BOINGS WE GON SAMPLES
SAMPLE SURFILM FOIL
CAP PRINCE

March 9, 2004

Mr. Clayton Keats See the Doctor Transmission 16611 E. 14th St. San Leandro, CA 94578

Dear Mr. Keats:

PROCEED TO CASE

Subject: Toxics Case RO0002572, See the Doctor Transmission, 16611 E. 14th St., San Leandro, CA, 94578

Alameda County Environmental Health has reviewed the case file for the subject site and determined that additional information is necessary before case closure can be recommended. Please address the following technical comments when performing the requested work at your site.

TECHNICAL COMMENTS

1. The potential impact to groundwater from the surface release at your site must be personned a sample be evaluated. This may be done using temporary borings. We recommend a sample be taken in the area of known prior contamination. The boring should be logged, soil samples screened for potential analysis, and a groundwater sample collected for analyses of TPH as transmission oil, TPH as motor oil and lead. Soils exhibiting contamination through screening should be analyzed. If no contamination is found through soil screening the sample from the capillary zone should be analyzed for the same chemicals as requested for groundwater. You are reminded that a deed restriction will be required prior to site closure and closure is being considered for commercial land use only. In order to receive closure for unrestricted use, residual contamination must meet residential

TECHNICAL REPORT REQUEST

clean-up standards.

April 9, 2004- Work plan for additional soil and groundwater investigation.

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

Sincerely,

Barney M. Chan Hazardous Materials Specialist

C: B. Chan, D.Drogos

Mr. D. Siegel, Eras Environmental, 1533 B Street, Hayward, CA 94541

Aiina Khan, 16719 E14th St., San Leandro, CA 94578

Section Doctor 3 8 04

Alameda County Environmental Health

CASE CLOSURE SUMMARY TOXIC LEAKS & SPILLS SLIC PROGRAM

I. AGENCY INFORMATION

Date: 1/20/04

Agency Name: Alameda County Environmental Health	Address: 1131 Harbor Bay Parkway
City/State/Zip: Alameda, CA 94502-6577	Phone: (510) 567-6765
Responsible Staff Person: Barney Chan	Title: Hazardous Materials Specialist

II. CASE INFORMATION

Site Facility Name: See the Doctor Tr	ansmission aka C the Doctor Transmission	
Site Facility Address: 16611 East 14 th	St., San Leandro, CA 94578	
RB Case No.:	Local Case No.:	TOP Case No.: RO# 0002572
URF Filing Date:	SWEEPS No.:	APN: 080B-0300-011-00
Responsible Parties	Addresses	Phone Numbers
Mr. Clayton Kcats	1344 B St., Hayward, CA 94541-2918	510-276-0826

Tank I.D. No	Size in Gallons	Contents	Closed In Place/Removed?	Date
	NA		geometric and	

III. RELEASE AND SITE CHARACTERIZATION INFORMATION

Cause and Type of Release: Surface leaks and spills Site characterization complete? Yes Date Approved By Oversight Agency:			
Monitoring wells installed? No	Number:	Proper screened interval?	
Highest GW Depth Below Ground Surface: *	Lowest Depth: *	Flow Direction: *	

^{*} No wells installed at site, DTW is estimated to be 10-12' and gradient estimated to be northwest based upon groundwater monitoring data performed at 16301 E. 14th St., San Leandro, located approximately 1500'northwest of this site.

Summary of Production Wells in Vicinity: Not	letermined
Are drinking water wells affected? No	Aquifer Name: East Bay Plain
Is surface water affected? No	Nearest SW Name: San Lorenzo Creek is approx. ½ mi to the southwest
Off-Site Beneficial Use Impacts (Addresses/Loc	ations): NA
Reports on file? Yes	Where are reports filed? Alameda County Environmental Health

	TREATMENT AND DISPOSAL OF AFFECTED MATERIAL				
Material	Amount (Include Units)	Action (Treatment or Disposal w/Destination)	Date		
Soil	800選	Disposed at DK Environmental, Vernon, CA	1/16/04		

MAXIMUM DOCUMENTED CONTAMINANT CONCENTRATIONS BEFORE AND AFTER CLEANUP (Please see Attachments for additional information on contaminant locations and concentrations)

	Soil (ppm)	Water (ppb)	
Contaminant	Before	After	Before	After
TPH (transmission fluid)	14700	830	⊰NA	NA
Oil & Grease	270	NA	МA	NA
Heavy Metals- lead	295	6.7	NA	NA
Other-VOCs (8260)	ND	NA	NA NA	NA

Site History and Description of Corrective Actions:

yes + mtse

The subject site is located within the Ashland District of the unincorporated portion of the City of San Leandro, along the south side of East 14th St., at the southwest intersection of East 14th St. and 166th Ave. The site consists of an approximate 40, 200 square foot irregular shaped parcel improved with a small one-story sales building, a one-story shop building with attached canopies, two mobile trailers and associated paved and unpaved areas. See Attachment 1.

