | <b>(916) 227-4539</b>    |
| <b>(510) 337-9335</b>     | <b>(916) 227-4530</b>    |

CONFIRMATION OF CORRECTIVE ACTION COMPLIANCE

**YES**  Claimant in Corrective Action Compliance

**NO**  Claimant NOT in Corrective Action Compliance at the Time of this Review - 90 Day Letter Required

Claimant NOT in Corrective Action Compliance - Recommend Rejection

**J Eberle** **6-5-95**  
 LEAD AGENCY SIGNATURE DATE

**Cheyl Gordon** **6-5-95**  
 CLAIMS REVIEWER SIGNATURE DATE

# desert petroleum inc.

John Rutherford  
Director  
Environmental Affairs

ENVIRONMENTAL  
PROTECTION

95 MAR 22 PM 2:06

March 17, 1995

Ms. Jennifer Eberle  
County of Alameda  
Department of Environmental Health  
Hazardous Materials Division  
80 Swan Way, Room 200  
Oakland, CA 94621

Subject: Groundwater Monitoring Report for  
2844 Mountain Blvd., Oakland, CA

Dear Ms. Eberle:

Enclosed is the Groundwater Monitoring Report for the recent  
sampling of groundwater monitoring at the subject property.

Any questions regarding this report should be directed to our  
project manager Mr. Rick Pilat at Remediation Services Int'l.,  
805-644-5892.

Very truly yours,



John Rutherford

JR:js

cc: R. Pliat  
Chron  
File

Enclosure

STATE WATER RESOURCES CONTROL BOARD  
DIVISION OF CLEAN WATER PROGRAMS  
2014 T STREET, SUITE 130  
P.O. BOX 944212  
SACRAMENTO, CALIFORNIA 94244-2120  
(916)227-4307  
(916)227-4530 (FAX)



FEB 22 1995

DESERT PETROLEUM INCORPORATED  
P O BOX 1601  
OXNARD, CA 93032

UNDERGROUND STORAGE TANK CLEANUP FUND PROGRAM, NO RESPONSE TO LETTER OF COMMITMENT (LOC): CLAIM NUMBER 003271; FOR SITE ADDRESS: 2844 MOUNTAIN BLVD, OAKLAND

It has come to my attention that the LOC issued to you on September 05, 1995 in the amount of \$100,000 has not been responded to with a request for reimbursement.

Please submit your reimbursement request with all of the required supporting documentation, or a written explanation as to the status of the cleanup and why you have not requested reimbursement to date. If a request or adequate explanation is not received within thirty (30) calendar days from the date of this letter, I will take steps to begin the withdrawal process of your LOC.

Please send your reimbursement request or explanation to:

Francine Aguirre Claim No. 003271  
State Water Resources Control Board  
Division of Clean Water Programs  
Underground Storage Tank Cleanup Fund Program  
P. O. Box 944212  
Sacramento, CA 94244-2120

If you have any questions, please contact Cheryl Gordon at (916) 227-4539.

Sincerely,

*Cheryl Gordon for*

Francine Aguirre, Team Leader - Region 2  
Underground Storage Tank Cleanup Fund

cc: Mr. Steve Morse  
RWQCB, Region 2  
2101 Webster St., Ste. 500  
Oakland, CA 94612

Mr. Thomas Peacock  
Alameda County EHD  
1131 Harbor Bay Pkway, 2nd Fl.  
Alameda, CA 94502-6577

Mr. William E. Thompson  
2060 Knoll Drive  
Ventura, CA 93003



# desert petroleum inc.

**John Rutherford**  
Director  
Environmental Affairs

February 21, 1995

Ms. Jennifer Eberle  
Alameda County  
Department of Environmental Health  
1131 Harbor Bay Parkway  
Alameda, CA 94502-6577

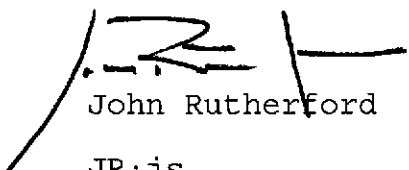
RE: Former Desert Petroleum Property  
2844 Mountain Blvd., Oakland, CA  
Case #STID 851

Dear Ms. Eberle:

Enclosed is a Corrective Action Plan for the above referenced site prepared by our consultant.

Please contact Mr. Rick Pilat at RSI if you have any questions regarding this report.

Very truly yours,



John Rutherford

JR:js

cc:R. Pilat - RSI  
RSI  
Chron  
File

ALAMEDA COUNTY  
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



September 15, 1994  
STID 851

John Rutherford  
Desert Petroleum Inc.  
PO Box 1601  
Oxnard CA 93032

Alameda County CC 4580  
Health Care Services Agency  
Dept. Of Environmental Health  
1131 Harbor Bay Pkwy 2nd Flr.  
Alameda, CA 94502-6577

RE: Desert Petroleum site, 2844 Mountain Blvd., Oakland CA  
94602

Dear Mr. Rutherford,

I am in receipt of the "Waste Oil UST Removal, Over-Excavation Sample Report," prepared by Western Geo-Engineers (WEGE), dated 5/31/94. I am also in receipt of a letter from WEGE to you, dated 9/1/94. These items document the excavation and sampling activities associated with the removal of a 280-gallon waste oil UST on 4/27/94.

Most of the contamination from this UST was reportedly removed by excavation. The volatile organic compounds (8240), semivolatile organics (8270), and the metals were excavated to ND or background levels. However, up to 700 ppm Oil & Grease remains in the capillary fringe soils. Therefore, you are requested to include TPH-motor oil by EPA Method 3510/8015 groundwater analysis for downgradient wells RS1 and RS4, until further notice. Please include potentiometric surface maps with each quarterly report.

The last Quarterly Groundwater Monitoring Report we received was dated 2/18/94. Please note that this was addressed to Larry Seto of this office, at our old address, 80 Swan Way, Oakland CA 94621. Please note our new return address, and please send future reports to my attention. Please send me the quarterly reports completed since February.

Sincerely,

Jennifer Eberle  
Hazardous Materials Specialist

cc: George Converse, Western Geo-Engineers, 1386 E. Beamer ST.,  
Woodland CA 95776  
Rick Pilat, Remediation Service, Intl, 2060 Knoll Dr.,  
Suite 200, Ventura CA 93003  
Ed Howell/file

je 851

# desert petroleum inc.

John Rutherford  
Director  
Environmental Affairs

HAZMAT

96 JUL 12 PM 3:45

July 7, 1994

Ms. Jennifer Eberle  
Alameda County Health Care Services Agency  
Department of Environmental Health  
80 Swan Way, Rm #200  
Oakland, CA 94621

RE: Waste Oil Storage Removal  
Former Desert Petroleum Location  
2844 Mountain Blvd., Oakland, CA

Dear Ms. Eberle:

Please find enclosed our report from Western Geo-Engineers which outlines the procedures and findings of the removal of one (1) waste oil tank at our former location on 4-27-94.

As you are aware the property including the remaining three (3) UST's has been transferred by sale.

Desert however remains the responsible party for any remedial work for conditions existing prior to the sale of the property.

Very truly yours,



John D. Rutherford

cc: Chron  
File

enclosure

NOTES TO FILE  
SITE 851  
ALAMEDA COUNTY

I received a telephone call from Mohammed Mushhoon (510-436-4700) who is an RP along with Desert Petroleum. He was unclear why he was named a RP. I referred him to Jennifer Eberle so she could explain. After Jennifer spoke with him, she called me on 6/8/94 and left a message that she told him she was going to delete him from the RP list. I called her back on 6/9/94 to find out why. She told me that Desert Petroleum has assumed all responsibility for the cleanup and they have no problem with removing Mushhoon. Desert Petroleum said ~~he did not lease the property when the release was identified~~ and that is why the County named him responsible. There seems to be some confusion about whether he really did lease the property but it is clear to me that he did operate the tanks. He says he was an employee of Desert Petroleum. Desert Petroleum says he was not. For all of these reasons, but mainly because Desert Petroleum is in agreement, ~~we are going to remove Mushhoon from RP list.~~

Lori Casias  
6-9-94

Copy faxed to Jennifer Eberle

6-9-94

Post-It™ brand fax transmittal memo 7671 # of pages 1

|                    |                      |
|--------------------|----------------------|
| To Jennifer Eberle | From Lori Casias     |
| Co. Hwy. Maint.    | Co.                  |
| Dept.              | Phone # 916-227-4325 |
| Fax # 510-569-4757 | Fax #                |

white -env.health  
 yellow -facility  
 pink -files

ALAMEDA COUNTY, DEPARTMENT OF ENVIRONMENTAL HEALTH  
 Hazardous Materials Inspection Form

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

p. 1 of 2

II, III

Site ID # \_\_\_\_\_ Site Name West Petroleum Today's Date 4/27/94

Site Address 2844 Mtn. Blvd.  
 City Oakland Zip 94 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 280-gal. <sup>WO</sup> UST

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

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<br>Semi-annual groundwater<br>One time soils                            |
|                                                  | 3) Daily Vadose<br>One time soils<br>Annual tank test                                   |
|                                                  | 4) Monthly Gndwater<br>One time soils                                                   |
|                                                  | 5) Daily Inventory<br>Annual tank testing<br>Cont pipe leak det<br>Vadose/gndwater mon. |
|                                                  | 6) Daily Inventory<br>Annual tank testing<br>Cont pipe leak det                         |
|                                                  | 7) Weekly Tank Gauge<br>Annual tank testing                                             |
|                                                  | 8) Annual Tank Testing<br>Daily Inventory                                               |
|                                                  | 9) Other _____                                                                          |
| New Tanks                                        | <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   |                                                                                         |
| <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:**  
 10:00 arrived on site, but they're not ready to remove tank. 10:15 left site. Tanker truck (Maulen) is pumping contents.  
 2:00 arrived back on site.  $O_2 < 1\%$  + LFL 6%. OFD not onsite. JR tried to get them on phone several times but only got a recording. JR paid ~600 gal. total (oil + water) pumped out, during rinsing (+ orig. contents).  
 2:15 removal of UST. ~~entire piping (leading under bldg) removed. It's 5 1/2' bgs to bottom of tank.~~  
 2:20 ~~entire piping (leading under bldg) removed. It's 5 1/2' bgs to bottom of tank.~~  
 2:35 Dug down to ~7 1/2' bgs (2' below UST invert)  
 2:45 Took bottom sample at ~7 1/2' (WO-1). ~~Soil is brown-grey, no HC odor, clayey.~~  
 2:50 Excavated the sides of pit.  
 3:35 Took side sample (SWE-werner) at ~6 1/2' bgs. soil is brown-grey, no HC odor, clay.

Rev 6/88

II, III

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

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

Signature: George L Converse

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

Signature: [Signature]

white -env.health  
 yellow -facility  
 pink -files

ALAMEDA COUNTY, DEPARTMENT OF ENVIRONMENTAL HEALTH  
 Hazardous Materials Inspection Form

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

p.2 of 2

II, III

Site ID # \_\_\_\_\_ Site Name Desert Petroleum Today's Date 4/27/94

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 2844 Mtn. Blvd.  
 City Oakland Zip 94602 Phone \_\_\_\_\_

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

Inspection Categories:

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

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

II.B ACUTELY HAZ. MATLS

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

III. UNDERGROUND TANKS (Title 23)

- |                               |                                                                                         |
|-------------------------------|-----------------------------------------------------------------------------------------|
| General                       | ___ 1. Permit Application 25284 (H&S)                                                   |
|                               | ___ 2. Pipeline Leak Detection 25292 (H&S)                                              |
|                               | ___ 3. Records Maintenance 2712                                                         |
|                               | ___ 4. Release Report 2651                                                              |
|                               | ___ 5. Closure Plans 2670                                                               |
| Monitoring for Existing Tanks | ___ 6. Method                                                                           |
|                               | 1) Monthly Test                                                                         |
|                               | 2) Daily Vadose<br>Semi-annual groundwater<br>One time soils                            |
|                               | 3) Daily Vadose<br>One time soils<br>Annual tank test                                   |
|                               | 4) Monthly Gndwater<br>One time soils                                                   |
|                               | 5) Daily Inventory<br>Annual tank testing<br>Cont pipe leak det<br>Vadose/gndwater mon. |
|                               | 6) Daily Inventory<br>Annual tank testing<br>Cont pipe leak det                         |
|                               | 7) Weekly Tank Gauge<br>Annual tank testing                                             |
|                               | 8) Annual Tank Testing<br>Daily Inventory                                               |
|                               | 9) Other _____                                                                          |
| ___ 7. Precs Tank Test 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                                                               |
|                               | ___ 14. As Built 2635                                                                   |

Comments:

4:10 Took sidewall sample (SW-Mtn. Blvd) at ~ 6' bgs. Soil is brown-grey, no odor, clay.... Excavated the slough out of pit... JK wants to backfill today because they need to continue dispensing gas-line. 5:00 Sidewall on restaurant side is saturated at ~ 6' bgs. The soil there is stained + odorous... (the sample tubes were sealed w/end caps + duct tape)

5:15 Took sidewall (SW-Restaurant) from below electric/water lines at ~ 5 1/2' bgs. Soil is stained but not odorous, still clay.

5:45 Took sidewall (SW-bldg) at ~ 6 1/2' bgs. Soil has no odor, is brown-grey clay.

5:50 Pit will be backfilled w/clean pea gravel tonight. UST will be transported by Manley Trucking under HW manifest # 91615185. Final dimensions of excavation: 12' x 8' x 7' deep left site

Rev 8/88

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

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

Signature: Geoff Conner

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

Signature: [Signature]

II, III







6. Contractor Nandex Corp. DBA-Remediation Service Int'l.  
Address 2060 Knoll Drive *2-3-94: current + active, Corp.*  
*3-31-95 exp. date*  
City Ventura, CA Phone 805/644-5892

License Type ✓ A-Gen. Engineering *Haz ID# 615877*  
*OK ✓ under suspension - not able to*  
*contract as of 1-28-94*

7. Consultant Remediation Service Int'l  
Address 2060 Knoll Drive *3-1-95 exp. date on license*  
City Ventura, CA Phone 805/644-5892

8. Contact Person for Investigation

Name John Rutherford - Desert Title Dir. Environmental Affairs  
*Petroleum*  
Phone 805/644-6784

9. Number of tanks being closed under this plan 1  
Length of piping being removed under this plan -0-  
Total number of tanks at facility 4

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 Erickson Inc. EPA I.D. No. CAD 009466392  
Hauler License No. 00019 License Exp. Date \_\_\_\_\_  
Address 255 Park Blvd.  
City Richmond State CA Zip 94801

b) Product/Residual Sludge/Rinsate Disposal Site

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

c) Tank and Piping Transporter

Name Erickson, Inc. EPA I.D. No. CAD009466392  
Hauler License No. 00019 License Exp. Date \_\_\_\_\_  
Address 255 Park Blvd.  
City Richmond State CA Zip 94801

d) Tank and Piping Disposal Site

Name Erickson EPA I.D. No. CAD 009466392  
Address 255 Park Blvd.  
City Richmond State CA Zip 94801

11. Experienced Sample Collector

Name Remediation Service Int'l - Mike Joy  
Company Same  
Address 2060 Knoll Drive  
City Ventura State CA Zip 93003 Phone 805/644-5892

12. Laboratory

Name Coast to Coast Analytical Services  
Address 4765 Calle Quetzal  
City Camarillo State CA Zip 93012  
State Certification No. 3687919-5

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

Inert with dry ice (10 lbs.) two hours prior to work being performed.

*Z* Meter varification prior to removal - Agency Direction

*15 lb dry ice per 1000 gal UST*

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)                                                                        |                                                                  |                                                                                                                                |
| 280 Gallons | A. Installation date unknown. Product<br>B. stored - waste oil<br>C. Last known date of use is 5-8-89 | Soil                                                             | A. Approximate 10' two (2) feet below native soil Beneath tank and at side wall<br><br>B. Other samples as directed by Agency. |

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<br>Volume<br>(Estimated) | Sampling Plan               |
| 50 cubic yards                           | 1 sample per 20 cubic yards |

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 - Gasoline     | GCFID                                               | 5030                                      | 1.0 PPM                |
| TPH-Diesel         | GCFID                                               | 3550                                      | 1.0 PPM                |
| BTXE               | GCFID                                               | 8260                                      | 0.005 PPM              |
| Oil & Grease       | D & F                                               | 5520                                      | 50.0                   |
| VOCs               |                                                     | 8010                                      |                        |
| Semi VOCs          |                                                     | 8270                                      |                        |
| 5 metals           |                                                     | AA                                        |                        |

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

18. Submit Worker's Compensation Certificate copy

Name of Insurer American Home Assurance #6122

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) Michael Joy, R.M.E. Newlandex Corp.

Signature 

Date 1-13-94

Signature of Site Owner or Operator

Name (please type) John Rutherford-Desert Petroleum, Inc.

Signature 

Date 1-13-94

# INSTRUCTIONS

## General Instructions

- \* Three (3) copies of this plan plus attachments and a deposit must be submitted to this Department.
- \* Any cutting into tanks requires local fire department approval.
- \* One complete copy of your approved plan must be at the construction site at all times; a copy of your approved plan must also be sent to the landowner.
- \* State of California Permit Application Forms A and B are to be submitted to this office. One Form A per site, one Form B for each removed tank.

## Line Item Specific Instructions

2. SITE ADDRESS  
Address at which closure is taking place.
5. EPA I.D. NO. under which the tanks will be manifested  
EPA I.D. numbers may be obtained from the State Department of Toxic Substances Control, 916/324-1781.
6. CONTRACTOR  
Prime contractor for the project.
10. STATE REGISTERED HAZARDOUS WASTE TRANSPORTERS/FACILITIES
  - a) All residual liquids and sludges are to be removed from tanks before tanks are inerted.
  - c) Tanks must be hauled as hazardous waste.
  - d) This is the place where tanks will be taken for cleaning.
15. TANK HISTORY AND SAMPLING INFORMATION  
Use History - This information is essential and must be accurate. Include tank installation date, products stored in the tank, and the date when the tank was last used.  
  
Material to be sampled - e.g. water, oil, sludge, soil, etc.  
  
Location and depth of samples - e.g. beneath the tank a maximum of two feet below the native soil/backfill interface, side wall at the high water mark, etc.

16. CHEMICAL METHODS AND ASSOCIATED DETECTION LIMITS

See attached Table 2.

17. SITE HEALTH AND SAFETY PLAN

A site specific Health and Safety plan must be submitted. We advocate the site health and safety plan include the following items, at a minimum:

- a) The name and responsibilities of the site health and safety officer;
- b) An outline of briefings to be held before work each day to appraise employees of site health and safety hazards;
- c) Identification of health and safety hazards of each work task. Include potential fire, explosion, physical, and chemical hazards;
- d) For each hazard, identify the action levels (contaminant concentrations in air) or physical conditions which will trigger changes in work habits to ensure workers are not exposed to unsafe chemical levels or physical conditions;
- e) Description of the work habit changes triggered by the above action levels or physical conditions;
- f) Frequency and types of air and personnel monitoring - along with the environmental sampling techniques and instrumentation - to be used to detect the above action levels. Include instrumentation maintenance and calibration methods and frequencies;
- g) Confined space entry procedures (if applicable);
- h) Decontamination procedures;
- i) Measures to be taken to secure the site, excavation and stockpiled soil during and after work hours (e.g. barricades, caution tape, fencing, trench plates, plastic sheeting, security guards, etc.);
- j) Spill containment/emergency/contingency plan. Be sure to include emergency phone numbers, the location of the phone nearest the site, and directions to the hospital nearest the site;
- k) Documentation that all site workers have received the appropriate OSHA approved trainings and participate in appropriate medical surveillance per 29 CFR 1910.120; and
- l) A page for employees to sign acknowledging that they have read and will comply with the site health and safety plan.

The safety plan must be distributed to all employees and contractors working in hazardous waste operations on site. A complete copy of the site health and safety plan along with any standard operating procedures shall be on site and accessible at all times.

**NOTE:** These requirements are excerpts from 29 CFR Part 1910.120(b)(4), Hazardous Waste Operations and Emergency Response; Final Rule, March 6, 1989. Safety plans of certain underground tank sites may need to meet the complete requirements of this Rule.

19. PLOT PLAN

The plan should consist of a scaled view of the facility at which the tank(s) are located and should include the following information:

- a) Scale;
- b) North Arrow;
- c) Property Lines;
- d) Location of all Structures;
- e) Location of all relevant existing equipment including tanks and piping to be removed and dispensers;
- f) Streets;
- g) Underground conduits, sewers, water lines, utilities;
- h) Existing wells (drinking, monitoring, etc.);
- i) Depth to ground water; and
- j) All existing tank(s) and piping in addition to the tank(s) being removed.

20. DEPOSIT

A deposit, payable to "County of Alameda" for the amount indicated on the Alameda County Underground Storage Tank Fee Schedule, must accompany the plans.

21. Blank Unauthorized Leak/Contamination Site Report forms may be obtained in limited quantities from this office or from the San Francisco Bay Regional Water Quality Control Board (510/286-1255). Larger quantities may be obtained directly from the State Water Resources Control Board at (916) 739-2421.

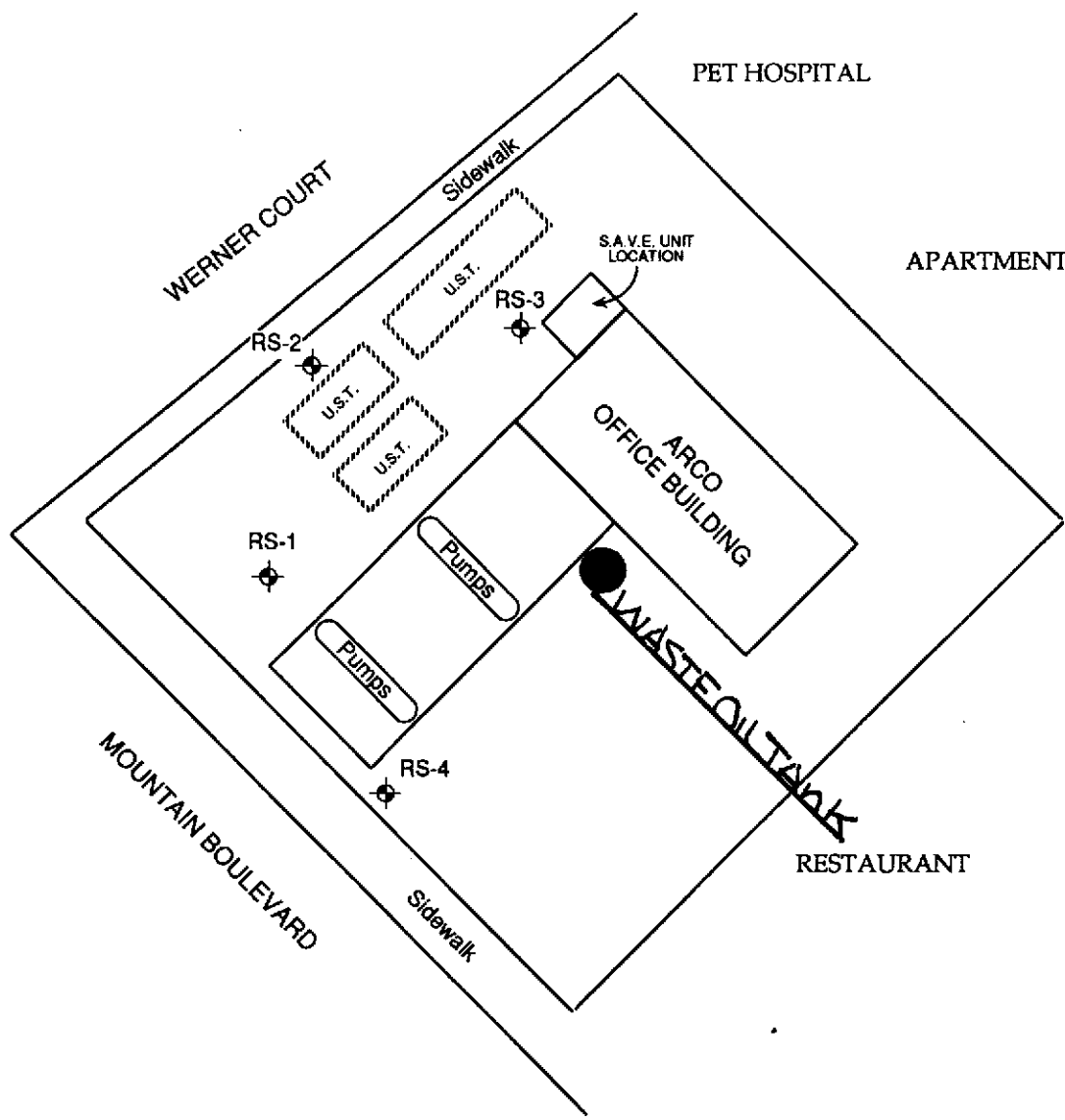
22. TANK CLOSURE REPORT

The tank closure report should contain the following information:

- a) General description of the closure activities;
- b) Description of tank, fittings and piping conditions. Indicate tank size and former contents; note any corrosion, pitting, holes, etc.;



- c) Description of the excavation itself. Include the tank and excavation depth, a log of the stratigraphic units encountered within the excavation, a description of root holes or other potential contaminant pathways, the depth to any observed ground water, descriptions and locations of stained or odor-bearing soil, and descriptions of any observed free product or sheen;
- d) Detailed description of sampling methods; i.e. backhoe bucket, drive sampler, bailer, bottle(s), sleeves
- e) Description of any remedial measures conducted at the time of tank removal;
- f) To-scale figures showing the excavation size and depth, nearby buildings, sample locations and depths, and tank and piping locations. Include a copy of the plot plan prepared for the Tank Closure Plan under item 19;
- g) Chain of custody records;
- h) Copies of signed laboratory reports;
- i) Copies of "TSDf to Generator" Manifests for all hazardous wastes hauled offsite (sludge, rinsate, tanks and piping, contaminated soil, etc.); and
- j) Documentation of the disposal of/and volume and final destination of all non-manifested contaminated soil disposed offsite.