Currently, the one-story sales building and associated paved lot is occupied by Mobile Net for sales and storage of used cars. The one-story shop building, two mobile trailers, associated paved and unpaved areas are used by C the Doctor Transmission as an automobile transmission repair facility. Of the current used areas, only that area used by C the Doctor Transmission showed signs of contamination je areas of dark staining. The rest of the site is unpaved and overgrown with vegetation and has not been sampled. See Attachment 2.

Historically, in 1948, the site was used for lumber storage. In 1952 the site was used by K.T.K. Wrecking Company. From 1953-1956 the site was occupied by Ernie's Used Car/Joe Moreno. In 1957, the site was occupied by Hilliard Auto Sales. In 1961, the site was occupied by Home Town Motors. In the city directories of 1973, 1976,1980, 1985 and 1990 the subject site is listed as being occupied by Mc Donald Motors Used Cars and Trucks. In 1995 the subject site was listed as being occupied by Mc Donald Motors Used Cars and Trucks and C the Doctor Transmission. The Phase I report of this site included contacting the City of San Leandro Environmental Services, the SFRWQCB, the Alameda County Fire Department and ACEH. The only reports on file consisted of a December 5, 1995 Hazardous Materials Inspection report and a March 27, 1996 stormwater facility inspection. General housekeeping and record keeping was recommended in these two inspection reports. Therefore, although the entire site has not been sampled, it appears the current operations of C the Doctor Transmission is the only obvious source of hazardous materials release.

Based upon the Phase I report, a Phase II Investigation was performed on May 23, 2003. Six shallow soil borings were drilled at the site in areas of suspected chemical release. These areas included the waste transmission oil storage area, the oil storage area, the parts cleaning area and the transmission rack areas. Surface soil from approximately 0.5' depth was sampled from each borehole. The sample from the parts washing sink area was analyzed for VOCs by EPA 8260. The samples collected from the transmission oil storage area were analyzed for oil and grease after silica gel treatment. The samples from beneath the transmission racks were analyzed for TPH as transmission oil (TPHto) by EPA Method 8015. The only samples exhibiting elevated TPH concentrations were those taken in the transmission rack areas designated as Trans. Rack 1 and Trans. Rack 2, where 4680 and 14700 ppm TPHto was reported, respectively. It was noted that the area of Trans. Rack 1 was where surface water appeared to be draining. See Attachment 3 and 4.

Based upon these results, the area around Trans Rack #2 was over-excavated to the dimensions of 2' x 2' x 2.4' and confirmation samples taken at the sidewall at 1.5' bgs and from the bottom. The same thing was also done in the area of Trans Rack #1. Trans Rack #1 contaminant concentration was reduced from 4680 ppm to 570 ppm and Trans Rack #2 contaminant concentration was reduced from 14, 700 ppm to 830 ppm TPHto. See Attachment 5 and 6.

On November 19, 2003, twelve (12) additional borings were advanced at the site to furmer characterize and delineate the extent of the petroleum release in soil. The locations of the borings were such as to delineate the petroleum releases near Trans Rack #1 and Trans Rack #2 and to test soils in the parts wash area for mineral spirits. Soil samples from each of the borings was collected at a depth of 3-3.5' bgs and analyzed for TPH as diesel, as kerosene, as mineral spirits and as motor oil. All samples were reported as ND. Lead was reported as ranging from 4.5-6.7 ppm. Therefore, it appears that the releases of transmission oil are limited in lateral and vertical extent. The samples collected within the parts wash area did not exhibit a release of petroleum contamination in any range; mineral spirits, kerosene, diesel or motor oil. Evaluation of the chromatograms of material from Trans. Rack 1 and Trans. Rack 2 (attached) was done by North State Labs. Although they cannot rule out the possibility that the TPHto might contain some TPH as motor oil, due to overlap of the boiling ranges, the chromatogram of these samples most resemble transmission fluid. It was observed that the center of the chromatogram of these samples appear to be at a lower carbon range than that of motor oil. See Attachment 7 and chromatograms of diesel fuel, motor oil, transmission oil and Trans Rack #1 and Trans Rack #2.

Site closure is recommended based upon:

- The release at the site appears to be confined to areas of surface spillage and low spots where surface spillage would tend to accumulate.
- The release appears to be transmission oil, which is considered "residual fuels". The ESLs for residual fuels for commercial land use, 1000 ppm is not exceeded in the residual surface soil samples tested.

IV. CLOSURE

Does completed corrective action protect existing beneficial uses per the Regional Board Basin Plan? Yes No

Does completed corrective action protect potential beneficial uses per the Regional Board Basin Plan? Yes No

Does corrective action protect public health for current land use? Alameda County Environmental Health staff does not make specific determinations concerning public health risk. However, based upon the information available in our files to date, it does not appear that the release would present a risk to human health based upon current land use and conditions.