WERNER COURT

PET HOSPITAL

APARTMENTS

U.S.T.

U.S.T.

U.S.T.

RS-2

RS-3

S.A.V.E. UNIT LOCATION

OFFICE BUILDING

ARCO

Pumps

Pumps

WASTE OIL TANK

RESTAURANT

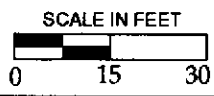
RS-1

RS-4

MOUNTAIN BOULEVARD

Sidewalk

Sidewalk



**DESERT PETROLEUM, INC.**

DESERT PETROLEUM STATION #796  
2844 MOUNTAIN BLVD.  
OAKLAND, CALIFORNIA

FIGURE 2: SITE MAP

**RSI** REMEDIATION SERVICE, INT'L.

# ACORD INSURANCE BINDER

ISSUE DATE (MM/DD/YY)

12/30/1993

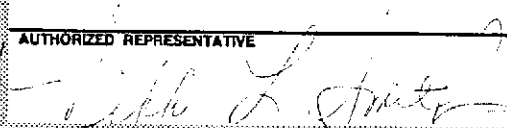
THIS BINDER IS A TEMPORARY INSURANCE CONTRACT, SUBJECT TO THE CONDITIONS SHOWN ON THE REVERSE SIDE OF THIS FORM.

|                                                                                                   |  |                                                                                                                                 |  |                                    |  |
|---------------------------------------------------------------------------------------------------|--|---------------------------------------------------------------------------------------------------------------------------------|--|------------------------------------|--|
| <b>PRODUCER</b><br>Andreini & Company<br>220 W 20th Ave.<br>San Mateo, CA 94403<br>(415) 573-1111 |  | <b>COMPANY</b><br>AMERICAN HOME ASSURANCE                                                                                       |  | <b>BINDER NO.</b><br>006122        |  |
| <b>CODE</b>                                                                                       |  | <b>DATE</b><br>01/01/94                                                                                                         |  | <b>EFFECTIVE TIME</b><br>12:01     |  |
| <b>SUB-CODE</b>                                                                                   |  | <input checked="" type="checkbox"/> AM<br><input type="checkbox"/> PM                                                           |  | <b>DATE EXPIRATION</b><br>03/01/94 |  |
| <b>INSURED</b><br>NEWLANDEX CORPORATION<br>DBA: RSI<br>P.O. BOX 1601<br>OXNARD, CA 93032-1601     |  | <input checked="" type="checkbox"/> THIS BINDER IS ISSUED TO EXTEND COVERAGE IN THE ABOVE NAMED COMPANY PER EXPIRING POLICY NO. |  | WC5817628                          |  |
| <b>DESCRIPTION OF OPERATIONS/VEHICLES/PROPERTY</b> (Including Location)                           |  |                                                                                                                                 |  |                                    |  |

| COVERAGES                                                                                                                                                                                                                                                                                 |                                                                                   | LIMITS                                                                                                                                                                                         |            |          |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------|----------|
| TYPE OF INSURANCE                                                                                                                                                                                                                                                                         | COVERAGE FORMS                                                                    | AMOUNT                                                                                                                                                                                         | DEDUCTIBLE | COINSUR. |
| <b>PROPERTY CAUSES OF LOSS</b><br><input type="checkbox"/> BASIC <input type="checkbox"/> BROAD <input type="checkbox"/> SPEC.                                                                                                                                                            |                                                                                   |                                                                                                                                                                                                |            |          |
| <b>GENERAL LIABILITY</b><br><input type="checkbox"/> COMMERCIAL GENERAL LIABILITY<br><input type="checkbox"/> CLAIMS MADE <input type="checkbox"/> OCCUR<br><input type="checkbox"/> OWNERS & CONTRACTORS PROT.                                                                           | RETRO DATE FOR CLAIMS MADE:                                                       | GENERAL AGGREGATE \$<br>PRODUCTS - COMP/OP AGG. \$<br>PERSONAL & ADV. INJURY \$<br>EACH OCCURRENCE \$<br>FIRE DAMAGE (Any one fire) \$<br>MED. EXPENSE (Any one person) \$                     |            |          |
| <b>AUTOMOBILE LIABILITY</b><br><input type="checkbox"/> ANY AUTO<br><input type="checkbox"/> ALL OWNED AUTOS<br><input type="checkbox"/> SCHEDULED AUTOS<br><input type="checkbox"/> HIRED AUTOS<br><input type="checkbox"/> NON-OWNED AUTOS<br><input type="checkbox"/> GARAGE LIABILITY |                                                                                   | COMBINED SINGLE LIMIT \$<br>BODILY INJURY (Per person) \$<br>BODILY INJURY (Per accident) \$<br>PROPERTY DAMAGE \$<br>MEDICAL PAYMENTS \$<br>PERSONAL INJURY PROT. \$<br>UNINSURED MOTORIST \$ |            |          |
| <b>AUTO PHYSICAL DAMAGE DEDUCTIBLE</b><br><input type="checkbox"/> COLLISION:<br><input type="checkbox"/> OTHER THAN COL:                                                                                                                                                                 | <input type="checkbox"/> ALL VEHICLES <input type="checkbox"/> SCHEDULED VEHICLES | ACTUAL CASH VALUE<br>STATED AMOUNT \$<br>OTHER                                                                                                                                                 |            |          |
| <b>EXCESS LIABILITY</b><br><input type="checkbox"/> UMBRELLA FORM<br><input type="checkbox"/> OTHER THAN UMBRELLA FORM                                                                                                                                                                    | RETRO DATE FOR CLAIMS MADE:                                                       | EACH OCCURRENCE \$<br>AGGREGATE \$<br>SELF-INSURED RETENTION \$                                                                                                                                |            |          |
| <b>WORKER'S COMPENSATION AND EMPLOYERS' LIABILITY</b>                                                                                                                                                                                                                                     | CALIFORNIA                                                                        | <input checked="" type="checkbox"/> STATUTORY LIMITS<br>EACH ACCIDENT \$ 1,000,000<br>DISEASE-POLICY LIMIT \$ 1,000,000<br>DISEASE-EACH EMPLOYEE \$ 1,000,000                                  |            |          |

SPECIAL CONDITIONS/OTHER COVERAGES

**BINDER ISSUED PENDING RECEIPT OF POLICY.**

|                           |  |                                                                                                                   |                                             |
|---------------------------|--|-------------------------------------------------------------------------------------------------------------------|---------------------------------------------|
| <b>NAME &amp; ADDRESS</b> |  | <input type="checkbox"/> MORTGAGEE<br><input type="checkbox"/> LOSS PAYEE<br>LOAN #                               | <input type="checkbox"/> ADDITIONAL INSURED |
| _____<br>_____<br>_____   |  | AUTHORIZED REPRESENTATIVE<br> |                                             |

State of California

# Contractors State License Board

Pursuant to Chapter 9 of Division 3 of the Business and Professions Code  
and the Rules and Regulations of the Contractors State License Board,  
the Registrar of Contractors does hereby issue this license to:

REMEDICATION SERVICE INT'L  
\* NEWLANDEX CORPORATION



to engage in the business or act in the capacity of a contractor  
in the following classification(s):

A - General Engineering Contractor



Witness my hand and seal this day,

March 28, 1991

Issued March 23, 1991

*Michael J. Foy*  
Signature of Licensee

*Michael J. Foy*  
Signature of License Qualifier

*David R. Phillips*  
Registrar of Contractors

615877

License Number

This license is the property of the Registrar of Contractors, is not  
transferable, and shall be returned to the Registrar upon demand  
when suspended, revoked, or invalidated for any reason. It becomes  
void if not renewed.

No 289941

STATE OF CALIFORNIA  
STATE AND CONSUMER SERVICES AGENCY CONTRACTORS STATE LICENSE BOARD  
DEPARTMENT OF



*Building Quality*



## HAZARDOUS SUBSTANCES REMOVAL AND REMEDIAL ACTIONS CERTIFICATION

Pursuant to the provisions of Section 7058.7 of the Business and Professions Code, the Registrar of Contractors does hereby certify that the following qualifying person has successfully completed the hazardous substances removal and remedial actions examination.



Qualifier: MICHAEL JOHN JOY

License No.: 615877

Namestyle: NEWLANDEX CORP. \* REMEDIATION SERVICE INT'L.

WITNESS my hand and official seal this

23RD day of MARCH, 1991

*David R. Phillips*  
Registrar of Contractors

1-8-91 JCS

REGISTRATION  
RECORDS  
DIVISION  
1500 CALIFORNIA STREET  
SACRAMENTO, CALIFORNIA 95833  
(916) 445-5000

A3809

## Site Health and Safety Plan

The following Health and Safety Plan has been developed to protect and ensure the safety of individuals working at the job site located at 2844 Mountain Blvd., Oakland, CA 94602.

### 1. Facility/Job Site

The facility is a retail gasoline service station. The job site work consists of excavation, compaction, and sampling of soils on site.

### 2. Health and Safety Officer

Mr. John Rutherford is the Project Manager and Safety Officer - 805-644-6784.

Shahrom Shahnazi is the facility owner - 510-531-0707. The designated safety officer in his absence will be the field supervisor on site. The safety officer has full authority to operate, correct any problems, or shut down the job activities if required, in order to maintain safety.

### 3. Safety Briefings

All on-site employees and contractors will be briefed on a daily basis prior to beginning work concerning any safety or health hazards. This briefing will be conducted by the on-site supervisor (safety officer).

### 4. Personal Protection Equipment

- a. This site is being treated as a Class D level site.
- b. Personnel will wear safety glasses when working in the area.
- c. Organic half mask and respirators will be available and are to be used should vapors become noticeable.
- d. Nitrile gloves will be worn during work when a potential for direct contact with hazardous chemicals exists.
- d. The on-site safety officer will designate hard hat areas within the work zone of the site.

### 5. Confined Space Procedures

No confined space entry will be allowed.

### 6. Site Security

The work zone will be restricted to authorized personnel and selected subcontractors. All stockpiled soil and equipment will remain inside the areas of the work zone. Security and warning will be done using barricades, fencing and caution tape as needed.

7. Job Hazard Analysis

Petroleum hydrocarbons are the only known chemical hazard that may be encountered. These include:

- a. Total Petroleum Hydrocarbons
- b. Benzene
- c. Ethyl Benzene
- d. Toluene
- e. Xylenes

Chemical concentrations will vary but are not expected to exceed those found at a normal gasoline facility, ACGIH Gasoline TLV 300 ppm, STEL 500 ppm. If dermal contact occurs, the affected area is to be flushed with water. Should vapors or fumes be inhaled, the person will be removed from the work area.

8. Spill Containment/Emergency

In a small spill situation, the spill will be absorbed with sand or any other available and appropriate material. The disposal will depend on the concentration of the contaminant. In the case of a large spill or fire, the Fire Department will be called. On-site personnel will be used as first responders under supervision of the site safety officer.

Emergency Response Numbers:

Paramedics: 911  
Fire Department: 911  
Hospital: 510/534-8055

Telephone service is available at the work site. The nearest hospital facility is Highland General Hospital, located at 1411 E. 31st. Street, Oakland.

9. Training Requirements

All employees, contractors and subcontractors working in hazardous materials/waste operations on site are trained under 29 CFR 1910.120 Regulations and other appropriate OSHA training as applicable to their job function.





# desert petroleum inc.

John Rutherford  
Director  
Environmental Affairs

ALCO  
HAZMAT  
94 JAN 21 PM 3:18

January 19, 1994

Alameda County Health Care Services Agency  
Department of Environmental Health  
Hazardous Materials Division  
80 Swan Way, Room 200  
Oakland, CA 94621

RE: Tank removal permit fee and Underground Tank Closure Plan  
2844 Mountain Blvd. Oakland, CA

Enclosed please find the Underground Tank Closure Plan and check  
number 2679 for Amethyst Hills Escrow Corp. for permit fees on  
the above mentioned property.