Site Management Requirements: Case closure for the SEIC site is granted for commercial land use. If a change in land use to residential or other conservative scenario occurs at this property, Alameda County Environmental Health must be notified and the case needs to be re-evaluated.

Should corrective action be reviewed if land use changes? Yes

Monitoring Wells Decommissioned: NA Number Decommissioned: Number Retained: NA

List Enforcement Actions Taken: NA

List Enforcement Actions Rescinded: NA

V. ADDITIONAL COMMENTS, DATA, ETC.

Considerations and/or Variances:

- Residual petroleum hydrocarbop contamination in soil remains in place at this site, however, the lateral and vertical extent appears limited. Contaminant concentrations decline to below ESLs within 3' of surface.
- No groundwater samples were taken at this site, however, the release appears to be limited in vertical extent and the contaminant appears to be solely transmission oil, which has minimal water solubility and low toxicity. Groundwater depth is estimated to be 10-12'bgs from a nearby site, well beneath the attenuated subsurface samples collected at ~ 2.5' bgs.
- The entire site was not sampled and characterized, however, samples were collected in areas of visual staining and topographical low stops, which would tend to collect surface releases. Site is recommended for closure for current commercial land use only.
- Because the boiling range of transmission oil and motor oil overlap, it is impossible to say that no motor oil is present in the TPHto reported in samples. Because the release was characterized by the laboratory as transmission oil, not motor oil, the entire suite of motor oil analytes was not run ie TPHg, VOCs, Semi-VOCs, and heavy metals.
- No surface soil samples were collected in the samples taken to delineate the release, however, if there had been a significant surface release, TPH contamination would be expected to be present at 3-3.5', the depth at which soil samples were taken.

Conclusion:

Alameda County Environmental Health staff believe that the levels of residual contamination do not pose a significant threat to water resources, public health and safety, and the environment under the current commercial land uses (automotive transmission repair facility) based upon the information available in our files to date. Residual petrolcum hydrocarbons appear to be confined to the immediate vicinity of the former transmission racks. ACEH staff recommend closure for this site.

VI. LOCAL AGENCY REPRESENTATIVE DATA

Prepared by: Barney Chan	Title: Hazardous Materials Specialist
Signature:	Date:
Approved by: Donna L. Drogos, P.E.	Title: Supervising Hazardous Materials Specialist
Signature:	Date:

This closure approval is based upon the available information and with the provision that the information provided to this agency was accurate and representative of site conditions.

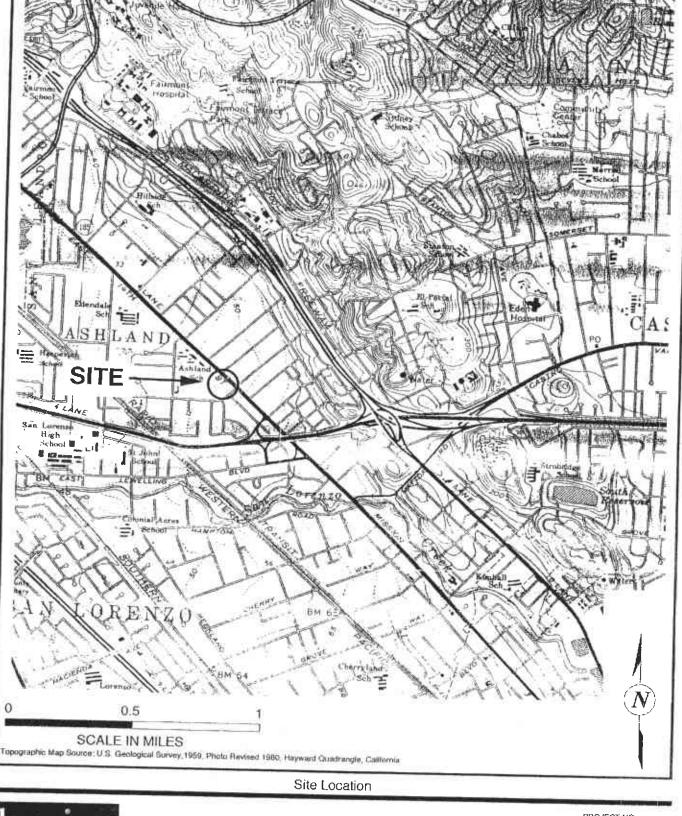
VII. REGIONAL BOARD NOTIFICATION

Regional Board Staff Name: Betty Graham	Title: Associate Water Resources Control Engineer

Attachments:

- Site Vicinity Map
- Site Plan 2.
- 3. Soil Analytical Data
- 4. Soil Sample Locations
- Soil Sample Locations 5.
- Soil Analytical Data 6.
- Soil Boring Location Map and Chromatograms 7.