Please contact me if there are any questions.

Sincerely,

  
John D. Rutherford

enclosure

js

FAX TRANSMITTAL COVER SHEET

DATE: 3-8-94 NO. OF PAGES: 2  
FROM: JENNIE SMITH  
COMPANY: RSI

P.O. BOX 1601, OENARD, CA 93032  
(805) 644-6784

MESSAGE TO: Jennifer Chenle  
COMPANY: Alameda County Health  
FAX NUMBER: 510-569-4257

COMMENTS: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

# AGORD. CERTIFICATE OF INSURANCE

ISSUE DATE (MM/DD/YY)  
12/29/1993

**PRODUCER**  
Andreini & Company  
20 W 20th Ave.  
San Mateo, CA 94403  
(415) 573-1111

THIS CERTIFICATE IS 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 LETTER **A** AMERICAN HOME ASSURANCE CO.
- COMPANY LETTER **B**
- COMPANY LETTER **C**
- COMPANY LETTER **D**
- COMPANY LETTER **E**

**INSURED**  
NEWLANDEX CORPORATION  
DBA: RSI  
P.O. BOX 1601  
OXNARD, CA 93032-1601

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<br>LINE | TYPE OF INSURANCE                                                                                                                                                                                                                                                                         | POLICY NUMBER | POLICY EFFECTIVE<br>DATE (MM/DD/YY) | POLICY EXPIRATION<br>DATE (MM/DD/YY) | LIMITS                                                                                                                                                                   |
|------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------|-------------------------------------|--------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|            | <b>GENERAL LIABILITY</b><br><input type="checkbox"/> COMMERCIAL GENERAL LIABILITY<br><input type="checkbox"/> CLAIMS MADE <input type="checkbox"/> OCCUR<br><input type="checkbox"/> OWNERS & CONTRACTORS PROT.                                                                           |               |                                     |                                      | GENERAL AGGREGATE \$<br>PRODUCTS-COMP/OP AGG. \$<br>PERSONAL & ADV. INJURY \$<br>EACH OCCURRENCE \$<br>FIRE DAMAGE (Any one loss) \$<br>MED. EXPENSE (Any one person) \$ |
|            | <b>AUTOMOBILE LIABILITY</b><br><input type="checkbox"/> ANY AUTO<br><input type="checkbox"/> ALL OWNED AUTOS<br><input type="checkbox"/> SCHEDULED AUTOS<br><input type="checkbox"/> HIRED AUTOS<br><input type="checkbox"/> NON-OWNED AUTOS<br><input type="checkbox"/> GARAGE LIABILITY |               |                                     |                                      | COMBINED SINGLE LIMIT \$<br>BODILY INJURY (Per person) \$<br>BODILY INJURY (Per accident) \$<br>PROPERTY DAMAGE \$                                                       |
|            | <b>EXCESS LIABILITY</b><br><input type="checkbox"/> UMBRELLA FORM<br><input type="checkbox"/> OTHER THAN UMBRELLA FORM                                                                                                                                                                    |               |                                     |                                      | EACH OCCURRENCE \$<br>AGGREGATE \$                                                                                                                                       |
| <b>A</b>   | <b>WORKERS COMPENSATION<br/>AND<br/>EMPLOYERS' LIABILITY</b>                                                                                                                                                                                                                              | WC0818100     | 01/01/94                            | 01/01/95                             | <input checked="" type="checkbox"/> STATUTORY LIMITS<br>EACH ACCIDENT \$ 1,000,000<br>DISEASE - POLICY LIMIT \$ 1,000,000<br>DISEASE - EACH EMPLOYEE \$ 1,000,000        |
|            | <b>OTHER</b>                                                                                                                                                                                                                                                                              |               |                                     |                                      |                                                                                                                                                                          |

DESCRIPTION OF OPERATIONS/LOCATIONS/VEHICLES/SPECIAL ITEMS

**30 DAYS CANCELLATION EXCEPT WITH RESPECT TO NON-PAY, WHICH IS 10 DAYS.**

**CERTIFICATE HOLDER**

**CANCELLATION**

COUNTY OF ALAMEDA

80 SWAN WAY, ROOM 200  
OAKLAND CA 94621

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

# desert petroleum inc.

John Rutherford  
Director  
Environmental Affairs

ALCO  
HAZMAT  
94 FEB -7 PH 12:44

February 3, 1994

Ms. Jennifer Eberle  
Hazardous Materials Specialist  
Alameda County Health Care Services Agency  
80 Swan Way, RM 200  
Oakland, CA 94621

RE: Application to Remove Storage Tank  
2844 Mountain Blvd., Oakland, CA

Dear Ms. Eberle:

Referencing our conversation on 2-3-94 the following information is provided.

1. The subject property was sold to ~~Mr. Shahram Shahnazi~~ on 1600 Allegro Ave., Concord, CA 94521. Mr. Shahnazi's mailing address is the site address. ~~The date of the sale was 12-1-93.~~
2. Desert has agreed to remove the existing 280 gallon waste oil tank as soon as possible and to continue the site cleanup to completion.
3. Enclosed is a state form B for the removal of the single waste oil tank and also a state form A which has not been completed. The A form should be referred to the new owner for completion and signature, as he is the new responsible party for the remaining three (3) storage tanks.
4. As discussed we will do the additional sampling for VOC's and metals at the time of the tank removal.

We trust that with this submitted information the application will be approved and the removal can be scheduled in the shortest time possible.

Very truly yours,

  
John Rutherford

cc: G.W. Carson  
Shahram Shahnazi  
Chron  
File

enclosures

ALAMEDA COUNTY  
HEALTH CARE SERVICES

AGENCY  
DAVID J. KEARS, Agency Director



State Water Resources Control Board  
Division of Clean Water Programs  
UST Local Oversight Program

RAFAT A. SHAHID, Assistant Agency Director

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

March 23, 1992

Dear Sir:

The attached "Notice of Reimbursement" is not a bill. It is required by our contract with the State Water Resources Control Board that we send this letter to all responsible parties involved in a leaking petroleum underground tank site. You fall into the following category:

You (or your contractor/consultant) deposited funds for us to use to oversee the tank removal followed by the cleanup. Your case has been transferred to the Alameda County Local Oversight Program. This will involve your being billed after after the work has been accomplished. It is directed to all responsible parties as the law requires all operators and owners to be notified.

We will continue to work with you to resolve the site remediation in progress.

If you still have any question please call this office at 271-4530 and ask for the specialist noted in the attached notice.

Sincerely,

Thomas F. Peacock, Supervising HMS  
Hazardous Material Division

**INSTRUCTIONS:** Complete items 1 and 2 when additional services are desired, and complete items 3 and 4.

Put your address in the "RETURN TO" Space on the reverse side. Failure to do this will prevent the card from being returned to you. The return receipt fee will provide you the name of the person delivered to and the date of delivery. For additional fees the following services are available. Consult postmaster for fees and check box(es) for additional service(s) requested.

1.  Show to whom delivered, date, and addressee's address. (Extra charge) **(JE) #851**

2.  Restricted Delivery (Extra charge)

|                                                                                                                                                            |                                                                                                                                                                                                                                                                                                                                                                                                                                |
|------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p>3. Article Addressed to:</p> <p><b>9 Commodore # 217</b><br/> <b>Mohammed Mushhoon</b><br/> <del>12345678901</del><br/> <b>Emeryville, CA 94608</b></p> | <p>4. Article Number</p> <p><b>#367 604 4x5</b></p> <p>Type of Service:</p> <p><input type="checkbox"/> Registered      <input type="checkbox"/> Insured<br/> <input type="checkbox"/> Certified      <input type="checkbox"/> COD<br/> <input type="checkbox"/> Express Mail      <input type="checkbox"/> Return Receipt for Merchandise</p> <p>Always obtain signature of addressee or agent and <b>DATE DELIVERED.</b></p> |
| <p>5. Signature - Address</p> <p>X</p>                                                                                                                     | <p>8. Addressee's Address (ONLY if requested and fee paid)</p>                                                                                                                                                                                                                                                                                                                                                                 |
| <p>6. Signature - Agent</p> <p>X</p>                                                                                                                       |                                                                                                                                                                                                                                                                                                                                                                                                                                |
| <p>7. Date of Delivery</p>                                                                                                                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                |

ALAMEDA COUNTY  
HEALTH CARE SERVICES

AGENCY  
DAVID J. KEARS, Agency Director



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

November 29, 1990

~~Charles Burit, P.E.~~

~~Mr. John Rutherford~~  
Director, Environmental Affairs  
Desert Petroleum, Inc.  
P.O. Box 1601  
Oxnard, CA 93032

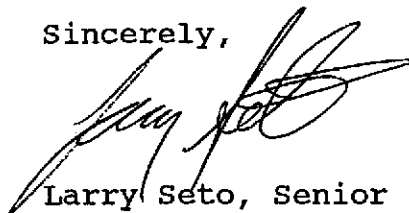
RE: Mountain Blvd. Arco, 2844 Mountain Blvd., Oakland CA 94602

Dear Mr. Rutherford:

I have received your letter dated, November 26, 1990, concerning the twenty-five (25) drums found at the above site. Please send me a copy of your receipt or manifest for their disposal.

If you have any questions, please contact me at (415) 271-4320.

Sincerely,

  
Larry Seto, Senior  
Hazardous Materials Specialist

LS:mnc

cc: Gil Jensen, Alameda County District Attorney, Consumer and  
Environmental Protection Agency  
Charlene Williams, DOHS  
Mohammad Mushhoon Dealer  
Files

# desert petroleum inc.

---

John Rutherford  
Director  
Environmental Affairs

November 26, 1990

Ms. Jane Reuter  
Decon Environmental Services  
26102 Eden Landing Road, Suite 4  
Hayward, CA 94545

RE: Waste Pickup for Desert Petroleum #796  
2844 Mountain Blvd., Oakland, CA

Dear Ms. Reuter:

Per our recent telephone conversation, I am providing the following information so that your firm can remove onsite barrel waste for us at the above address.

- 1) There are 19 drums of soil and 6 drums of liquid. Our records reflect these numbers. If you find any difference, please include or delete as needed.
- 2) The barrels contain soil tailings from onsite drilling and do not fall into a hazardous category.
- 3) Laboratory analytical results are attached for your use.
- 4) If needed, the EPA I.D. number for this location is CAL000005067.

Please let me know as soon as possible when you can handle the pickup and the disposal site. I must advise the local agency as quickly as possible.

Very truly yours,



John D. Rutherford

JDR:jc

enclosure

cc: W. Wittl



# desert petroleum inc.

**John Rutherford**  
Director  
Environmental Affairs

90 NOV 28 AM 11:45

November 26, 1990

Mr. Larry Seto  
Hazardous Materials Specialist  
Department of Environmental Health  
80 Swan Way, Room 200  
Oakland, CA 94621

RE: Desert Petroleum #796  
2844 Mountain Blvd.  
Oakland, CA 94602

Dear Mr. Seto:

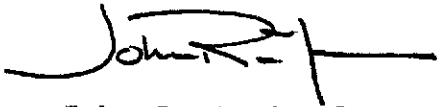
Regarding the onsite drums found at the above property, the following information is provided.

- 1) The material in the drums is cuttings and purged groundwater from well installations at the site. Our consultant advises that the following quantities are stored: 19 drums with soil and 6 drums of liquid (groundwater).
- 2) The materials have been tested by a certified laboratory. **Analytical results on the testing** are attached.
- 3) The analysis of the stored material shows the highest soil concentration at 240 ppm, which is not classified as hazardous. Water samples also reflect low values of TPH. *of borehole soils*
- 4) Our contractor/hauler has not advised us at this time where materials will be shipped, other than that the soil will be taken to a Class III facility and the liquid will be taken to a recycling facility. We will advise you of the exact locations.
- 5) Our waste hauler is Decon Environmental Services, 26102 Eden Landing Road, Hayward, CA.
- 6) We have requested that the hauler expedite the removal and expect this to be done by November 30th.

Mr. Larry Seto  
November 26, 1990  
Page 2

A copy of our letter to the hauler is attached for your further information. We apologize for the oversight in not removing the barrels sooner.

Very truly yours,

A handwritten signature in black ink, appearing to read "John D. Rutherford". The signature is stylized with a large, looped "J" and a horizontal line extending to the right.

John D. Rutherford

JDR:jc

enclosures

cc: W. Wittl

# SUPERIOR ANALYTICAL LABORATORY, INC.

1555 BURKE, UNIT I • SAN FRANCISCO, CA 94124 • PHONE (415) 647-2081

## C E R T I F I C A T E   O F   A N A L Y S I S

LABORATORY NO.: 52093  
CLIENT: REMEDIATION SERVICE, INT'L  
CLIENT JOB NO.: DP 796

DATE RECEIVED: 06/01/90  
DATE REPORTED: 06/12/90

ANALYSIS FOR TOTAL PETROLEUM HYDROCARBONS  
by Modified EPA SW-846 Method 5030 and 8015

| LAB # | Sample Identification | Concentration (mg/kg)<br>Gasoline Range |
|-------|-----------------------|-----------------------------------------|
| 1     | RS-1 5'               | 9                                       |
| 2     | RS-1 10'              | 58                                      |
| 5     | RS-1 28'              | ND<1                                    |
| 6     | RS-2 5'               | 22                                      |
| 8     | RS-2 8'               | 240                                     |
| 11    | RS-2 25'              | 1                                       |
| 12    | RS-3 5'               | ND<1                                    |
| 16    | RS-3 25'              | ND<1                                    |
| 17    | RS-4 5'               | ND<1                                    |
| 18    | RS-4 7'               | ND<1                                    |
| 22    | RS-4 25'              | ND<1                                    |

|    |      | Concentration (ug/L) |
|----|------|----------------------|
| 23 | RS-1 | 2700                 |
| 24 | RS-2 | 23000                |
| 25 | RS-3 | 330                  |
| 26 | RS-4 | 440                  |

mg/kg - parts per million (ppm)

ug/L - parts per billion (ppb)

Minimum Detection Limit for Gasoline in Soil: 1mg/kg

Minimum Detection Limit for Gasoline in Water: 50ug/L

### QA/QC Summary:

Daily Standard run at 2mg/L: RPD Gasoline = <15%

MS/MSD Average Recovery = 82%; Duplicate RPD = 4%

Richard Srna, Ph.D.

*Richard A. Srna (SR)*  
Laboratory Director

OUTSTANDING QUALITY AND SERVICE

ALAMEDA COUNTY  
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



Certified Mail #P 062 128 265

November 15, 1990

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

Mr. John Rutherford  
Director Environmental Affairs  
Desert Petroleum, Inc.  
P.O. Box 1601  
Oxnard, CA 93032

RE: 2844 Mountain Blvd., Oakland, CA 94602

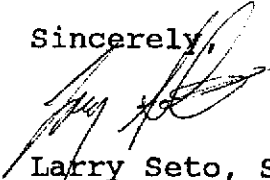
Dear Mr. Rutherford:

On November 11, 1990, I performed a complaint inspection at the above site and discovered approximately thirty (30) 55 gallon drums that were unlabeled in the back of the property. Please contact me immediately and address the following concerns:

1. What material is in the drums?
2. Has this material been tested by a certified laboratory?
3. Has this materials been classified as hazardous in accordance to Article 11 of Title 22?
4. Please identify your disposal site
5. Please identify your hauler
6. What is the expected date the drums will be taken off-site for disposal?

If you have any questions, please contact me at (415) 271-4320.

Sincerely,

  
Larry Seto, Senior  
Hazardous Materials Specialist

LS:mnc

cc: Mohammad Mushhoon, Dealer  
Gil Jensen, Alameda County District Attorney, Consumer and  
Environmental Protection Agency  
RWQCB  
Howard Hatayama, DOHS  
Oakland Fire Prevention  
Rafat A. Shahid, Assistant Agency Director, Environmental Health  
Files

P 062 128 265

RECEIPT FOR CERTIFIED MAIL

NO INSURANCE COVERAGE PROVIDED  
NOT FOR INTERNATIONAL MAIL

(See Reverse)

|                                                                  |    |
|------------------------------------------------------------------|----|
| Sent to                                                          |    |
| Street and No.                                                   |    |
| P.O., State and ZIP Code                                         |    |
| Postage                                                          | \$ |
| Certified Fee                                                    |    |
| Special Delivery Fee                                             |    |
| Restricted Delivery Fee                                          |    |
| Return Receipt showing<br>to whom and Date Delivered             |    |
| Return Receipt showing to whom,<br>Date, and Address of Delivery |    |
| TOTAL Postage and Fees                                           | \$ |
| Postmark or Date                                                 |    |

PS Form 3800, June 1983

**Important:** Complete items 1 and 2 when additional services are desired, and complete items 3 and 4.

Put your address in the "RETURN TO" Space on the reverse side. Failure to do this will prevent this card from being returned to you. The return receipt fee will provide you the name of the person delivered to and the date of delivery. For additional fees the following services are available. Consult postmaster for fees and check box(es) for additional service(s) requested.

1.  Show to whom delivered, date, and addressee's address. (Extra charge)      2.  Restricted Delivery (Extra charge)

|                                                                                                                                                  |                                                                                                                                                                                                                                                                                                                                                                                           |
|--------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 3. Article Addressed to:<br>Mr. John Rutherford<br>Director Environmental Affairs<br>Desert Petroleum, Inc.<br>P.O. Box 1601<br>Oxnard, CA 93032 | 4. Article Number<br>P 062 128 265<br>Type of Service:<br><input type="checkbox"/> Registered <input type="checkbox"/> Insured<br><input checked="" type="checkbox"/> Certified <input type="checkbox"/> COD<br><input type="checkbox"/> Express Mail <input type="checkbox"/> Return Receipt for Merchandise<br>Always obtain signature of addressee or agent and <b>DATE DELIVERED.</b> |
| 5. Signature — Address<br>X                                                                                                                      | 8. Addressee's Address (ONLY if requested and fee paid)                                                                                                                                                                                                                                                                                                                                   |
| 6. Signature — Agent<br>X <i>Calvin Jeffrey</i>                                                                                                  |                                                                                                                                                                                                                                                                                                                                                                                           |
| 7. Date of Delivery<br>11-19-94                                                                                                                  |                                                                                                                                                                                                                                                                                                                                                                                           |

**RSI**  
**REMEDIATION SERVICE, INT'L.**

P.O. BOX 1601, OXNARD, CALIFORNIA 93032  
(805) 644-5892 • FAX (805) 654-0720

November 2, 1990

Larry Seto  
Hazardous Materials Specialist  
Alameda County Health Care Services Agency  
Hazardous Materials Program  
80 Swan Way, Room 200  
Oakland, California 94621

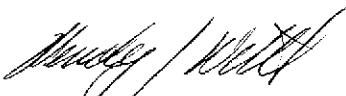
RE: Desert Petroleum station #796  
2844 Mountain Boulevard  
Oakland, CA 94612

Dear Mr. Seto:

At this time, RSI is applying to the local sanitation district for a permit to discharge remediated groundwater from station #796. Bill Meckel, of the East Bay Municipal Utilities District, is handling the case. Once the permit is issued installation of the equipment will begin. The Bay Area AQMD permit to construct has already been issued.

If you have any questions or concerns, please give me a call.

Sincerely,

  
Wendy J. Wittl  
Senior Project Geologist

encl.

cc: Desert Petroleum, J. R.

**RCI**  
**REMEDIATION SERVICE, INT'L.**

P.O. BOX 1601, OXNARD, CALIFORNIA 93032  
(805) 644-5892 • FAX (805) 654-0720

September 17, 1990

Larry Seto  
Hazardous Materials Specialist  
Alameda County Health Care Services Agency  
Hazardous Materials Program  
80 Swan Way, Room 200  
Oakland, California 94621

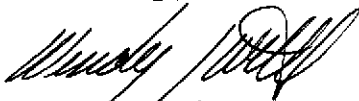
RE: Desert Petroleum station #796  
2844 Mountain Boulevard  
Oakland, CA 002

Dear Mr. Seto:

Enclosed is a copy of station's #796 Further Site Assessment and Remediation Work Plan for your review and comment. Hydrocarbon contamination has been identified in both soil and groundwater. I recommend that a groundwater pump test be conducted for assessment; and remediation start as soon as possible for both soil and groundwater.

If you have any questions or concerns, please give me a call.

Sincerely,



Wendy J. Wittl  
Senior Project Geologist

encl.

cc: Desert Petroleum, J. R.

*WJE rec'd this  
from LS on 12-15-92*

**RCI**  
**REMEDIATION SERVICE, INT'L.**

P.O. BOX 1601, OXNARD, CALIFORNIA 93032  
(805) 644-5892 • FAX (805) 654-0720

July 12, 1990

Larry Seto  
Hazardous Materials Specialist  
Alameda County Health Care Services Agency  
Hazardous Materials Program  
80 Swan Way, Room 200  
Oakland, California 94621

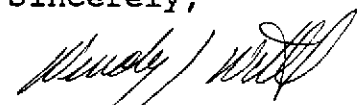
RE: Desert Petroleum station #796  
2844 Mountain Boulevard  
Oakland, CA

Dear Mr. Seto:

This letter is to notify you of the site assessment work completed at the above referenced site in May, 1990. Four borings were advanced and sampled, and then completed as groundwater monitoring wells. The detailed report will be forwarded as soon as possible.

If you have any questions or concerns, please give me a call.

Sincerely,



Wendy J. Wittl  
Senior Project Geologist

encl.

cc: Desert Petroleum, J. R.





**GROUNDWATER PROTECTION ORDINANCE PERMIT APPLICATION**

FOR APPLICANT TO COMPLETE

FOR OFFICE USE

LOCATION OF PROJECT 2844 Mountains Dr  
OAKLAND, CA

PERMIT NUMBER 90335  
LOCATION NUMBER \_\_\_\_\_

Name DESERT THERMOFORM  
Address 2060 Knoll Ave Phone 805-644-6784  
City Veneta, CA Zip 93003

**PERMIT CONDITIONS**

Circled Permit Requirements Apply

APPLICANT Name BSI  
Address PO Box 1601 Phone 805-644-5892  
City Oxford, CA Zip 93032

TYPE OF PROJECT  
Well Construction \_\_\_\_\_ Geotechnical Investigation \_\_\_\_\_  
Cathodic Protection \_\_\_\_\_ General \_\_\_\_\_  
Water Supply \_\_\_\_\_ Contamination \_\_\_\_\_  
Monitoring X Well Destruction \_\_\_\_\_

PROPOSED WATER SUPPLY WELL USE  
Domestic \_\_\_\_\_ Industrial \_\_\_\_\_ Other Monitoring  
Municipal \_\_\_\_\_ Irrigation \_\_\_\_\_

DRILLING METHOD:  
Mud Rotary \_\_\_\_\_ Air Rotary \_\_\_\_\_ Auger X  
Cable \_\_\_\_\_ Other \_\_\_\_\_

DRILLER'S LICENSE NO. C 57 #482390

WELL PROJECTS  
Drill Hole Diameter 10 In. Maximum \_\_\_\_\_  
Casing Diameter 4 In. Depth 25 ft.  
Surface Seal Depth 2 ft. Number 4 or 5

GEOTECHNICAL PROJECTS  
Number of Borings \_\_\_\_\_ Maximum \_\_\_\_\_  
Hole Diameter \_\_\_\_\_ In. Depth \_\_\_\_\_ ft.

ESTIMATED STARTING DATE 5/29/90  
ESTIMATED COMPLETION DATE 5/30/90

I hereby agree to comply with all requirements of this permit and Alameda County Ordinance No. 73-68.

APPLICANT'S SIGNATURE [Signature] Date \_\_\_\_\_

**A. GENERAL**

1. A permit application should be submitted so as to arrive at the Zone 7 office five days prior to proposed starting date.
2. Submit to Zone 7 within 60 days after completion of permitted work the original Department of Water Resources Water Well Drillers Report or equivalent for well projects, or drilling logs and location sketch for geotechnical projects.
3. Permit is void if project not begun within 90 days of approval date.

**B. WATER WELLS, INCLUDING PIEZOMETERS**

1. Minimum surface seal thickness is two inches of cement grout placed by tremie.
2. Minimum seal depth is 50 feet for municipal and industrial wells or 20 feet for domestic and irrigation wells unless a lesser depth is specially approved. Minimum seal depth for monitoring wells is the maximum depth practicable or 20 feet.

C. GEOTECHNICAL. Backfill bore hole with compacted cuttings or heavy bentonite and upper two feet with compacted material. In areas of known or suspected contamination, tremied cement grout shall be used in place of compacted cuttings.

D. CATHODIC. Fill hole above anode zone with concrete placed by tremie.

E. WELL DESTRUCTION. See attached.

Approved Wyman Hong Date 25 May 90  
Wyman Hong

desert petroleum inc.

5168884

5-16-90  
\$558.00

John Rutherford  
Director  
Environmental Affairs

07-11 10:10

May 14, 1990

Mr. Larry Seto  
Sr. Hazardous Materials Specialist  
Department of Environmental Health  
80 Swan Way, Room 200  
Oakland, CA 94621


RE: Desert Petroleum, Inc. SS# 796  
2844 Mountain Blvd., Oakland, CA

Dear Mr. Seto:

In response to your letter of April 26, 1990, our consultant has scheduled site investigation work to start either the last week of May or the first week of June. The actual date is dependent upon securing drilling equipment and crew, which are at a premium at this time in the Bay area. By copy of this letter I am instructing the consultant (RSI) to call you with a firm date prior to starting the work.