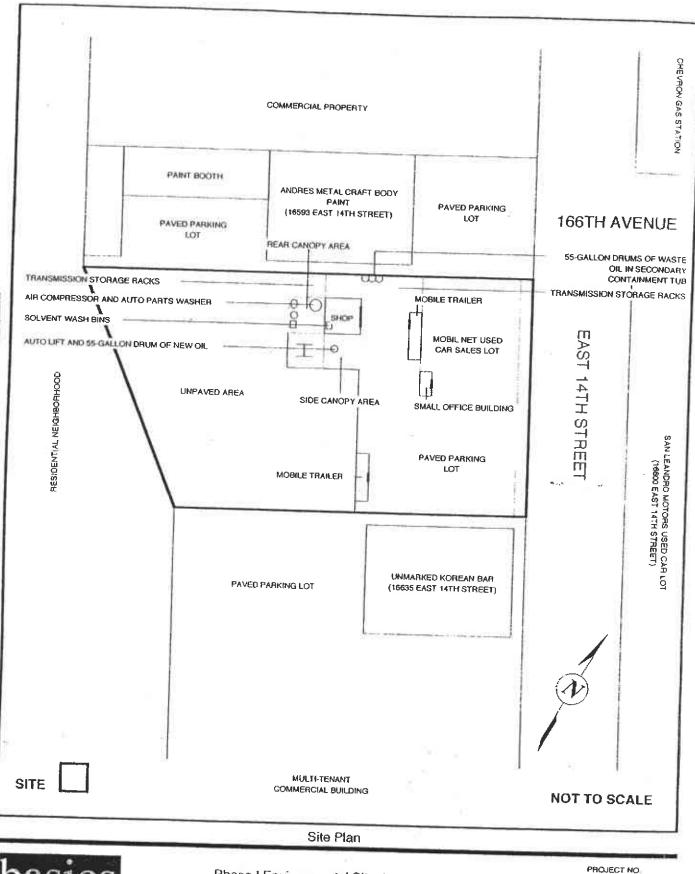
This document and the related CASE CLOSURE LETTER, shall be retained by the lead agency as part of the official site file.





Phase I Environmental Site Assessment 16611 East 14th Street San Leandro, California PROJECT NO 03-ENV456A

ATTACHMENT 1



basics ENVIRONMENTAL

Phase I Environmental Site Assessment 16611 East 14th Street San Leandro, California PROJECT NO. 03-ENV456A

ATTACHMENT 2

DQT

PREPARED BY

4/18/03

REVIEWED BY

TABLE I SOIL ANALYTICAL RESULTS 16611 East 14th Street, San Leandro

Samples collected on May 23, 2003

Sample/ Depth (feet)	VOCs 8260	TrH Trans. Fluid	Petrol. Oil & Grease
Parts wash #1	ND	NA	NA
(0.5*)			
Parts wash #2 (0.5')	NA	NA	270
Oil Stg.#1 (0.5')	NA	NA	150
Trans, Rack 1 (0.5')	NA	4,680	NA
Trans. Rack 2 (0.3')	NA	14,700	NA
Oil Stg. #2 (0.5')	NA	NA	<50

EXPLANATION:

ppm = parts per million

TPH = Total Petroleum Hydrocarbons

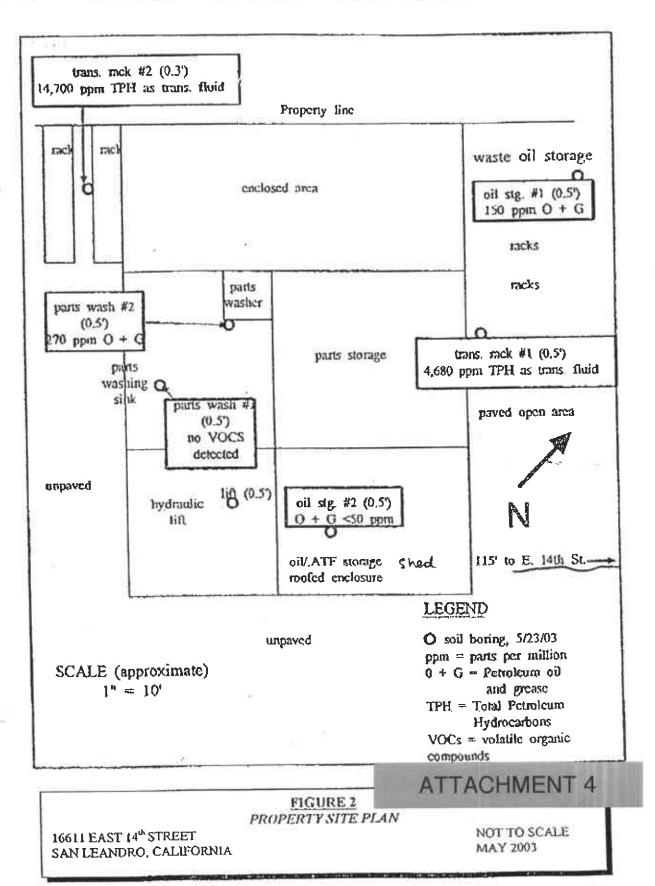
VOCs = Volatile organic compounds

ANALYTICAL METHODS:

TPH as Trans, Fluid by EPA Method 8015.