Also enclosed is a deposit check for \$558.00 as requested.

Very truly yours,

  
John D. Rutherford

JDR:jc

enclosure

cc: Wendy Wittl

ALAMEDA COUNTY  
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



April 26, 1990

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

Mr. John Rutherford, Director  
Environmental Affairs  
Desert Petroleum, Inc.  
P.O. Box 1601  
Oxnard, CA 93032

RE: Arco, 2844 Mountain Blvd., Oakland, CA 94602

Dear Mr. Rutherford:

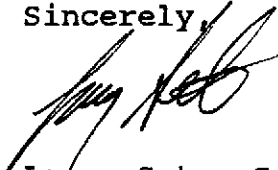
I performed an inspection at the above site on April 23, 1990. The leak detectors in the containment sumps and the alarm system are functioning properly.

Your site investigation contained in a report dated October, 1989, that was prepared by Remediation Services International can commence. Please inform me when this work has been scheduled.

Please submit an additional deposit/refund check for \$558.00 made payable to the County of Alameda. Your current account balance is \$126.00.

If you have any questions, please give me a call at (415) 271-4320.

Sincerely,

  
Larry Seto, Senior  
Hazardous Materials Specialist

LS:mnc

cc: Gil Jensen, Alameda County District Attorney, Consumer and  
Environmental Protection Agency  
Rafat A. Shahid, Assistant Agency Director, Environmental Health  
Mohammad Mushhoon, Dealer  
Charlene Williams, DOHS  
RWQCB  
Files

ALAMEDA COUNTY  
HEALTH CARE SERVICES

AGENCY  
DAVID J. KEARS, Agency Director



Certified Mail #P 062 127 834

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

April 10, 1990

Mr. Mohammad Mushhon  
5 Admiral Drive, Unit 301  
Emeryville, CA 94608

RE: Arco, 2844 Mountain Blvd., Oakland, CA 94602

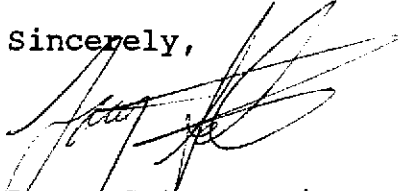
Dear Mr. Mushhon:

As per our agreement during our meeting on April 9, 1990, the leak detectors for the collection sump and the alarm system must be installed and functioning properly at the above site by April 13, 1990. If this deadline is not met, you are ordered to cease pumping gas effective April 14, 1990, until the above equipment is installed.

In addition, please send another deposit/refund check payable to the County of Alameda for \$375.00.

If you have any questions, please contact me at, 271-4320.

Sincerely,

  
Larry Seto, Senior,  
Hazardous Materials Specialist

LS:mnc

cc: John Rutherford, Desert Petroleum  
Gil Jensen, Alameda County District Attorney, Consumer and  
Environmental Protection Agency  
RWQCB  
Charlene Williams, DOHS  
Rafat A. Shahid, Assistant Agency Director, Environmental Health  
Files

P 062 127 834

**RECEIPT FOR CERTIFIED MAIL**

NO INSURANCE COVERAGE PROVIDED  
NOT FOR INTERNATIONAL MAIL  
(See Reverse)

PS Form 3800, June 1969

|                                                              |    |
|--------------------------------------------------------------|----|
| Sent to                                                      |    |
| Street and No.                                               |    |
| P.O., State and ZIP Code                                     |    |
| Postage                                                      | \$ |
| Certified Fee                                                |    |
| Special Delivery Fee                                         |    |
| Registered Delivery Fee                                      |    |
| Return Receipt, showing<br>to whom and date delivered        |    |
| Return Receipt, showing to whom<br>date and time of delivery |    |
| TOTAL Postage and Fees                                       | \$ |
| Postmark or Date                                             |    |

ALAMEDA COUNTY  
HEALTH CARE SERVICES

AGENCY  
DAVID J. KEARS, Director



Telephone Number: (415)

Certified Mail #P 062 127 850

March 2, 1990

Mr. Mohammad Mushhon  
5 Admiral Drive, Unit 301  
Emeryville, CA 94608

RE: Arco, 2844 Mountain Blvd., Oakland, CA 94602

Dear Mr. Mushhon:

I regret not meeting with you and your contractor, Diablo Tank and Equipment Company at my office on March 1, 1990 for our scheduled meeting you set up that day to discuss the installation of a containment sump and an alarm system at the above site. For whatever reason, you and your contractor were a no show.

Installation at the above site is to cease until the above issue is resolved. Current regulations requires a containment sump and an alarm system on any modifications to an underground tank.

Please contact me at 271-4320 at your earliest convenience to resolve this matter so that we can put this issue to rest.

Sincerely,

Larry Seto, Senior  
Hazardous Materials Specialist

LS:mnc

cc: John Rutherford, Desert Petroleum, (Certified Mail)  
Gil Jensen, Alameda County District Attorney, Consumer and  
Environmental Protection Agency

RWQCB

Charlene, Williams. DOHS

Rafat A. Shahid, Assistant Agency Director, Environmental Health  
Files

P 062 127 850

RECEIPT FOR CERTIFIED MAIL

NO INSURANCE COVERAGE PROVIDED  
NOT FOR INTERNATIONAL MAIL


(See Reverse)

|                                                                |   |
|----------------------------------------------------------------|---|
| Sent to                                                        |   |
| Street and No.                                                 |   |
| P.O., State and ZIP Code                                       |   |
| Postage                                                        | 5 |
| Certified Fee                                                  |   |
| Special Delivery Fee                                           |   |
| Registered Delivery Fee                                        |   |
| Return Receipt showing<br>Name and Address of Addressee        |   |
| Return Receipt showing to whom<br>Date and Address of Delivery |   |
| TOTAL Postage and Fees                                         | 5 |
| Postmark or Date                                               |   |

PS Form 3800, June 1983

Put your address in the "RETURN TO" space on the reverse side. Failure to do this will prevent this card from being returned to you. The return receipt fee will provide you the name of the person delivered to and the date of delivery. For additional fees the following services are available. Consult postmaster for fees and check boxes for additional service(s) requested.

1.  Show to whom delivered, date, and addressee's address. (Extra charge)  
 2.  Restricted Delivery (Extra charge)

|                                                                                                                 |                                                                                                                                                                                                                                                                         |
|-----------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 3. Article Addressed to:<br>MR. MOHAMMAD MUSHON<br>5 ADMIRAL DR. LN. + 301<br>EMERYVILLE, CA 94608              | 4. Article Number<br>P062 127 850                                                                                                                                                                                                                                       |
| 5. Signature - Address<br>X  | Type of Service:<br><input type="checkbox"/> Registered <input type="checkbox"/> Insured<br><input checked="" type="checkbox"/> Certified <input type="checkbox"/> COD<br><input type="checkbox"/> Express Mail <input type="checkbox"/> Return Receipt for Merchandise |
| 6. Signature - Agent<br>X                                                                                       | Always obtain signature of addressee or agent and <b>DATE DELIVERED.</b>                                                                                                                                                                                                |
| 7. Date of Delivery<br>3-07-90                                                                                  | 8. Addressee's Address (ONLY if requested and fee paid)                                                                                                                                                                                                                 |

ALAMEDA COUNTY  
HEALTH CARE SERVICES

AGENCY  
DAVID J. KEARS, Director



Telephone Number: (415)

Certified Mail #P 062 127 850

March 2, 1990

Mr. Mohammad Mushhon  
5 Admiral Drive, Unit 301  
Emeryville, CA 94608

RE: Arco, 2844 Mountain Blvd., Oakland, CA 94602

Dear Mr. Mushhon:

I regret not meeting with you and your contractor, Diablo Tank and Equipment Company at my office on March 1, 1990 for our scheduled meeting you set up that day to discuss the installation of a containment sump and an alarm system at the above site. For whatever reason, you and your contractor were a no show.

Installation at the above site is to cease until the above issue is resolved. Current regulations requires a containment sump and an alarm system on any modifications to an underground tank.

Please contact me at 271-4320 at your earliest convenience to resolve this matter so that we can put this issue to rest.

Sincerely,

Larry Seto, Senior  
Hazardous Materials Specialist

LS:mnc

cc: John Rutherford, Desert Petroleum, (Certified Mail)  
Gil Jensen, Alameda County District Attorney, Consumer and  
Environmental Protection Agency

RWQCB

Charlene, Williams, DOHS

Rafat A. Shahid, Assistant Agency Director, Environmental Health  
Files



P 062 127 886

RECEIPT FOR CERTIFIED MAIL

NO INSURANCE COVERAGE PROVIDED  
EXCEPT FOR INTERNATIONAL MAIL

(See Reverse)

PS Form 3800 June 1985

|                                                          |    |
|----------------------------------------------------------|----|
| Sent to<br><b>JOHN RUTHERFORD</b>                        |    |
| Street and No.                                           |    |
| P.O. State and ZIP Code                                  |    |
| Postage                                                  | \$ |
| Certified Fee                                            |    |
| Special Delivery Fee                                     |    |
| Restricted Delivery Fee                                  |    |
| Return Receipt (showing<br>recipient's name and address) |    |
| Return Receipt (showing<br>recipient's name and address) |    |
| TOTAL Postage and Fees                                   | \$ |
| Postmark or Date                                         |    |

Put your address in the "RETURN TO" space on the reverse side. Failure to do this will prevent this card from being returned to you. The return receipt fee will provide you the name of the person delivered to and the date of delivery. For additional fees the following services are available. Consult postmaster for fees and check box(es) for additional service(s) requested.

1.  Show to whom delivered, date, and addressee's address. (Extra charge)      2.  Restricted Delivery (Extra charge)

|                                                                                                                |                                                                                                                                                                                                                                                                         |
|----------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 3. Article Addressed to:<br><b>JOHN RUTHERFORD<br/>DESERT PETROLEUM<br/>P.O. BOX 1601<br/>OXNARD, CA 93032</b> | 4. Article Number<br><b>P 062 127 886</b>                                                                                                                                                                                                                               |
| 5. Signature - Address<br><b>X</b>                                                                             | Type of Service:<br><input type="checkbox"/> Registered <input type="checkbox"/> Insured<br><input checked="" type="checkbox"/> Certified <input type="checkbox"/> COD<br><input type="checkbox"/> Express Mail <input type="checkbox"/> Return Receipt for Merchandise |
| 6. Signature - Agent<br><b>X</b> <i>Calvin Jeffrey</i>                                                         | Always obtain signature of addressee or agent and <b>DATE DELIVERED.</b>                                                                                                                                                                                                |
| 7. Date of Delivery<br><b>2-8-90</b>                                                                           | 8. Addressee's Address (ONLY if requested and fee paid)                                                                                                                                                                                                                 |

# desert petroleum inc.

John Rutherford  
Director  
Environmental Affairs

90 FEB 30 PM 3:59

February 27, 1990

Mr. Larry Seto  
Alameda County Health Department  
Hazardous Materials Division  
80 Swan Way, Room 200  
Oakland, CA 94621

RE: Arco #796  
2844 Mountain Blvd.  
Oakland, CA

Dear Mr. Seto:

This letter is to update you on the status of the Desert property located on Mountain Boulevard in Oakland.

The lessee, Mr. Mashhoon, has restarted his installation of new product piping and dispensing equipment. As of February 26, 1990, my last visit, the construction had been restarted and should be completed shortly. Upon completion of the construction Desert will begin the site investigation which was outlined in our proposal to your office.

A written report from our consultant, along with boring data and laboratory analysis, will be forwarded to you when finished.

Very truly yours,

*John D. Rutherford*  
jr

John D. Rutherford

JDR:jc

cc: G.W. Carson  
W. Wittl

ALAMEDA COUNTY  
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



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

Certified Mail # P 062 127 661

December 12, 1989

Mr. John Rutherford, Director  
Environmental Affairs  
Desert Petroleum, Inc.  
P.O. Box 1601  
Oxnard, CA 93032

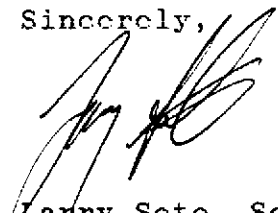
RE: Mountain Blvd., Arco, 2844 Mountain Blvd., Oakland, CA

Dear Mr. Rutherford:

We were informed by Diablo Tank and Equipment in a letter dated December 1, 1989, that they will be removing their fencing/barricades at the above site on December 08, 1989. This site must be secured. Please contact this office within twenty-four (24) hours of the receipt of this letter to confirm the method that will be used to secure the site.

If you have any questions, please contact me at, (415) 271-4320.

Sincerely,

  
Larry Seto, Senior  
Hazardous Materials Specialist

LS:mnc

cc: Mohammad Mushhoon, Dealer  
Gil Jensen, Alameda County District Attorney, Consumer and  
Environmental Protection Agency  
Rafat A. Shahid, Assistant Agency Director, Environmental Health

P 062 127 661

RECEIPT FOR CERTIFIED MAIL

NO INSURANCE COVERAGE PROVIDED  
NOT FOR INTERNATIONAL MAIL

(See Reverse)

PS Form 3800, June 1985

|                                                              |    |
|--------------------------------------------------------------|----|
| Sent to                                                      |    |
| Street and No.                                               |    |
| P.O. State and ZIP Code                                      |    |
| Postage                                                      | \$ |
| Certified Fee                                                |    |
| Special Delivery Fee                                         |    |
| Restricted Delivery Fee                                      |    |
| Return Receipt (showing<br>Postmark and Date of Delivery)    |    |
| Return Receipt (showing<br>Postmark and Address of Delivery) |    |
| TOTAL Postage and Fees                                       | \$ |
| Postmark or Date                                             |    |

**SEND:** Complete items 1 and 2 when additional services are chosen, and complete items 3 and 4.

Put your address in the "RETURN TO" space on the reverse side. Failure to do this will prevent this card from being returned to you. The return receipt fee will provide you the name of the person delivered to and the date of delivery. For additional fees the following services are available. Consult postmaster for fees and check boxes for additional service(s) requested.

1.  Show to whom delivered, date, and addressee's address. (Extra charge)      2.  Restricted Delivery (Extra charge)

|                                                                                                                                       |                                                                                                                                                                                                                                                                         |
|---------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 3. Article Addressed to:<br>MR. John Kutler Ford, Dir.<br>Env. Affairs<br>Despot Petroleum, Inc.<br>P.O. Box 1601<br>Oxnard, CA 93032 | 4. Article Number<br>P062127661                                                                                                                                                                                                                                         |
| 5. Signature - Address<br>X                                                                                                           | Type of Service:<br><input type="checkbox"/> Registered <input type="checkbox"/> Insured<br><input checked="" type="checkbox"/> Certified <input type="checkbox"/> COD<br><input type="checkbox"/> Express Mail <input type="checkbox"/> Return Receipt for Merchandise |
| 6. Signature - Agent<br>X <i>Carol Jeffrey</i>                                                                                        | Always obtain signature of addressee or agent and DATE DELIVERED.                                                                                                                                                                                                       |
| 7. Date of Delivery<br>12-18-85                                                                                                       | 8. Addressee's Address (ONLY if requested and fee paid)                                                                                                                                                                                                                 |



General Engineering  
Contractors Lic. #528287

4030 #5 Pacheco Blvd.  
Martinez, CA 94553  
(415) 372-3342

December 1, 1989

Mr. Mashhoon  
5 Admiral Drive No. 301  
Emeryville, CA 94608

Subject: 2844 Mountain Blvd  
Oakland, CA

Dear Mr. Mashhoon,

Please be advised that as of December 8, 1989 we are no longer responsible for (Fencing/Barricades) for Old Arco Station 2844 Mountain Blvd. Fencing and barricades will be picked up on Friday December 8, 1989.

We are no longer doing business with Owner/leasee.

Sincerely,

A handwritten signature in cursive script that reads 'Patrick McShane'.

Patrick McShane

CC: Alameda County Environmental Health  
Oakland Fire Department  
Delta Fence  
Bay Area Barricade  
Desert Petroleum

89 DEC -5 PM 12: 09

ALAMEDA COUNTY  
HEALTH CARE SERVICES

AGENCY  
DAVID J. KEARS, Agency Director



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

October 18, 1989

Mr. John Rutherford, Director  
Environmental Affairs  
Desert Petroleum, Inc.  
P.O. Box 1601  
Oxnard, CA 93032

RE: Mountain Blvd. Arco, 2844 Mountain Blvd., Oakland, CA

Dear Mr. Rutherford:

I have reviewed your site assessment work plan dated October, 1989, that was prepared by Remediation Service International, for the above site. It is acceptable.

If you have any questions, please contact me at, (415) 271-4320.

Sincerely,

Larry Seto, Senior  
Hazardous Materials Specialist

LS:mnc

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

RWQCB  
Howard Hatayama, DOHS  
Mohammad Mushhoon, Dealer  
Rafat A. Shahid, Assistant Agency Director, Environmental Health  
Files

ALAMEDA COUNTY  
HEALTH CARE SERVICES

AGENCY  
DAVID J. KEARS, Agency Director



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

October 5, 1989

Ms. Wendy Wittl  
RSI  
P.O. Box 1601  
Oxnard, CA 93032

RE: Mountain Blvd. Arco, 2844 Mountain Blvd., Oakland, CA 94602

Dear Ms. Wittl:

As per your request, enclosed is the sampling report and our first notice of violation for the above site.

The current balance for this account is (minus) \$101.00. To prevent any further delays, please submit an additional deposit/refund check for the amount of \$450.00, made payable to the County of Alameda, with your investigation plan.

If you have any questions, please me at, (415) 271-4320.

Sincerely,

Larry Seto,  
Sr. Hazardous Materials Specialist

LS:mnc

Enclosure (2)

cc: w/o enclosures

Gil Jensen, Alameda County District Attorney, Consumer and  
Environmental Protection Agency  
Rafat A. Shahid, Assistant Agency Director, Environmental Health  
Mohammad Mushhoon, Dealer  
John Rutherford, Desert Petroleum  
Doug Krause, DOHS  
RWQCB

~~XXXX~~

ALAMEDA COUNTY  
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



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

September 22, 1989

Mr. John Rutherford  
Desert Petroleum, Inc.  
P.O. Box 1601  
Oxnard, CA 93032

RE: Arco Station, 2844 Mountain Blvd., Oakland, CA

Dear Mr. Rutherford:

We have reviewed your soil and water sampling report dated August 31, 1989, that was prepared by On-Site Technologies for the above location. Total petroleum hydrocarbon (TPH) up to 3,300 ppm was detected in your soil samples. In addition, TPH up to 160,000 ppb and benzene up to 720 ppb were questionably detected in your water sample.

Please submit to our office within thirty (30 days of the receipt of this letter, your remediation plan. This plan must include but shall not be limited to the following:

1. Expected implementation date
2. Method to treat contaminated soil (if applicable)
3. Name of hauler
4. Name of disposal facility
5. Proposed locations of your monitoring wells
6. Expected date of completion

If you have any questions, please contact Larry Seto, Sr. Hazardous Materials Specialist, at 271-4320.

Sincerely,

Rafat A. Shahid, Chief,  
Hazardous Materials Program

RAS:LS:mnc

cc: Gil Jensen, Alameda County District Attorney, Consumer and  
Environmental Protection Agency  
Doug Krause, DOHS  
Mohammad Mushhoon, Dealer  
Pat McShane, Diablo Tank  
Larry Seto, Alameda County Hazardous Materials  
Files



ALAMEDA COUNTY  
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



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

July 17, 1989

Mr. John Rutherford, Director  
Environmental Affairs  
Desert Petroleum  
P.O. Box 1601  
Oxnard, CA 93032

RE: Arco, 2844 Mountain Blvd., Oakland, CA

Dear Mr. Rutherford:

As per your phone conversation with Larry Seto on July 13, 1989, your unleaded underground storage tank must be precision tested after the installation of it's new lines and dispenser.

Soil samples must be taken every twenty (20) linear feet under the old pipelines and tested for TPH (gas) and BTX and E.

If you have any questions, please contact Larry Seto, Sr. Hazardous Materials Specialist, at (415) 271-4320.

Sincerely,

*Rafat A. Shahid*

Rafat A. Shahid, Chief,  
Hazardous Materials Program

RAS:LS:mnc

cc: Mohammad Mushhoon, Dealer  
Gil Jensen, Alameda County District Attorney, Consumer and  
Environmental Protection Agency  
Doug Krause, DOHS  
RWQCB  
Larry Seto, Alameda County Hazardous Materials Program  
Files

ALAMEDA COUNTY  
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



Certified Mail # P 833 981 411

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

May 18, 1989

Mr. Mohammad Mushhoon  
5 Admiral Drive, Unit 301  
Emeryville, CA 94608

Second Notice of Violation

RE: 2844 Mountain Blvd., Oakland, CA 94602

Dear Mr. Mushhoon:

A notice of violation was sent to you dated March 31, 1989, requesting a plan of correction. To this date, we have not received it. Please submit this plan within ten days.

Your attention is directed to Section 25189, 25189.5 and 25191 of the California Hazardous Waste Control Law, which provides for civil and criminal penalties of up to \$25,000 per day per violation for violations of the California Hazardous Waste Control Law and/or regulations.

In addition, it was brought to our attention today, that a temporary fence has not been installed around the above site. This must be done immediately to prevent anyone from getting injured.

An additional deposit/refund check for \$333.00, made payable to Alameda County, must be submitted with your plan of correction/

If you have any questions, please contact Larry Seto, Senior Hazardous Materials Specialist, at 271-4320.

Sincerely,

Rafat A. Shahid, Chief,  
Hazardous Materials Program

RAS:mnc

cc: Gil Jensen, Alameda County District Attorney, Consumer and  
Environmental Protection Agency  
Doug Krause, DOHS  
RWQCB  
Larry Seto, Alameda County Hazardous Materials  
Files



**DIABLO TANK & EQUIP ENT**

4030 Pacheco Boulevard  
MARTINEZ, CALIFORNIA 94553

DATE

4/2

TO

(415) 372-3342

90 APR -6 AM 10:49

SUBJECT

Alameda Cnty Environ Health

2844 Mt. Blvd.  
Oakland

At: Larry Seto

Larry, we have completed the installation/modifications at Mt. Blvd location with the following exception:

- installation of Roman leak detection system in the piping sumps -

As you are aware, Mr. Mashon is supplying the Roman System, we will install it as soon as it is made available to us and notify you.

Thank you

SIGNED Pat Mashon

PLEASE REPLY     NO REPLY NECESSARY

ALAMEDA COUNTY  
HEALTH CARE SERVICES

AGENCY  
DAVID J. KEARS, Agency Director



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

Certified Mail # P 833 981 257

March 31, 1989

Mr. Mohammad Mushhoon  
5 Admiral Drive, Unit 301  
Emeryville, CA 94608

RE: Arco, 2844 Mountain Blvd., Oakland, CA 94602

Dear Mr. Mushhoon:

On March 22, 1989, soil samples were taken below the old pipelines and around the super unleaded tank at the above site. The soil sample taken near the super unleaded gas tank had contamination of 8,400 ppm of TPH (Gasoline). An arrangement should be made between you and the owner of the tank to have a precision test performed and the contaminated soil excavated and disposed of properly.

Section 25189.5, Health and Safety Code, prohibits the disposal of a hazardous waste at any point that is not authorized.

Section 66328(d), requires a written plan of correction, which states the action to be taken and the expected dates of completion.

Your plan of correction should include, but shall not be limited to:

1. Method to be used to determine the extent of the vertical and horizontal contamination.
2. Name of your hazardous waste hauler (if necessary)
3. Name of your disposal facility (if necessary)
4. Name of your tank tester
5. Date your tank will be tested
6. Preventive measures that will be implemented to prevent this problem from occurring again

Your installation plans for your new pipelines and dispensers will not be approved until the above items have been addresses and accepted by this office.

P 833 981 257

RECEIPT FOR CERTIFIED MAIL

NO INSURANCE COVERAGE PROVIDED  
NOT FOR INTERNATIONAL MAIL  
(See Reverse)

PS Form 3800, June 1985

|                                                               |    |
|---------------------------------------------------------------|----|
| Sent to: <u>Mohammad Mushhoon</u>                             |    |
| Street and No. <u>S Admiral Dr. Unit 301</u>                  |    |
| P.O., State and ZIP Code <u>Emery 94608</u>                   |    |
| Postage                                                       | \$ |
| Certified Fee                                                 |    |
| Special Delivery Fee                                          |    |
| Restricted Delivery Fee                                       |    |
| Return Receipt showing to whom and Date Delivered             |    |
| Return Receipt showing to whom, Date, and Address of Delivery |    |
| TOTAL Postage and Fees                                        | \$ |
| Postmark or Date                                              |    |

**SENDER:** Complete items 1 and 2 when additional services are desired, and complete items 3 and 4.  
Put your address in the "RETURN TO" Space on the reverse side. Failure to do this will prevent this card from being returned to you. The return receipt fee will provide you the name of the person delivered to and the date of delivery. For additional fees the following services are available. Consult postmaster for fees and check box(es) for additional service(s) requested.