Petroleum Oil and Grease by Silca Gel Treatment, Method E1664.

ATTACHMENT 3



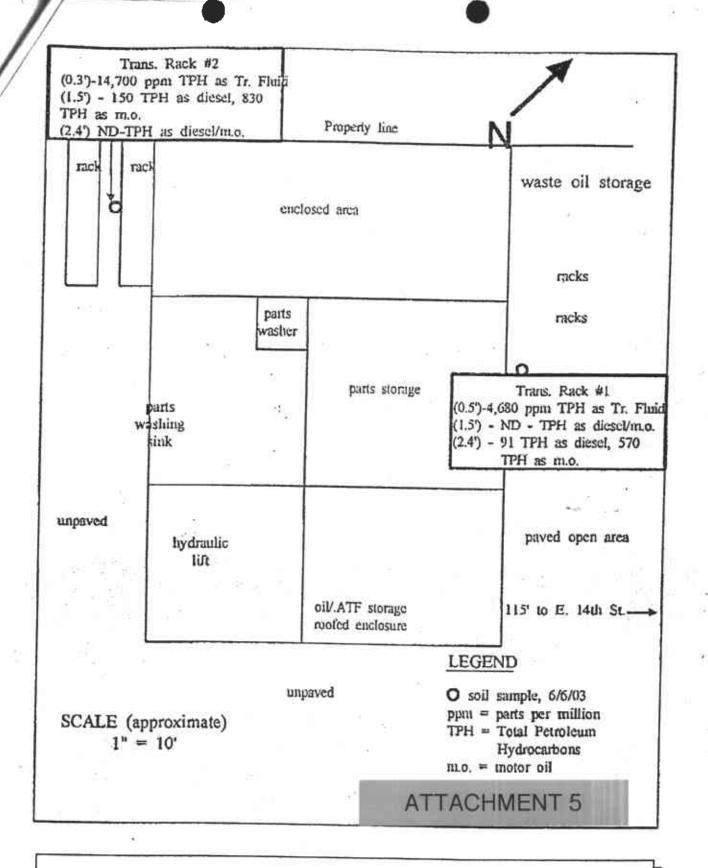


FIGURE 2 PROPERTY SITE PLAN

16611 EAST 14TH STREET SAN LEANDRO, CALIFORNIA

JUNE 2003

TABLE I SOIL ANALYTICAL RESULTS 16611 East 14th Street, San Leandro

Samples collected on May 23 and June 6, 2003

Sample/ Depth (feet)	Date	VOCs 8260	TPH Trans. Fluid	Petrol. Oil & Grease
Parts wash #1	5/23/03	ND	NA	NA
(0.5')				
Parts wash #2	5/23/03	NA	NA	270
(0.5')				
Oil Stg.#1	5/23/03	NA	NA	150
(0.5')				
Trans. Rack 1	5/23/03	NA	4,680	NA
(0.5')				
Trans. Rack 1	6/9/03	NA	ND	NA
(1.5')				
Trans. Rack 1	6/9/03	NA	570	NA
(2.4')				
Trans. Rack 2	5/23/03	NA	14,700	NA
(0.3')				
Trans. Rack 2	6/9/03	NA.	830	NA
(1.5')				6 8
Trans. Rack 2	6/9/03	NA	ND	NA
(2.4')				
Oil Stg. #2	5/23/03	NA	NA	<50
(0.5')				

EXPLANATION:

All concentrations are listed in parts per million (ppm)

ND = Not detected at the detection limits

NA = Not analyzed

TPH = Total Petroleum Hydrocarbons

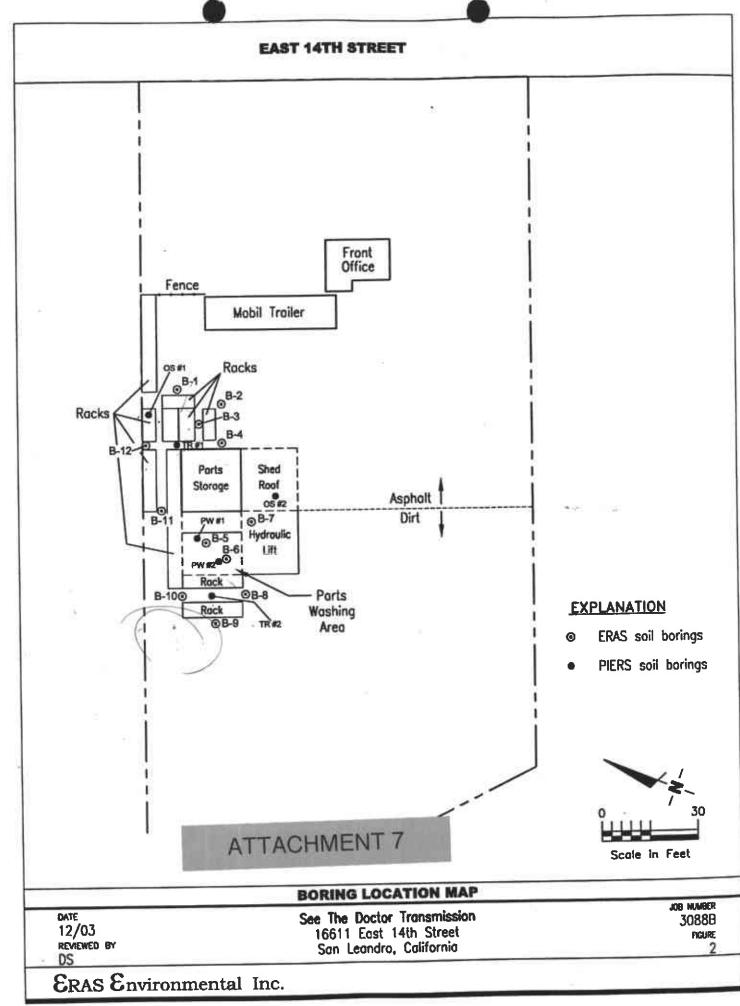
VOCs = Volatile organic compounds

ANALYTICAL METHODS:

TPH as Trans. Fluid by EPA Method 8015.

Petroleum Oil and Grease by Silca Gel Treatment, Method

E1664.







CERTIFICATE OF ANALYSIS

Lab Number:

03 - 1673

Client:

ERAS Environmental

Project:

03080B/16611 E. 14TH STREET

Date Reported: 12/16/2003

Fuel Range Hydrocarbons by Method 8015M

Analyte	Method	Result	Unit Date Sampled	Date Analyzed
Sample: 03-1673-01	Client ID: B-1,3	-3.5	11/19/2003	SO
Lead	SW6010B	4.8	MG/KG	12/15/2003
Diesel Fuel #2	CATFH	ND<1	MG/KG	11/22/2003
Kerosene	CATFII	ND<1	MG/KG	11/22/2003
Motor Oils	CATFH	ND<10	MC/KG	11/22/2003
Sample: 03-1673-02	Client ID: B-2,3	-3.5	11/19/2003	so
Lead	SW6010B	4.5	MG/KG	12/15/2003
Diesel Fuel #2	CATFH	ND<1	MG/KG	11/22/2003
Kerosene	CATFH	ND<1	MG/KG	11/22/2003
Motor Oils	CATFH	ND<10	MG/KG	11/22/2003
Sample: 03-1673-03	Client ID: B-3,3	-3.5	11/19/2003	so
Lead	SW6010B	4.5	MG/KG	12/15/2003
Diesel Fuel #2	CATFH	ND<1	MG/KG	11/22/2003
Kerosene	CATFH	ND<1	MG/KG	11/22/2003
Motor Oils	CATFH	ND<10	MG/KG	11/22/2003
Sample: 03-1673-04	Client ID: B-4,3	-3.5	11/19/2003	so
Lead	SW6010B	5.7	MG/KG	12/15/2003
Diesel Fuel #2	CATFH	ND<1	MG/KG	11/22/2003
Kerosene	CATFH	ND<1	MC/KC	11/22/2003
Motor Oils	CATFH	ND<10	MG/KG	11/22/2003



90 South Spruce Avenue, Suite V • South San Francisco, CA 94080 • (650) 266-4563 • FAX (650) 266 4560

CERTIFICATE OFANALYSIS

Lab Number:

03-1673

Client:

ERAS Environmental

Project:

03088B/16611 E. 14TH STREET

Date Reported: 12/16/2003

Fuel Range Hydrocarbons by Method 8015M

Analyte	Method	Result	Unit Date Sampled	Date Analyzed
Sample: 03-1673-05	Client ID: B-5,3	-3.5	11/19/2003	SO
Lead	SW6010B	6.7	MG/KG	12/15/2003
Diesel Fuel #2	CATFH	ND<1	MG/KG	11/22/2003
Kerosene	CATFH	ND<1	MG/KG	11/22/2003
Mineral Spirits	CATFH	ND<1	MG/KG	11/22/2003
Motor Oils	CATFH	ND<10	MG/KG	11/22/2003
Sample: 03-1673-06	Client ID: B 6,3-3.5		11/19/2003 SO	
Lead	SW6010B	5.2	MG/KG	12/15/2003
Diesel Fuel #2	CATFH	ND<1	MG/KG	11/22/2003
Kerosene	CATFH	ND<1	MG/KG	11/22/2003
Mineral Spirits Motor Oils	CATFII	ND<1	MG/KG	11/22/2003
	CATFH	ND<10	MG/KG	11/22/2003
Sample: 03-1673-07	Client ID: B-7,3-3.5		11/19/2003	SO
Lead	SW6010B	6.2	MG/KG	12/15/2003
Diesel Fuel #2	CATFH	ND<1	MG/KG	11/22/2003
Kerosene	CATFH	ND<1	MG/KG	11/22/2003
Motor Oils	CATFH	ND<10	MG/KG	11/22/2003