1.  Show to whom delivered, date, and addressee's address.  Restricted Delivery  
 †(Extra charge)† †(Extra charge)† LS

|                                                                                                                                                                     |                                                                                                                                                                                                                 |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 3. Article Addressed to:<br><u>MR. Mohammad Mushhoon</u><br><u>S Admiral Dr. Unit 301</u><br><u>Emeryville, CA 94608</u><br><u>Re: 2844 Mountain Blvd., Oakland</u> | 4. Article Number<br><u>P833 981 257</u>                                                                                                                                                                        |
| 5. Signature - Addressee<br><u>X</u>                                                                                                                                | Type of Service:<br><input type="checkbox"/> Registered <input type="checkbox"/> Insured<br><input checked="" type="checkbox"/> Certified <input type="checkbox"/> COD<br><input type="checkbox"/> Express Mail |
| 6. Signature - Agent<br><u>Y</u>                                                                                                                                    | Always obtain signature of addressee or agent and <b>DATE DELIVERED.</b>                                                                                                                                        |
| 7. Date of Delivery<br><u>9/9/89</u>                                                                                                                                | 8. Addressee's Address (ONLY if requested and fee paid)                                                                                                                                                         |

PS Form 3811, Mar. 1987

U.S.G.P.O. 1987-178-268

DOMESTIC RETURN RECEIPT

Mr. Mohammad Mushhoon  
5 Admiral Drive, Unit 301  
Emeryville, CA 94608  
March 31, 1989  
Page 2 of 2

In addition, please submit to this office, an additional refund /deposit check of \$333.00, payable to Alameda County.

If you have any questions, please contact Larry Seto, Senior Hazardour Materials Specialist, at 271-4320.

Sincerely,

*Rafat A. Shahid*

Rafat A. Shahid, Chief,  
Hazardous Materials Program

RAS:LS:mnc

cc: Gil Jensen, Alameda County District Attorney Consumer and  
Environmental Protection Agency  
Doug Krause, DOHS  
RWQCB  
Larry Seto,  
Files

ALAMEDA COUNTY HEALTH CARE SERVICES AGENCY  
 DEPARTMENT OF ENVIRONMENTAL HEALTH  
 HAZARDOUS MATERIALS DIVISION

470 - 27TH ST., RM. 322  
 OAKLAND, CA 94612  
 PHONE NO. 415/874-7237

85 20th Way Rm 200  
 Oakland CA 94621

THIS IS A PUBLIC DOCUMENT  
 CONTACT THESE NUMBERS

3-17-89  
 C.S.

ACCEPTED

DEPARTMENT OF ENVIRONMENTAL HEALTH  
 470 - 27th Street, Third Floor  
 Oakland, CA 94612  
 Telephone: (415) 874-7237

These plans have been reviewed and found to be acceptable and essentially meet the requirements of State and local health laws. Changes to your plans indicated by this Department are to assure compliance with State and local laws. The project proposed herein is now released for issuance of any required building permits for construction.

One copy of these accepted plans must be on the job and available to all contractors and craftsmen involved with the removal.

Any change or alterations of these plans and specifications must be submitted to this Department and to the Fire and Building Inspection Department to determine if such changes meet the requirements of State and local laws. Notify this Department at least 48 hours prior to the following required inspections:

- \_\_\_\_\_ Removal of Tank and Pipe
  - \_\_\_\_\_ Sampling
  - \_\_\_\_\_ Final Inspection
- Issuance of a permit to operate is dependent upon compliance with accepted plans and all applicable regulations.

UNDERGROUND TANK CLOSURE/MODIFICATION PLANS

3-22-89

Alicia - High St.

1. Business Name Arco Station  
 Business Owner Mohammad Mashhoon

2. Site Address 2844 Mountain Blvd. 261-1111  
 City Oakland, CA Zip 94602 Phone 420-8444

3. Mailing Address Same 5 ~~Arco~~ Admiral Dr. Unit 301  
 City Emeryville Zip 94608 Phone \_\_\_\_\_

4. Land Owner Desert Petroleum  
 Address \_\_\_\_\_ City, State \_\_\_\_\_ Zip \_\_\_\_\_

5. EPA I.D. No. N/A

6. Contractor Diablo Tank and Equipment, Inc.  
 Address 4030 Pacheco Blvd.  
 City Martinez, CA 94553 Phone 415-372-3342  
 License Type Gen A ID# 528287

7. Other (Specify) \_\_\_\_\_  
 Address \_\_\_\_\_  
 City \_\_\_\_\_



Pat McShane  
 Service Supervisor



8. Contact Person for Investigation

Name Mohammad Mashhoon Title Owner

Phone 420-8444

9. Total No. of Tanks at facility 3

10. Have permit applications for all tanks been submitted to this office? Yes [] No []

11. State Registered Hazardous Waste Transporters/Facilities

a) Product/Waste Transporter - Old Piping Transport

Name H + H Trucking EPA I.D. No. N/A

Address 220 China Basin

City San Francisco State CA Zip 94107

b) Rinsate Transporter

Name \_\_\_\_\_ EPA I.D. No. \_\_\_\_\_

Address \_\_\_\_\_

City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_

c) Tank Transporter

Name \_\_\_\_\_ EPA I.D. No. \_\_\_\_\_

Address \_\_\_\_\_

City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_

d) Contaminated Soil Transporter

Name I T. Corporation EPA I.D. No. \_\_\_\_\_

Address 4585 Pacheco Blvd.

City Martinez State CA Zip 94553

12. Sample Collector

Name \_\_\_\_\_ Diablo Tank and Equipment

Company Diablo Tank and Equipment

Address 4030 Pacheco Blvd.

City Martinez State CA Zip 94553 Phone 372-3342

13. Sampling Information for each tank or area

| Tank or Area                                                           | Material sampled                                         | Location & Depth                                                                  |
|------------------------------------------------------------------------|----------------------------------------------------------|-----------------------------------------------------------------------------------|
| <p>old piping runs</p> <p>Capacity<br/>120' per line<br/>- 3 lines</p> | <p>Historic Contents<br/>(past 5 years)<br/>Gasoline</p> | <p>Soil</p>                                                                       |
|                                                                        |                                                          | <p>Every 20 linear feet<br/><del>3 feet depth directly</del><br/>UNDER PIPES.</p> |

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

If yes, describe. \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

15. NFPA methods used for rendering tank inert? Yes [ ] No []

If yes, describe. WASH LINES - OR DRUCE -  
VERIFY INERT WITH COMBUSTIBLE GAS  
METER

16. Laboratories

Name Groundwater Technology

Address 4080-C Pike Ln. 671-2387

City Concord State CA zip 94520

State Certification No. 194

17. Chemical Methods to be used for Analyzing Samples

| Contaminant Sought | EPA, DHS, or Other Sample Preparation Method Number | EPA, DHS, or Other Analysis Number |
|--------------------|-----------------------------------------------------|------------------------------------|
| BTEX/TPH           | <del>Dry Feed</del> 5030                            | <del>8020</del> /8020/8015         |

18. Site Safety Plan submitted? Yes  No

19. Workman's Compensation: Yes  No

Copy of Certificate enclosed? Yes  No

Name of Insurer State Compensation Insurance Fund

20. Plot Plan submitted? Yes  No

21. Deposit enclosed? Yes  No

22. Please forward to this office the following information within 60 days after receipt of sample results.

- a) Chain of Custody Sheets
- b) Original Signed Laboratory Reports
- c) TSD to Generator copies of wastes shipped and received
- d) Attachment A summarizing laboratory results

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 will notify the Department of Environmental Health at least two (2) working days (48 hours) in advance to schedule any required inspections. 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.

Signature of Contractor

Name (please type) Pat McShane

Signature *Pat McShane*

Date 3/17/89

Signature of Site Owner or Operator

Name (please type) Mohammad Mashhoon

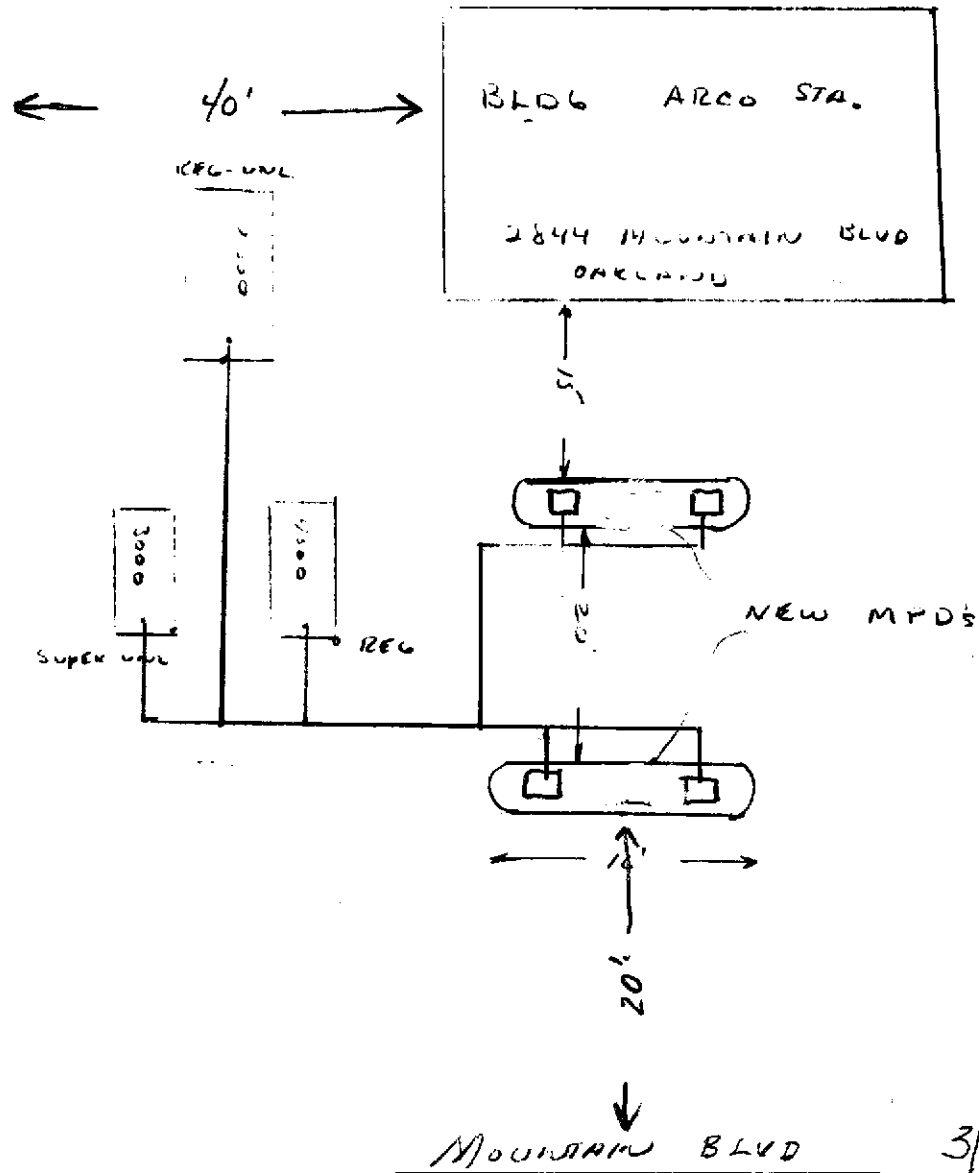
Signature \_\_\_\_\_

Date 3/17/89

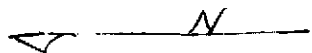
NOTES:

1. Any changes in this document must be approved by this Department.
2. Any leaks discovered must be submitted to this office on an underground storage tank unauthorized leak/contamination site report form within 5 days of its discovery.
3. Three (3) copies of this plan must be submitted to this Department. One copy must be at the construction site at all times.
4. A copy of your approved plan must be sent to the landowner.

"ASSUMED" EXISTING LINE TRENCHES



DEK-FIL



APPROX SCALE

3/17/89: FAT MESHANE  
P/M 3-17-89



**General Engineering**  
Contractors Lic. ~~XXXXXX~~  
528287

4030 ~~XXXX~~ Pacheco Blvd.  
Martinez, CA 94553  
(415) 372-3342

Attn: Larry Seta  
Alameda Environmental Health Dept.  
Re: Arco 2844 Mountain Blvd.

3/17/89

In reference to our telephone conversation of 3/16. We propose to install new F.G. product lines, ~~double contain from two M.P.D.'s ( Dresser Wayne ) to three Red Jacket turbines.~~ ~~Do also install~~ ~~back to regular loaded tank, install check assembly.~~

We intend to remove existing product lines in accordance with Alameda County Regulations.

Thank You,

  
Pat McShane