CERTIFICATE OF ANALYSIS

Lab Number:

03-1673

Client:

ERAS Environmental

Project:

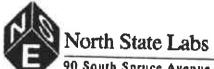
Analyte

03088B/16611 E. 14TH STREET

Date Reported: 12/16/2003

Fuel Range Hydrocarbons by Method 8015M

Analyte	Method	Result	Unit Date Sampled	Date Analyzed
Sample: 03-1673-08	Client ID: B-8,3	-3.5	11/19/2003	so
Lead	SW6010B	5.1	MG/KG	12/15/2003
Diesel Fuel #2	CATFH	ND<1	MG/KG	11/22/2003
Kerosene	CATFH	ND<1	MG/KG	11/22/2003
Motor Oils	CATFII	ND<10	MG/KG	11/22/2003
Sample: 03-1673-09	Client ID: B-9,3-3.5		11/19/2003	so
Lead	SW6010B	5.5	MG/KG	12/15/2003
Diesel Fuel #2	CATFH	ND<1	MG/KG	11/22/2003
Kerosene	CATFII	ND<1	MG/KG	11/22/2003
Motor Oils	CATFH	ND<10	MG/KG	11/22/2003
Sample: 03 1673 10	Client ID: B 10,3 3.5		11/19/2003	so
Lead	SW6010B	6.2	MG/KG	12/15/2003
Diesel Fuel #2	CATFH	ND<1	MG/KG	11/22/2003
Kerosene	CATFH	ND<1	MG/KG	11/22/2003
Motor Oils	CATFH	ND<10	MG/KG	11/22/2003
Sample: 03-1673-11	Client ID: B-11,3	-3.5	11/19/2003	so
Lead	SW6010B	4.6	MG/KG	12/15/2003
Diesel Fuel #2	CATFH	ND<1	MG/KG	11/22/2003
Kerosene	CATFH	ND<1	MG/KG	11/22/2003
Motor Oils	CATFH	ND<10	MG/KG	11/22/2003



CA FLAP# 1751

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CERTIFICATE OF ANALYSIS

Lab Number:

03-1673

Client:

ERAS Environmental

Project:

03088B/16611 E. 14TH STREET

Date Reported: 12/16/2003

Fuel Range Hydrocarbons by Method 8015M

Analyte	Method	Result	Unit Date Sampled	Date Analyzed
Sample: 03 1673 12	Client ID: B-12	3-3.5	11/19/2003	SO SO
Lead Diesel Fuel #2 Kerosene Motor Oils	SW6010B CATFH CATFH CATFH	5.5 ND<1 ND<1 ND<10	MG/KG MG/KG MG/KG MG/KG	12/15/2003 11/22/2003 11/22/2003 11/22/2003

Data File: E:\HPCHEM\1\DATAOLD7313\06043X06.D

Acq On : 04 Jun 2003 3:05 pm

Vial: 6 Operator: SO

Sample : TRANS 1000 Inst : GC/MS Ins

Misc : 1 DD:06/04/2003 Multiplr: 1.00

IntFile : EVENTS.E

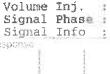
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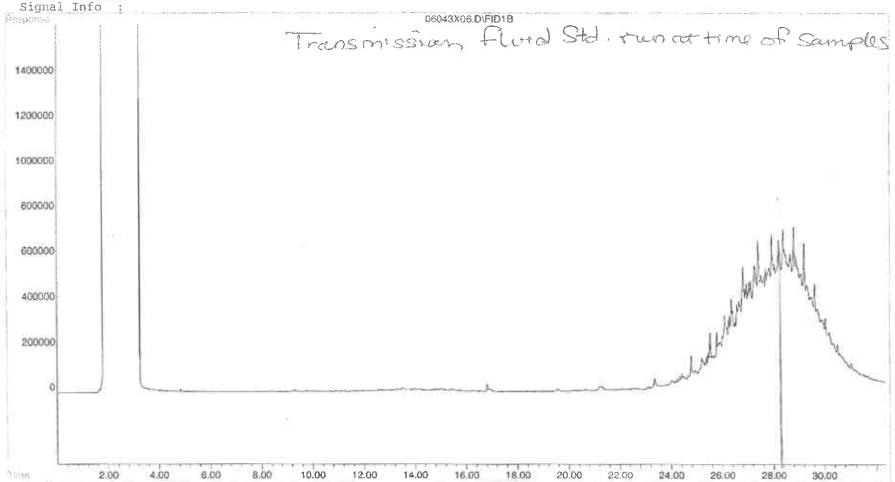
Quant Method : E:\HPCHEM\1\METHODS\TPH.M (Chemstation Integrator)

Title

Last Update : Tue May 06 14:45:23 2003 Response via : Multiple Level Calibration

DataAcq Meth : TPH.M





Data File : E:\HPCHEM\1\DATAOLD7313\06043X02.D

on : 04 Jun 2003 9:08 am

Vial: 2 Operator: SO

Sample : D/MO 200

Operator: SO Inst : GC/MS Ins

Misc : 1 DD:06/04/2003

Multiplr: 1.00

IntFile : EVENTS E

Quant Time: Jun 4 8:41 2003 Quant Results File: TPH.RES

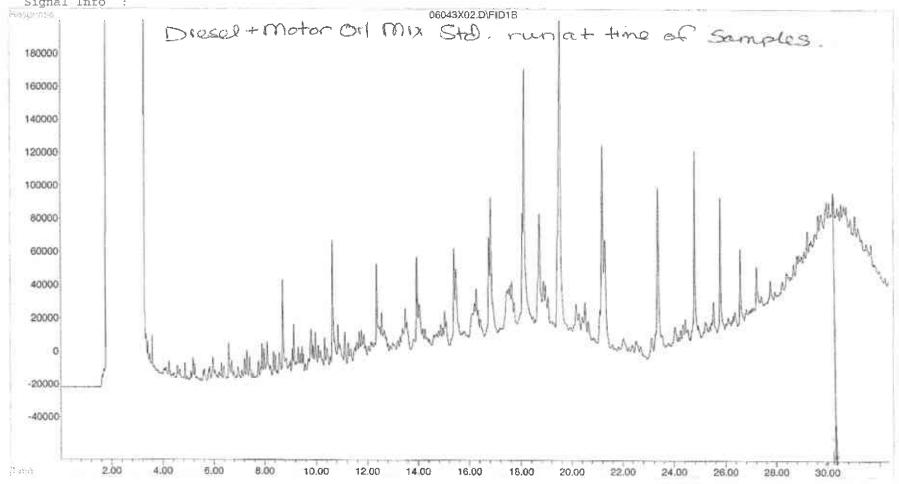
Quant Method : E:\HPCHEM\1\METHODS\TPH.M (Chemstation Integrator)

Title

Last Update : Tue May 06 14:45:23 2003 Response via : Multiple Level Calibration

DataAcq Meth : TPH.M

Volume Inj. : Signal Phase : Signal Info :



Data File : E:\HPCHEM\1\DATAOLD7313\06033X03.D

Acq On : 03 Jun 2003 12:30 pm

Vial: 3 Operator: SO

Sample

: 03-0722-04

Inst : GC/MS Ins

Misc

: 1 DD:06/03/2003

Multiplr: 0.50

IntFile : EVENTS.E

Quant Time: Jun 3 12:02 2003 Quant Results File: TPH.RES

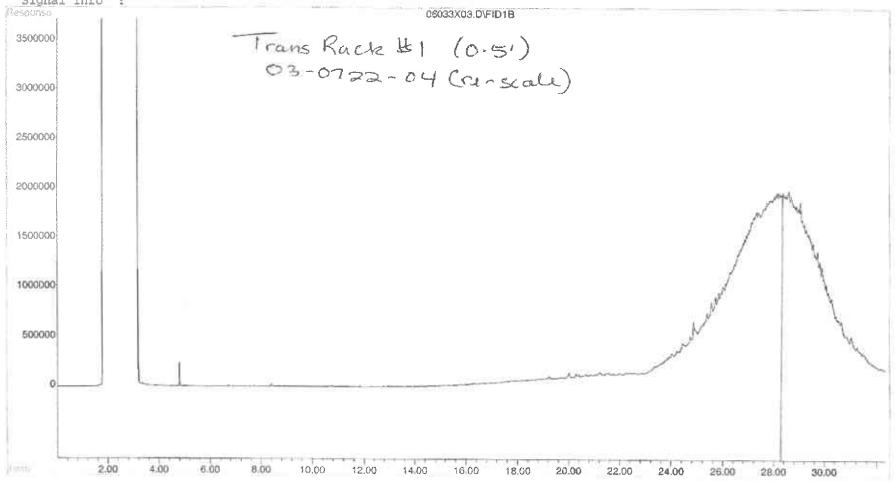
Quant Method | E:\HPCHEM\1\METHODS\TPH.M (Chemstation Integrator)

Title

Last Update : Tue May 06 14:45:23 2003 Response via : Multiple Level Calibration

DataAcq Meth : TPH.M

Volume Inj. : Signal Phase : Signal Info :



Data File : E:\HPCHEM\1\DATAOLD7313\06033X04.D

Vial: 4

Acq On : 03 Jun 2003 1:16 pm

Operator: SO

Sample : 03-0722-05

Inst : GC/MS Ins

Misc : 1 DD:06/03/2003

Multiplr: 0.50

IntFile : EVENTS.E

Quant Time: Jun 3 12:48 2003 Quant Results File: TPH.RES

Quant Method : E:\HPCHEM\1\METHODS\TPH.M (Chemstation Integrator)

Title

Last Update : Tue May 06 14:45:23 2003 Response via : Multiple Level Calibration

DataAcq Meth : TPH.M

